

INDEX LEGEND	
CITY: ANKENY	COUNTY: POLK
TRS: SECTION 17, T80N, R24W ALIQUOT PART: N1/2	
SUBDIVISION: THE GROVE PLAT 4	
PROPRIETOR: GROVE DEVELOPMENT, LLC	
REQUESTED BY: GROVE DEVELOPMENT, LLC	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE ENGINEERING COMPANY	
RETURN TO: JOHN DEWEY 1360 121ST STREET, STE A CLIVE, IOWA 50235 / 515-964-1229	

OWNERS:
GROVE DEVELOPMENT, LLC
1360 121ST STREET
CLIVE, IOWA 50235
(515) 964-1229
ATTN: TERRY LUTZ
TLUTZ@MECRESULTS.COM

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
ATTN: CALEB SMITH
CSMITH@MECRESULTS.COM

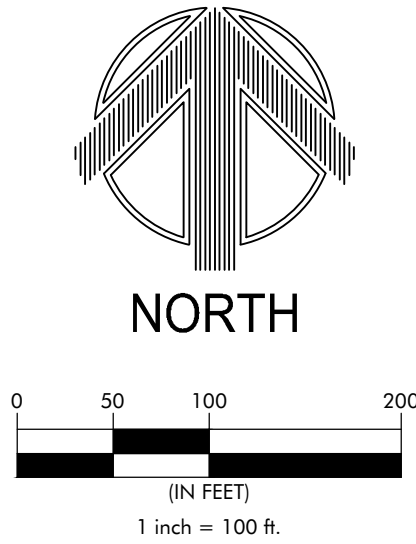
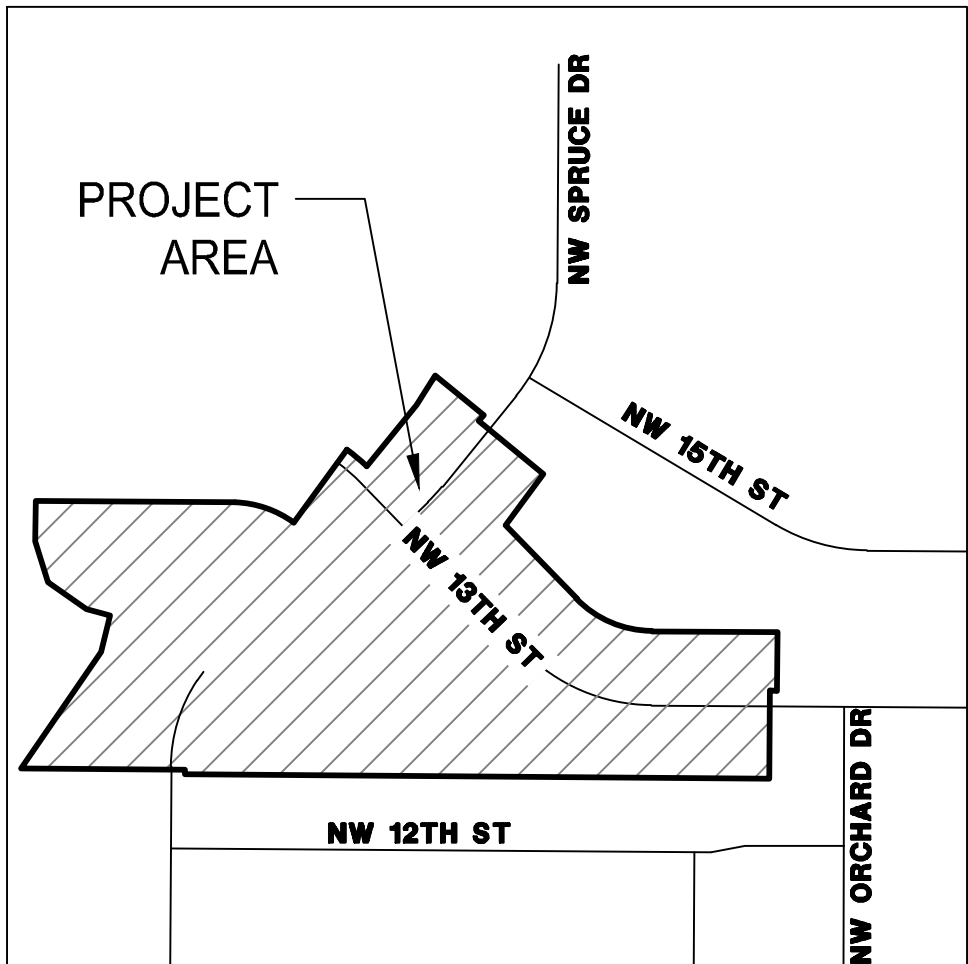
ZONING:
R-3 (RESIDENTIAL DEVELOPMENT RESTRICTED TO SINGLE FAMILY DETACHED DWELLINGS)

