

Doc ID: 036581550016 Type: PLT
 Kind: PLAT
 Recorded: 03/16/2023 at 11:25:47 AM
 Pg Amt: 882.00 Page 1 of 16
 Polk County Iowa
 JULIE M. HAGERSTY RECORDER
 File# 2023-00012018
 Bk 19420 Pg 412.427

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
STR: SECTION 17, T80N, R24W - NE1/4 NE1/4	
STR: SECTION 17, T80N, R24W - SE1/4 NE1/4	
STR: SECTION 16, T80N, R24W - NW1/4 NW1/4	
STR: SECTION 16, T80N, R24W - SW1/4 NW1/4	
PART OF: PARCEL 2019-234 SEC 16-40-24 - SW1/4 NW1/4	
PROPRIETOR: GROVE LANDING DEVELOPMENT, LLC	
REQUESTED BY: GROVE LANDING DEVELOPMENT, LLC	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: JOHN DEWEY	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

ENGINEER:
 MCCLURE
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 JBECKER@MECRESULTS.COM
 ATTN: JAKE BECKER

OWNERS:
 GROVE LANDING DEVELOPMENT, LLC
 110 SE GRANT STREET, SUITE 101
 ANKENY, IA 50021
 (319) 560-5428
 ATTN: CASEY SCHAFFBUCH

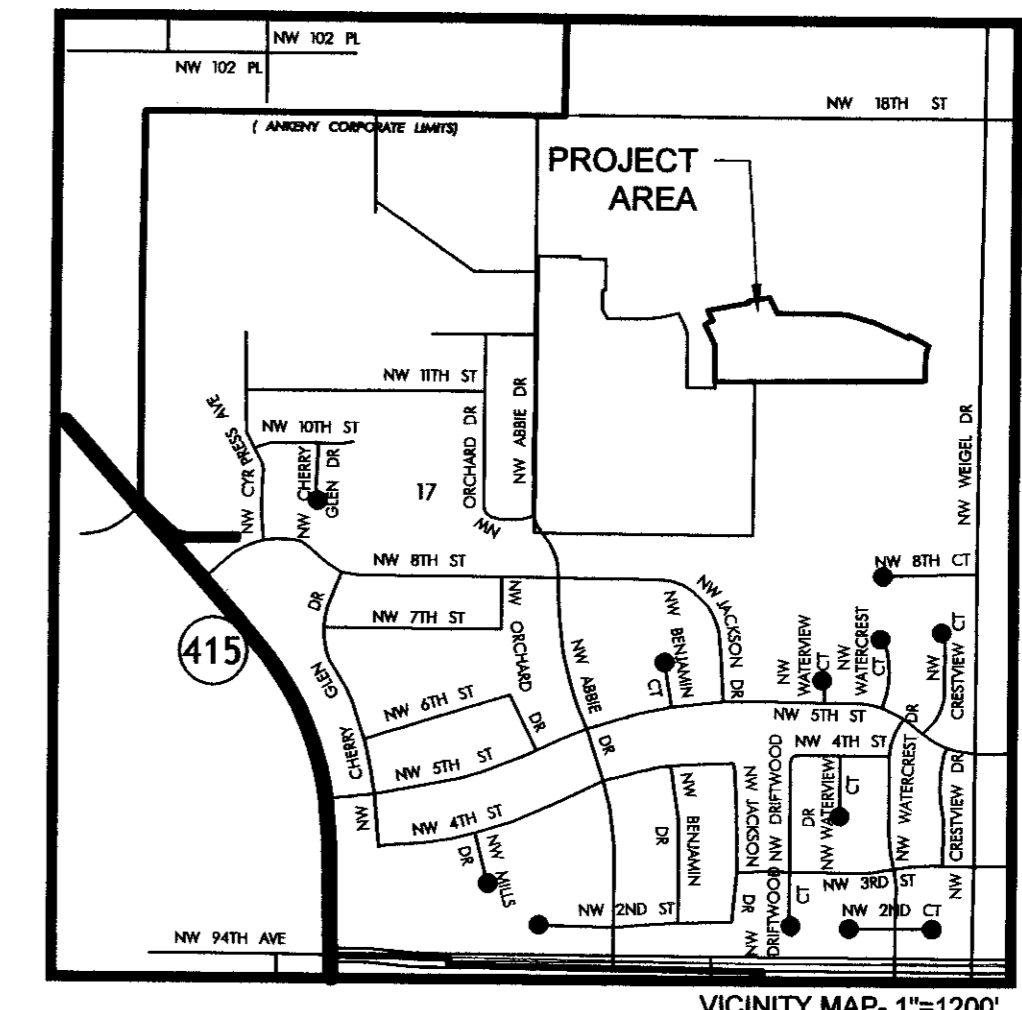
AREA SUMMARY:
 NE1/4 NE1/4 SEC 17 = 0.21 AC
 SE1/4 NE1/4 SEC 17 = 1.96 AC
 NW1/4 NW1/4 SEC 16 = 0.13 AC
 SW1/4 NW1/4 SEC 17 = 1.60 AC
 PARCEL 2019-234 = 4.77 AC
 TOTAL = 8.67 AC

