

\\mccclure\proj\02\ANKData\ANK 2210026\Draw\Design\Plans\Final Plat 5
DRAWING PATH:

INDEX LEGEND

CITY: ANKENY	COUNTY: POLK
SUBDIVISION/LOT: GROVE REDEVELOPMENT PLAT 1/OUTLOT 'Z' & KIDMAN ESTATES PLAT 3/OUTLOT 'X'	
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	

GENERAL NOTES:

- 1) LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY FOR USE AS PUBLIC RIGHT-OF-WAY
- 2) ROAD DIMENSIONS:
27' B-B: NW 17TH STREET, NW CYPRESS AVE, NW POPPY COURT, NW CEDAR DR
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.
- 7) FENCES ON LOTS ADJACENT TO NW 18TH STREET SHALL BE SETBACK 20' FROM THE NW 18TH STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 18TH STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW 18TH STREET RIGHT-OF-WAY.
- 8) DRIVEWAYS FOR LOTS 10 & 14 TO BE CONSTRUCTED AWAY FROM ADA RAMPS TO AVOID CONFLICTS.

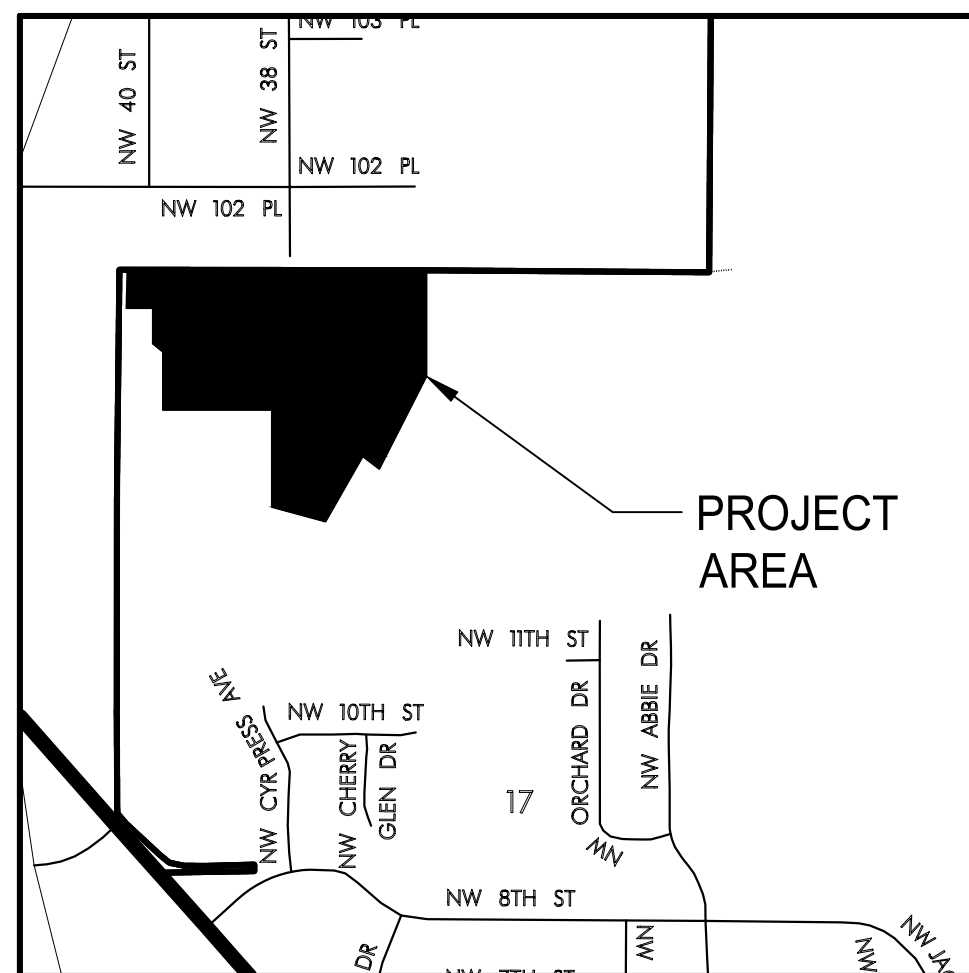
LEGAL DESCRIPTION:

BEING ALL OF PARCEL 2018-201 AS RECORDED IN POLK COUNTY RECORDS BOOK 17102, PAGE 719, SAID PARCEL BEING A PART OF OUTLOT 'Z' OF THE GROVE REDEVELOPMENT PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 14366, PAGE 88, AND BEING A PART OF OUTLOT 'X' OF KIDMAN ESTATES PLAT 3, AN OFFICIAL PLAT, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 15972, PAGE 67, ALL BEING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 39 OF THE GROVE PLAT 3, AN OFFICIAL PLAT, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 16015 PAGE 204; THENCE ALONG THE WEST LINE OF SAID THE GROVE PLAT 3 AND THE WEST LINE OF THE GROVE PLAT 4, AN OFFICIAL PLAT, AS RECORDED IN POLK COUNTY RECORDS BOOK 17081 PAGE 87, S31°50'01"W, 283.60 FEET; THENCE ALONG THE WEST LINE OF SAID THE GROVE PLAT 4, S39°15'10"W, 176.74 FEET; THENCE ALONG THE NORTH LINE OF SAID THE GROVE PLAT 4, 57.22 FEET ON A 435.00 FOOT RADIUS CURVE CONCAVE SOUTHWEST, HAVING A LONG CHORD BEARING N50°11'40"W, 57.18 FEET; THENCE ALONG THE WEST LINE OF SAID PLAT 4, S36°02'25"W, 200.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PLAT 4, 139.56 FEET ON A 235.00 FOOT RADIUS CURVE CONCAVE SOUTHWEST, HAVING A LONG CHORD BEARING N70°58'44"W, 137.52 FEET; THENCE ALONG SAID NORTH LINE, N89°34'45"W, 91.39 FEET; THENCE N00°24'32"E, 130.07 FEET; THENCE N89°35'28"W, 32.00 FEET; THENCE N00°24'32"E, 225.00 FEET; THENCE N89°35'28"W, 309.50 FEET; THENCE N00°24'32"E, 198.16 FEET; THENCE N69°55'24"W, 58.02 FEET; THENCE N00°05'10"W, 130.00 FEET; THENCE S89°54'50"W, 28.96 FEET; THENCE N00°05'10"W, 215.00 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'Z' OF THE GROVE REDEVELOPMENT PLAT 1; THENCE ALONG SAID NORTH LINE, N89°54'50"E, 1038.05 FEET; THENCE ALONG SAID NORTH LINE S89°39'33"E, 32.95 FEET; THENCE ALONG THE WEST LINE OF SAID THE GROVE PLAT 3, S00°24'32"W, 433.71 FEET; THENCE ALONG SAID WEST LINE, S03°40'12"W, 30.82 FEET TO THE POINT OF BEGINNING, DESCRIBED AREA CONTAINS 17.11 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND

—	BOUNDARY LINE
- - - - -	PROPERTY LINE
- - - - -	SECTION LINE
- - - - -	EASEMENT LINE
- - - - -	FIELD FENCE
MONUMENTS FOUND:	
◆	FOUND 1/2" REBAR WITH OPC #23252
●	FOUND 1/2" REBAR WITH MEC OPC #19828 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
○	SET IRON ROD 1/2" REBAR YPC #23252
△	SECTION CORNER 1/2" REBAR YPC #23252
×	CUT X
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



_____ BOUNDARY LINE
 - - - - - PROPERTY LINE
 - - - - - SECTION LINE
 - - - - - EASEMENT LINE
 x x FIELD FENCE

MONUMENTS FOUND:
 ◆ - FOUND 1/2" REBAR
 WITH OPC #23252
 ● - FOUND 1/2" REBAR
 WITH MEC OPC #19828
 (UNLESS NOTED OTHERWISE)