SETBACKS (SINGLE FAMILY LOTS)
FRONT: 30 FEET (35 FEET SCHOOL)
REAR: 35 FEET
SIDE (ONE STORY): 15 FEET (7 FOOT MINIMUM ON ONE SIDE)
SIDE (TWO STORY): 17 FEET (8 FOOT MINIMUM ON ONE SIDE)
MIN LOT WIDTH: 65 FEET
MIN LOT AREA: 8,000 SF

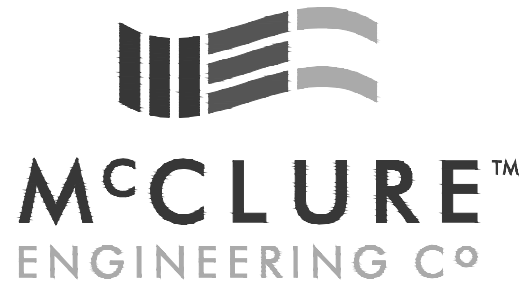
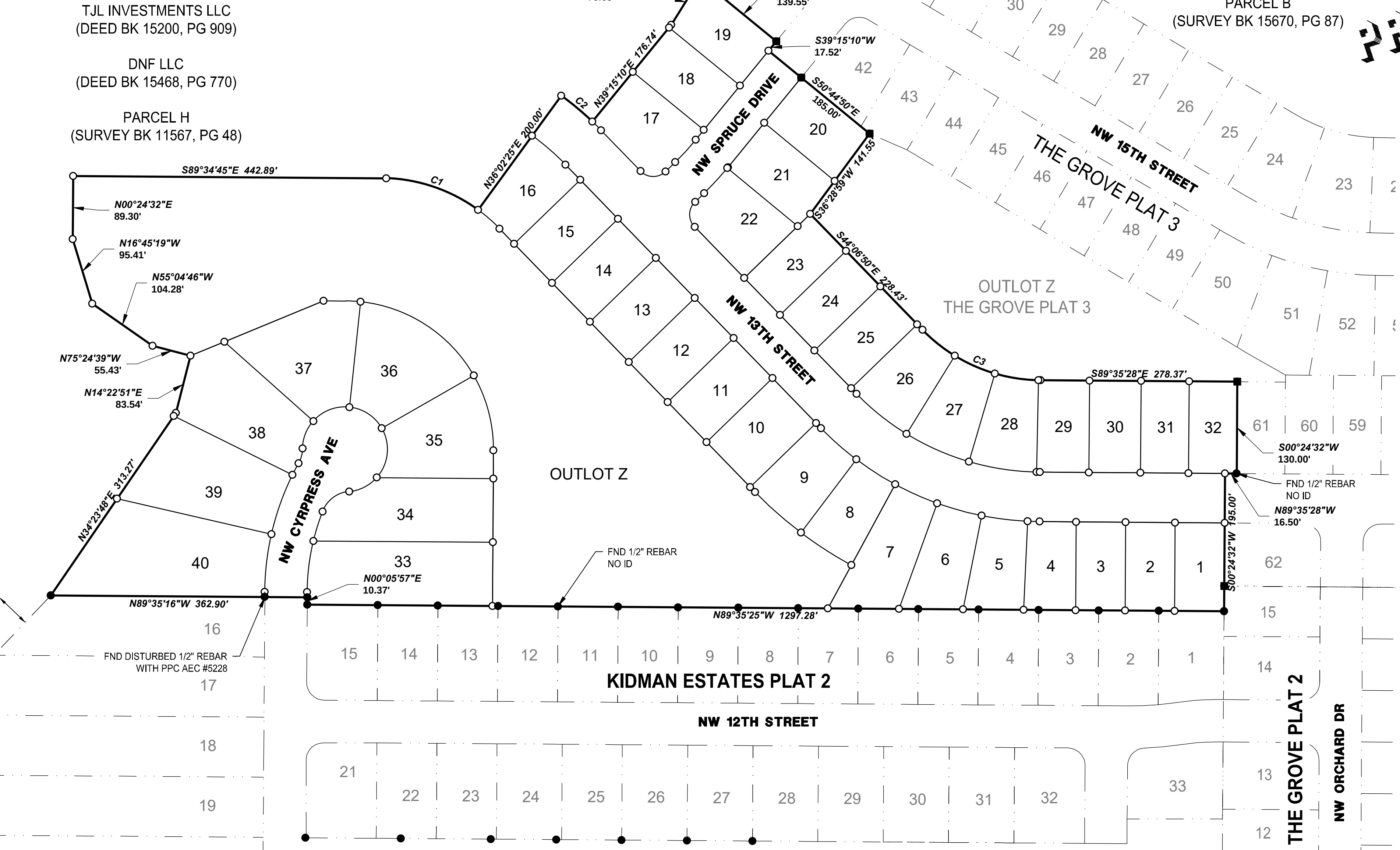
GENERAL NOTES:
1) LOT A AND LOT B TO BE DEDICATED TO THE CITY OF ANKENY FOR USE AS PUBLIC RIGHT-OF-WAY
2) ROAD DIMENSIONS:
27' B-B: W SPRUCE DR
29' B-B: NW CYPRESS AVE
31' B-B: NW 13TH STREET
3) THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION
4) 8' SIDEWALKS ARE REQUIRED ON THE SOUTH SIDE OF NW 13TH STREET. HOMEOWNERS WILL BE RESPONSIBLE FOR SIDEWALK INSTALLATION.
5) OUTLOT Z WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. ACCESS IS PROVIDED VIA POND ACCESS EASEMENTS
6) REFER TO THE APPROVED CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATION REQUIREMENTS. THE MPE REQUIREMENTS ARE ALSO TABULATED ON A SEPARATE SHEET TO BE RECORDED WITH THIS FINAL PLAT.