LEGAL DESCRIPTION:
 ALL OF PARCEL 2021-80 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18849 PAGE 496, BEING A PART OF PARCEL 2019-234 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17594 PAGE 995 OF OUTLOT 'B', ST LUKE'S PLAT 1, AN OFFICIAL PLAT, AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 8.67 ACRES (377,494 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

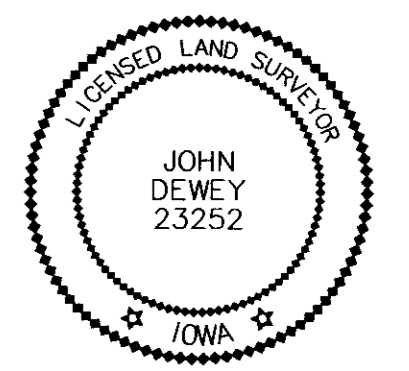
GROVE LANDING PLAT 4 ANKENY, IOWA FINAL PLAT

McCLURE
 making lives better.
 1360 NW 121st Street, STE A
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

ROLL CALL
 Plan & Zoning Commission
 Ankeny, IA
 Date: November 16, 2023
 Ayes: 6 Nays: 0 Absent: 1
 APPROVED
 J. Flack, Chairperson
 B. Schaffbuch, Secretary



APPROVED
 ANKENY CITY COUNCIL
 Date: 3/16/23
 Res. Ord. No. 2023-106
 Michelle Gorka, City Clerk



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.

NAME: J. Dewey
 DATE: 1/10/23
 JOHN DEWEY, PLS
 NO. 23252

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2
 DATE SURVEYED: 12/06/2022

DATE OF SURVEY:
 MAY 18, 2021

ZONING:
 GROVE LANDING P.U.D.