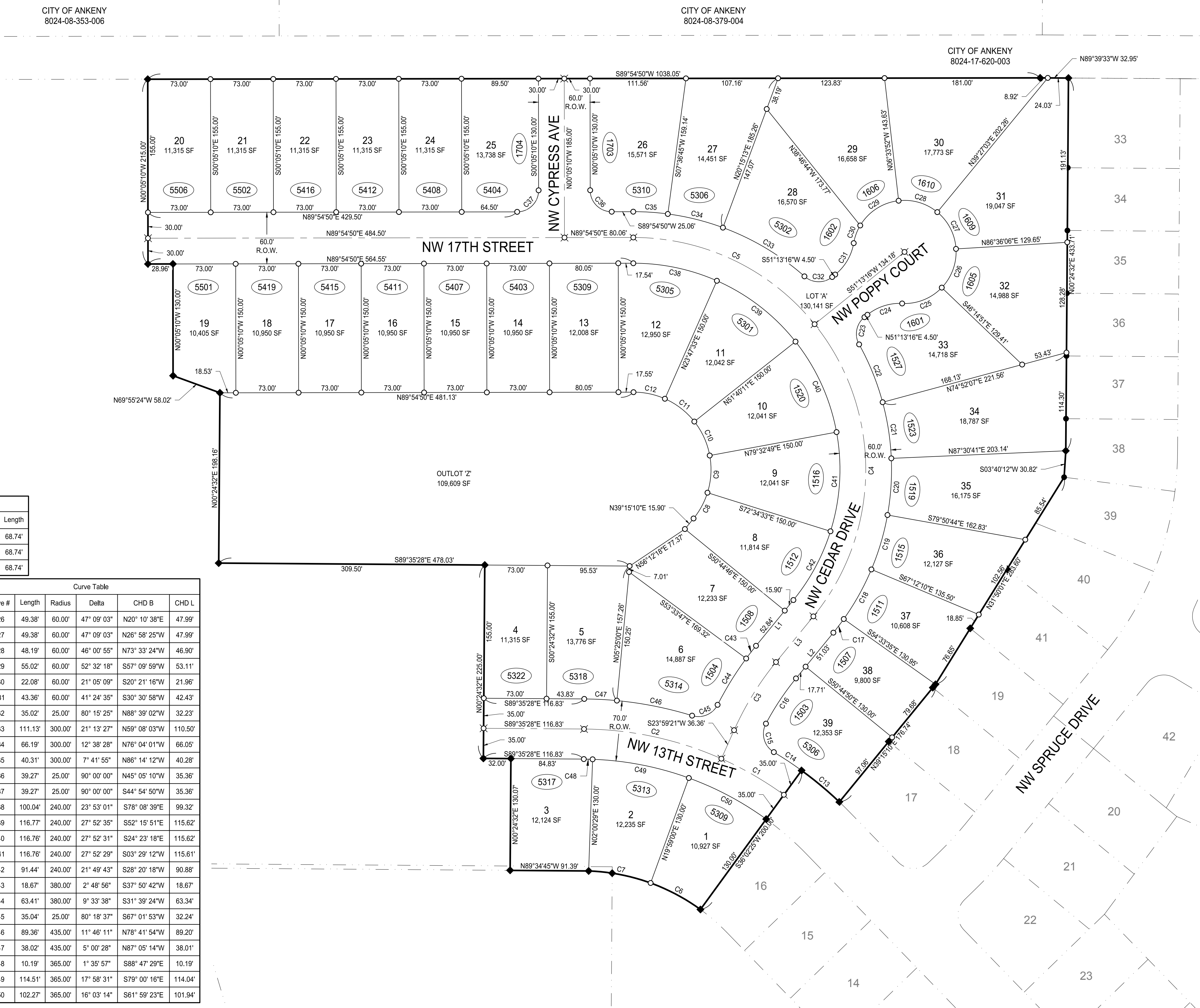
MONUMENTS SET:
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 1/2" REBAR YPC #23252
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Line Table		
Line #	Direction	Length
L1	N39° 15' 10"E	68.74'
L2	N39° 15' 10"E	68.74'
L3	S39° 15' 10"W	68.74'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	84.11'	400.0'	12° 02' 53"	N59° 59' 13"W	83.96'
C2	164.62'	400.0'	23° 34' 49"	N77° 48' 03"W	163.46'
C3	93.24'	350.0'	15° 15' 49"	S31° 37' 15"W	92.96'
C4	367.72'	270.0'	78° 01' 54"	N00° 14' 13"E	339.95'
C5	241.78'	270.0'	51° 18' 25"	N64° 25' 57"W	233.78'
C6	65.83'	235.0'	16° 03' 04"	N61° 59' 28"W	65.62'
C7	73.73'	235.0'	17° 58' 31"	N78° 00' 16"W	73.42'
C8	34.29'	90.0'	21° 49' 43"	N29° 20' 18"E	34.08'
C9	43.78'	90.0'	27° 52' 15"	N03° 29' 19"E	43.35'
C10	43.78'	90.0'	27° 52' 21"	N24° 22' 59"W	43.35'
C11	43.79'	90.0'	27° 52' 30"	N52° 15' 24"W	43.36'
C12	37.53'	90.0'	23° 53' 31"	N78° 08' 24"W	37.28'
C13	57.22'	435.0'	3° 32' 13"	N56° 11' 40"W	57.16'
C14	38.67'	435.0'	5° 05' 37"	N56° 30' 35"W	38.66'
C15	37.95'	25.0'	86° 58' 57"	N15° 33' 55"W	34.41'
C16	63.26'	320.0'	11° 19' 36"	N33° 35' 22"E	63.16'
C17	19.96'	300.0'	3° 48' 45"	N27° 20' 47"E	19.96'
C18	66.19'	300.0'	12° 38' 27"	N39° 07' 11"E	66.05'
C19	66.19'	300.0'	12° 38' 27"	N16° 28' 44"E	66.05'
C20	66.19'	300.0'	12° 38' 28"	N03° 50' 16"E	66.05'
C21	66.19'	300.0'	12° 38' 29"	N08° 48' 12"W	66.06'
C22	72.84'	300.0'	13° 54' 42"	N22° 04' 48"W	72.66'