LEGAL DESCRIPTION:
PARCELS 2017-179 AND 2017-180 AS RECORDED IN POLK COUNTY RECORDS AT BOOK ????, PAGE ????, BEING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA. DESCRIBED AREA CONTAINS 20.39 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND	
—	BOUNDARY LINE
---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT LINE
---	FIELD FENCE
MONUMENTS FOUND:	
▲	SECTION CORNER (FOUND 1/2" REBAR)
■	FOUND 1/2" REBAR WITH MEC OPC #19828 (UNLESS NOTED OTHERWISE)
●	FOUND 1/2" REBAR WITH PPC AEC S228 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
○	SET IRON ROD 1/2" REBAR YPC #23252
△	SECTION CORNER 1/2" REBAR YPC #23252
ABBREVIATIONS:	
ROW	RIGHT-OF-WAY
BK, PG	BOOK AND PAGE
(M)	MEASURED DISTANCE/ANGLE
(R)	RECORD DISTANCE/ANGLE
PUE	PUBLIC UTILITY EASEMENT
PPC	PINK PLASTIC CAP
OPC	ORANGE PLASTIC CAP
GPC	GREEN PLASTIC CAP
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	139.56'	235.00'	34° 01' 35"	S70° 58' 44"E	137.52'
C2	57.22'	435.00'	7° 32' 13"	S50° 11' 40"E	57.18'
C3	186.53'	235.00'	45° 28' 38"	S66° 51' 09"E	181.67'

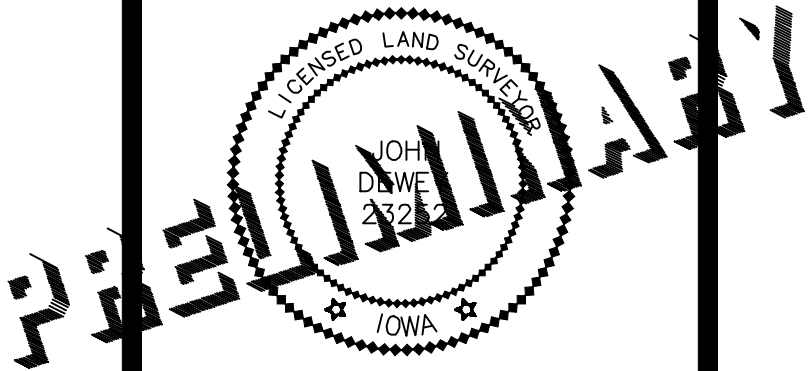


building strong communities.