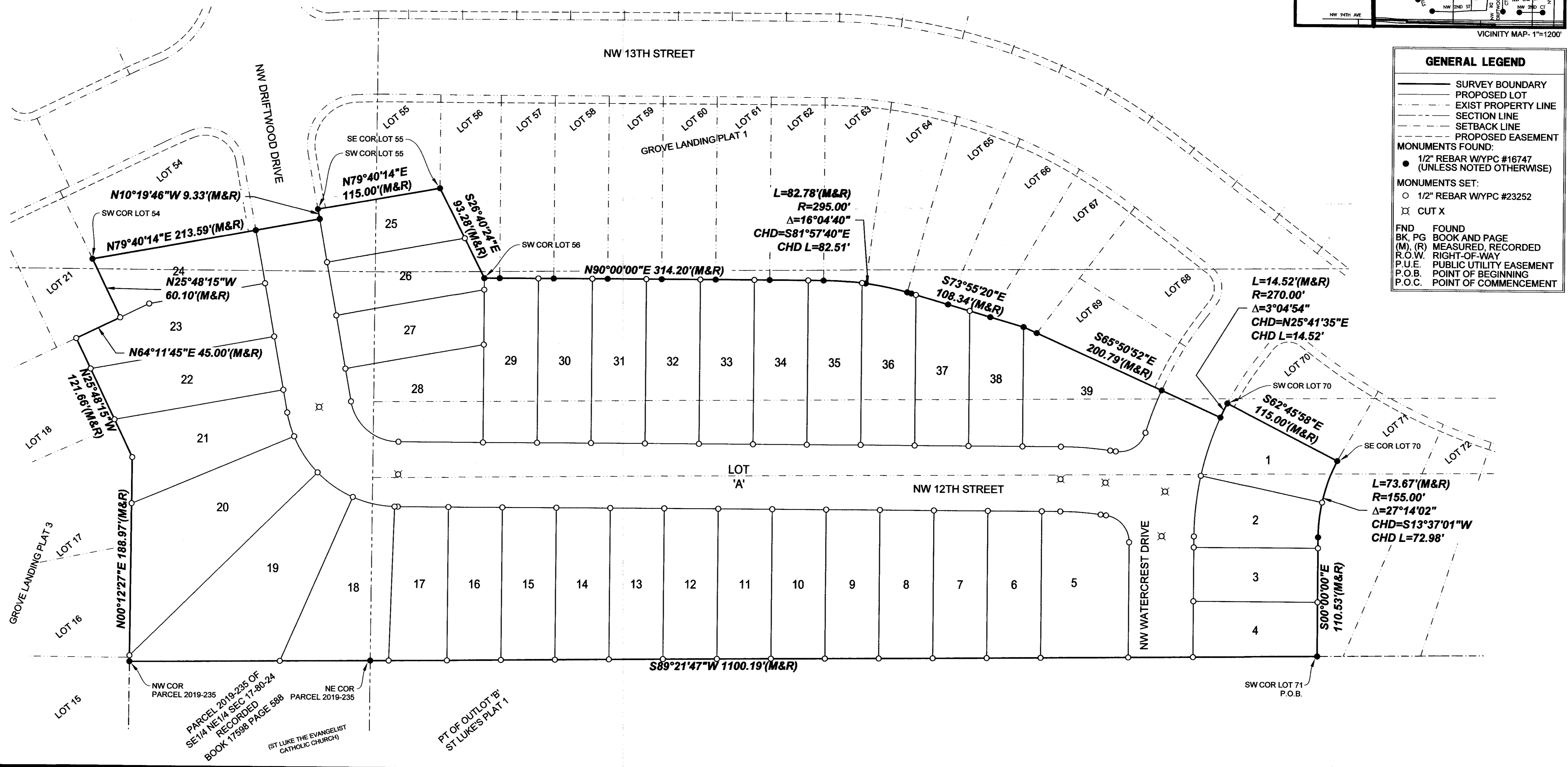
NOTE:
 • LOT 'A' IS DEDICATED TO THE CITY AS RIGHT-OF-WAY BY ACCEPTANCE OF THE PLAT
 • THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION
 • LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS (MPE) AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATIONS.
 • DRIVEWAYS FOR LOTS 17 & 28 SHALL BE LOCATED TO AVOID THE INTAKES.

**BULK REGULATIONS
 LOTS 1-39, PUD PARCEL B**
 FRONT SETBACK = 25' MINIMUM (ALONG 60' ROW)
 = 30' MINIMUM (ALONG 70' ROW)*
 SIDE SETBACK = 5' MINIMUM ONE SIDE, 10' MINIMUM TOTAL SUM OF THE SIDE YARD SETBACK
 REAR SETBACK = 30' MINIMUM
 LOT WIDTH = 50' MINIMUM
 LOT AREA = 5,000 SF MINIMUM

* ADDITIONAL REQUIREMENTS ABOVE AND BEYOND PUD ZONING IN ORDER TO MATCH SURROUNDING NEIGHBORHOODS

GENERAL LEGEND

—	SURVEY BOUNDARY
- - -	PROPOSED LOT
- - -	EXIST PROPERTY LINE
- - -	SECTION LINE
- - -	SETBACK LINE
- - -	PROPOSED EASEMENT
○	MONUMENTS FOUND:
●	1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
○	MONUMENTS SET:
○	1/2" REBAR W/YPC #23252
✕	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final Plat 4.dwg PLOT DATE: 01/16/2023 9:13 AM PLOTTED BY: JAKE BECKER

RECEIVED
 FEB 13 2023
 CITY OF ANKENY


NORTH

0 25 50 100
 (IN FEET)
 1 inch = 50 feet

**GROVE LANDING
 PLAT 4
 FINAL PLAT**
 ANKENY, IOWA
 POLK COUNTY
 190791
 DATE
 REVISIONS
 8/9/2022
 10/17/2022
 10/28/2022
 12/12/2022
 1/6/2023