C23	35.02'	25.0'	80° 15' 25"	N11° 05' 33"E	32.23'
C24	43.36'	60.0'	41° 24' 34"	N71° 55' 33"E	42.43'
C25	51.18'	60.0'	48° 52' 41"	N68° 11' 30"E	49.65'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C26	49.38'	60.00'	47° 09' 03"	N20° 10' 38"E	47.99'
C27	49.38'	60.00'	47° 09' 03"	N26° 58' 25"W	47.99'
C28	48.19'	60.00'	46° 00' 55"	N73° 33' 24"W	46.99'
C29	55.02'	60.00'	52° 32' 18"	S57° 59' 59"W	53.11'
C30	22.08'	60.00'	21° 05' 09"	S20° 21' 16"W	21.96'
C31	43.36'	60.00'	41° 24' 35"	S30° 30' 58"W	42.43'
C32	35.02'	25.00'	80° 15' 25"	N86° 39' 02"W	32.23'
C33	111.13'	300.00'	21° 13' 27"	N59° 08' 03"W	110.50'
C34	66.19'	300.00'	12° 38' 28"	N76° 04' 01"W	66.05'
C35	40.31'	300.00'	7° 41' 55"	N86° 14' 12"W	40.28'
C36	39.27'	25.00'	90° 00' 00"	N45° 05' 10"W	35.36'
C37	39.27'	25.00'	90° 00' 00"	S44° 54' 50"W	35.36'
C38	100.04'	240.00'	23° 53' 01"	S78° 08' 39"E	99.32'
C39	116.77'	240.00'	27° 52' 35"	S52° 15' 51"E	115.62'
C40	116.76'	240.00'	27° 52' 31"	S24° 23' 18"E	115.62'
C41	116.76'	240.00'	27° 52' 29"	S03° 29' 12"W	115.61'
C42	91.44'	240.00'	21° 49' 43"	S28° 20' 18"W	90.88'
C43	18.67'	380.00'	2° 48' 56"	S37° 50' 42"W	18.67'
C44	63.41'	380.00'	9° 33' 38"	S31° 39' 24"W	63.34'
C45	35.04'	25.00'	80° 18' 37"	S67° 01' 53"W	32.24'
C46	89.36'	435.00'	11° 46' 11"	N78° 41' 54"W	89.20'
C47	38.02'	435.00'	5° 00' 28"	N87° 05' 14"W	38.01'
C48	10.19'	365.00'	1° 35' 57"	S88° 47' 29"E	10.19'
C49	114.51'	365.00'	17° 58' 31"	S79° 00' 16"E	114.04'
C50	102.27'	365.00'	16° 03' 14"	S61° 59' 23"E	101.94'