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
JOHN DEWEY, PLS
NO. 23252
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY
THIS SEAL:
1-3

THE GROVE PLAT 4
FINAL PLAT
ANKENY, IOWA
2210026-05
07/21/2017

REVISIONS
8.28.17
9.14.17

ENGINEER: C.SMITH
CHECKED BY: P.SHELQUIST
DRAWING NO: FP-04

DRAWN BY: C.CARLETON
FIELD BOOK NO: ----
SHEET NO: 01/03

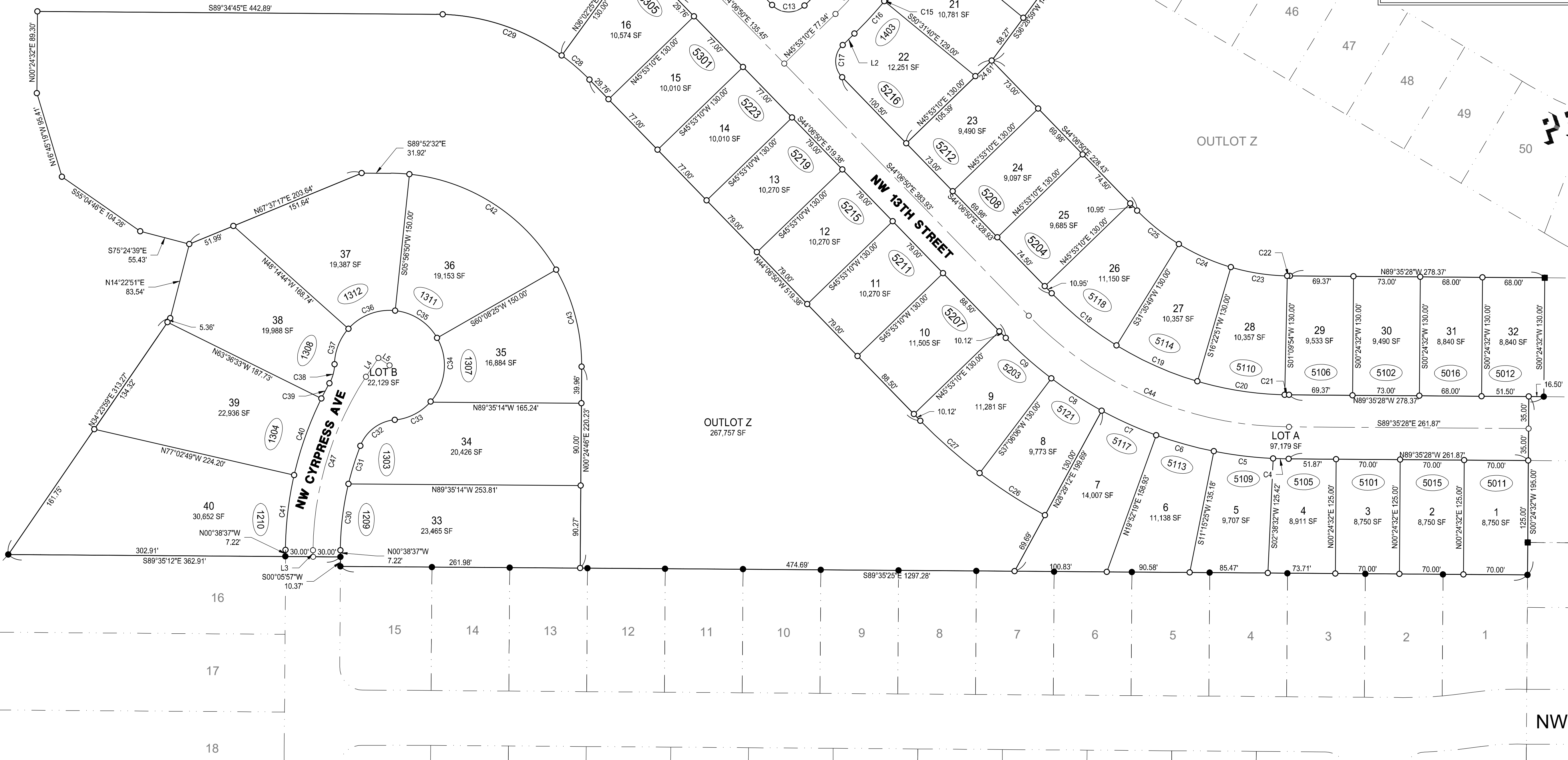
DRAWING PATH: \\mccclure\p02\ANKData\C30 Projects\ANK 2210026\Draw\Design\Plans\Final Plat\Plat 4

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C4	16.95'	435.00'	2° 14' 00"	S88° 28' 28"E	16.95'
C5	65.41'	435.00'	8° 36' 53"	S83° 03' 01"E	65.34'
C6	65.41'	435.00'	8° 36' 53"	S74° 26' 08"E	65.34'
C7	65.41'	435.00'	8° 36' 53"	S65° 49' 15"E	65.34'
C8	65.41'	435.00'	8° 36' 53"	S57° 12' 21"E	65.34'
C9	66.69'	435.00'	8° 47' 04"	S48° 30' 22"E	66.63'
C10	62.74'	365.00'	9° 50' 56"	N49° 02' 18"W	62.66'
C11	57.22'	435.00'	7° 32' 13"	N50° 11' 40"W	57.18'
C12	17.55'	435.00'	2° 18' 43"	N45° 16' 12"W	17.55'
C13	39.27'	25.00'	90° 00' 00"	S89° 06' 50"E	35.36'
C14	42.84'	370.00'	6° 38' 00"	N42° 34' 10"E	42.81'
C15	1.65'	430.00'	0° 13' 10"	N39° 21' 45"E	1.65'
C16	48.14'	430.00'	6° 24' 50"	N42° 40' 45"E	48.11'
C17	39.27'	25.00'	90° 00' 00"	S00° 53' 10"W	35.36'
C18	91.03'	365.00'	14° 17' 21"	S51° 15' 30"E	90.79'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C19	96.93'	365.00'	15° 12' 58"	S66° 00' 40"E	96.65'
C20	96.93'	365.00'	15° 12' 58"	S81° 13' 37"E	96.65'
C21	4.82'	365.00'	0° 45' 21"	S89° 12' 47"E	4.82'
C22	3.10'	235.00'	0° 45' 21"	S89° 12' 47"E	3.10'
C23	62.41'	235.00'	15° 12' 58"	S81° 13' 37"E	62.23'
C24	62.41'	235.00'	15° 12' 58"	S66° 00' 40"E	62.23'
C25	58.61'	235.00'	14° 17' 21"	S51° 15' 30"E	58.46'
C26	84.95'	565.00'	8° 36' 53"	S57° 12' 21"E	84.87'
C27	86.63'	565.00'	8° 47' 04"	S48° 30' 22"E	86.54'
C28	40.41'	235.00'	9° 51' 06"	N49° 02' 23"W	40.36'
C29	139.56'	235.00'	34° 01' 35"	N70° 58' 44"W	137.52'
C30	73.34'	320.00'	13° 07' 51"	N06° 58' 42"E	73.18'
C31	43.55'	320.00'	7° 47' 49"	N17° 26' 32"E	43.51'
C32	49.54'	45.00'	63° 04' 33"	S52° 52' 43"W	47.08'
C33	44.24'	60.00'	42° 14' 55"	N63° 17' 32"E	43.25'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C34	75.43'	60.00'	72° 01' 39"	N06° 09' 15"E	70.56'
C35	56.75'	60.00'	54° 11' 34"	N56° 57' 22"W	54.66'
C36	56.75'	60.00'	54° 11' 34"	S68° 51' 03"W	54.66'
C37	42.50'	60.00'	40° 35' 09"	S21° 27' 41"W	41.62'
C38	21.94'	45.00'	27° 56' 08"	N15° 08' 11"E	21.72'
C39	18.65'	380.00'	2° 48' 45"	N27° 41' 52"E	18.65'
C40	89.18'	380.00'	13° 26' 47"	N19° 34' 06"E	88.97'
C41	82.46'	380.00'	12° 25' 57"	N08° 37' 44"E	82.29'
C42	198.63'	210.00'	54° 11' 34"	N56° 57' 22"W	191.31'
C43	110.95'	210.00'	30° 16' 21"	N14° 43' 25"W	109.67'
C44	317.49'	400.00'	45° 28' 38"	S66° 51' 09"E	309.22'
C45	68.76'	400.00'	9° 50' 56"	S49° 02' 18"E	68.67'
C46	46.31'	400.00'	6° 38' 00"	N42° 34' 10"E	46.28'
C47	201.01'	350.00'	32° 54' 23"	S16° 58' 46"W	198.26'