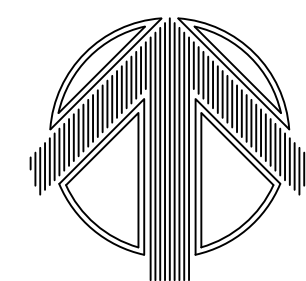


building strong communities

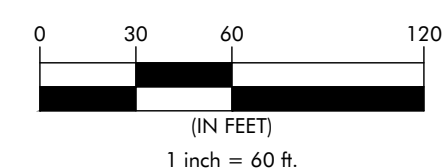
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NORTH



THE GROVE PLAT 5
FINAL PLAT

ANKENY, IOWA
2210026-06
7/2/2018

REVISIONS
8.17.18
10.09.18

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ENGINEER
C. SMITH

CHECKED BY
C. CARLETO

DRAWN BY
J. BECKER

CHECKED BY
C. CARLETON

SURVEYOR
J. DEWEY

DRAWING NO.

SHEET NO.

DRAWING PATH: \\mcecdsmgcp02\ANKData\ANK 2210026\Dwg\Design\Plans\Final Plat\Plat 5

_____ BOUNDARY LINE
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 - - - - - EASEMENT LINE
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SIDE YARD SETBACKS SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND DO NOT SCALE. SEE ZONING INFORMATION FOR SIDE YARD SETBACK DISTANCES.

SIDE (ONE STORY): 15 FEET (7' MIN. ON ONE SIDE)
SIDE (TWO STORY): 17 FEET (8' MIN. ON ONE SIDE)

**ALL OF OUTLOT 'Z'
STORM WATER
MANAGEMENT
FACILITY EASEMENT**

OUTLOT 'Z'

40' STORM SEWER, POND
ACCESS, & DRAINAGE
EASEMENT
(20' BOTH SIDES)

NW 13TH STREET

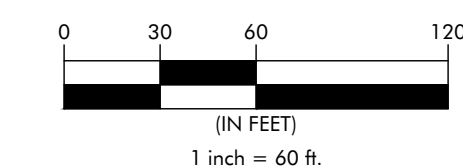
OUTLOT Z

building strong communities

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THE GROVE PLAT 5
FINAL PLAT

ANKENY, IOWA

2210026-06

7/2/2018

REVISIONS

8.17.18

10.09.1

...

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ENGINEER
C. SMITH

DRAWN BY
J. BECKER

CHECKED BY
C. CARLETON

SURVEYOR
J. DEWEY

DRAWING NO. **FP-05** SHEET NO. **03/03**