Line Table		
Line #	Direction	Length
L1	S45° 53' 10"W	19.09'
L2	N45° 53' 10"E	17.94'
L3	S00° 38' 37"E	7.18'
L4	S33° 25' 57"W	24.59'
L5	N56° 33' 22"W	14.60'



GENERAL LEGEND

— BOUNDARY LINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FIELD FENCE

MONUMENTS FOUND:

- ▲ - SECTION CORNER (FOUND 1/2" REBAR)
- - FOUND 1/2" REBAR WITH MEC OPC #19828 (UNLESS NOTED OTHERWISE)
- - FOUND 1/2" REBAR WITH PPC AEC 5228 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- - SET IRON ROD 1/2" REBAR YPC #23252
- △ - SECTION CORNER 1/2" REBAR YPC #23252

ABBREVIATIONS:

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
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- PUE - PUBLIC UTILITY EASEMENT
- PPC - PINK PLASTIC CAP
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- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT

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PRELIMINARY

NORTH

0 30 60 120
(IN FEET)
1 inch = 60 ft.

**THE GROVE PLAT 4
FINAL PLAT**

ANKENY, IOWA
2210026-05
07/21/2017

REVISIONS
8.28.17
9.14.17

ENGINEER
C.SMITH

DRAWN BY
C.CARLETON

CHECKED BY
P.SHELQUIST

DRAWING NO.
FP-04

SHEET NO.
02/03

PROJECT PATH:
\\mccclure\projects\2017\ANKData\C30 Projects\ANK 2210026\Draw\Design\Plans\Final Plat\Plat 4

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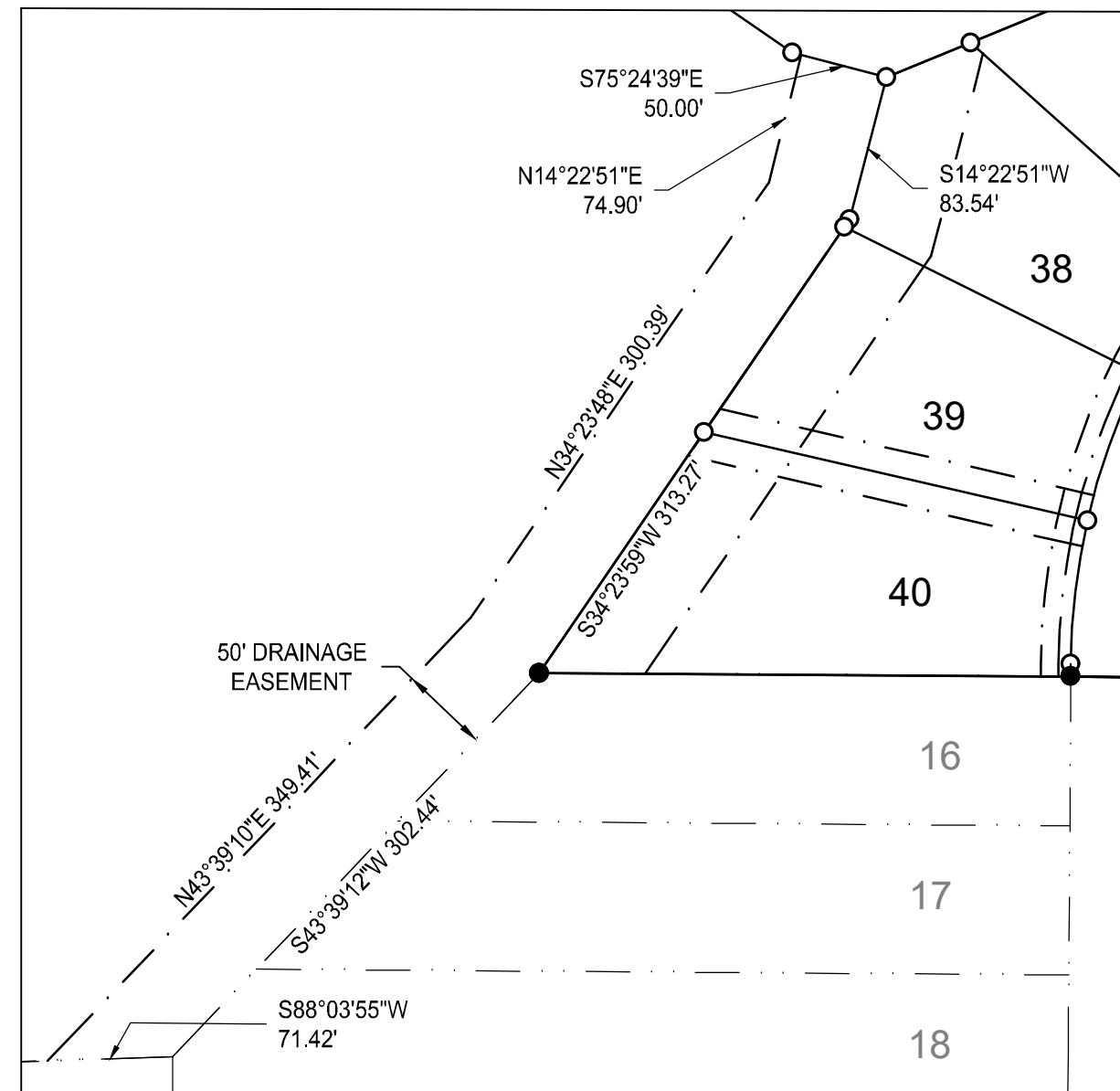
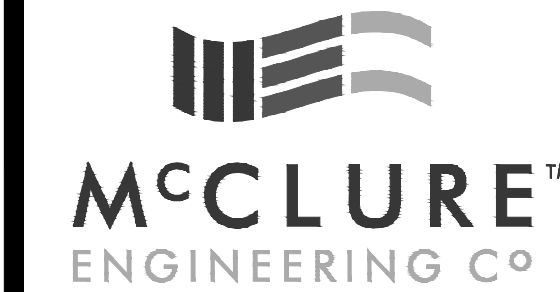


EXHIBIT A- 1" = 100'

NOTE:
THE 50' DRAINAGE EASEMENTS ARE PROVIDED FOR DRAINAGE PURPOSES DOWNSTREAM OF THE POND OUTLET. THE HOA WILL HAVE MAINTENANCE RIGHTS AND RESPONSIBILITIES FOR THIS AREA.

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C48	4.05'	235.00'	0° 59' 13"	S44° 36' 27"E	4.05'

Line Table		
Line #	Direction	Length
L9	S36° 28' 59"W	15.02'
L10	S50° 31' 05"E	38.43'
L11	N39° 28' 55"E	30.00'
L12	N50° 31' 05"W	40.00'
L13	S36° 28' 59"W	15.02'
L14	S44° 06' 50"E	10.95'
L15	N45° 53' 10"E	39.97'
L16	N44° 06' 50"W	30.00'
L17	S45° 53' 10"W	40.00'
L18	S44° 06' 50"E	15.00'
L19	N44° 06' 50"W	20.00'
L20	S45° 53' 10"W	39.91'
L21	S44° 06' 50"E	40.00'
L22	N45° 53' 10"E	40.00'



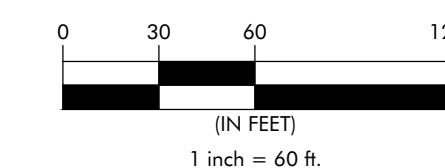
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PRELIMINARY



THE GROVE PLAT 4
FINAL PLAT
ANKENY, IOWA
2210026-05
07/21/2017

REVISIONS
8.28.17
9.14.17

ENGINEER
C.SMITH
CHECKED BY
P.SHELQUIST

DRAWN BY
C.CARLETON
FIELD BOOK NO.

DRAWING NO.
FP-04
SHEET NO.
03/03

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