ENGINEER	J.B.	DRAWN BY	M.L.
SURVEYOR	J.D.	CREW CHIEF	B.Z.
DRAWING NO.	FP-04	SHEET NO.	01/02

GROVE LANDING PLAT 4 ANKENY, IOWA FINAL PLAT



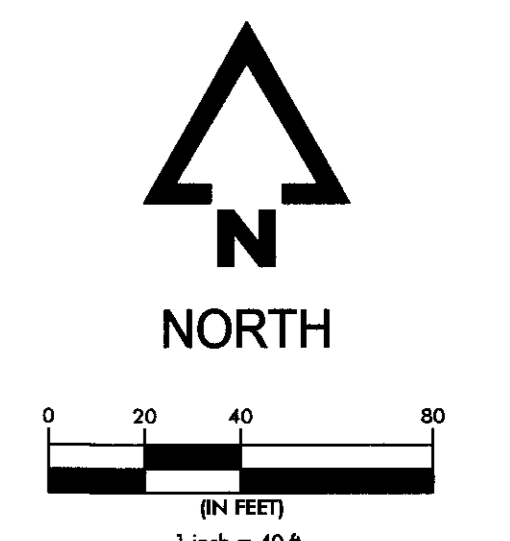
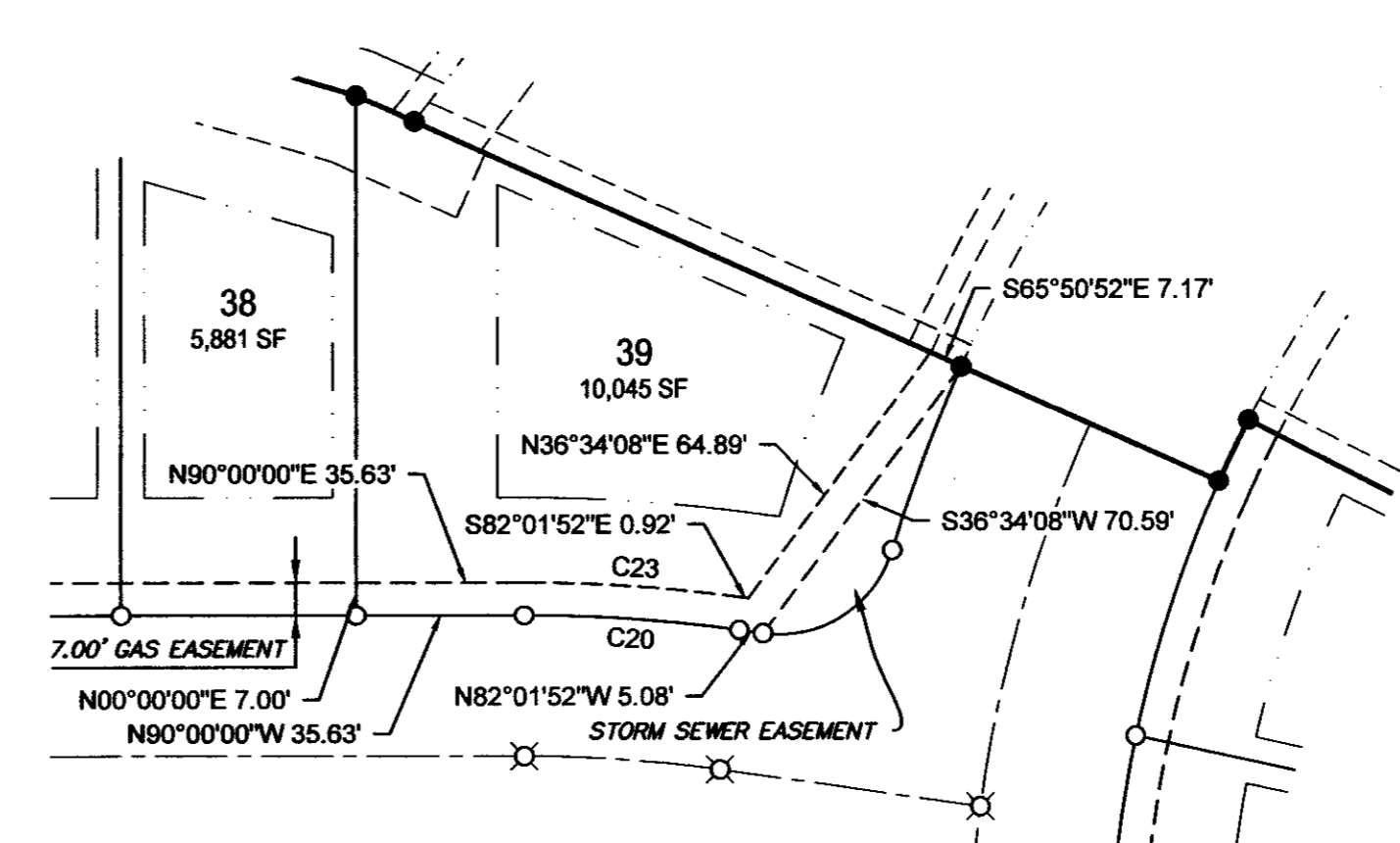
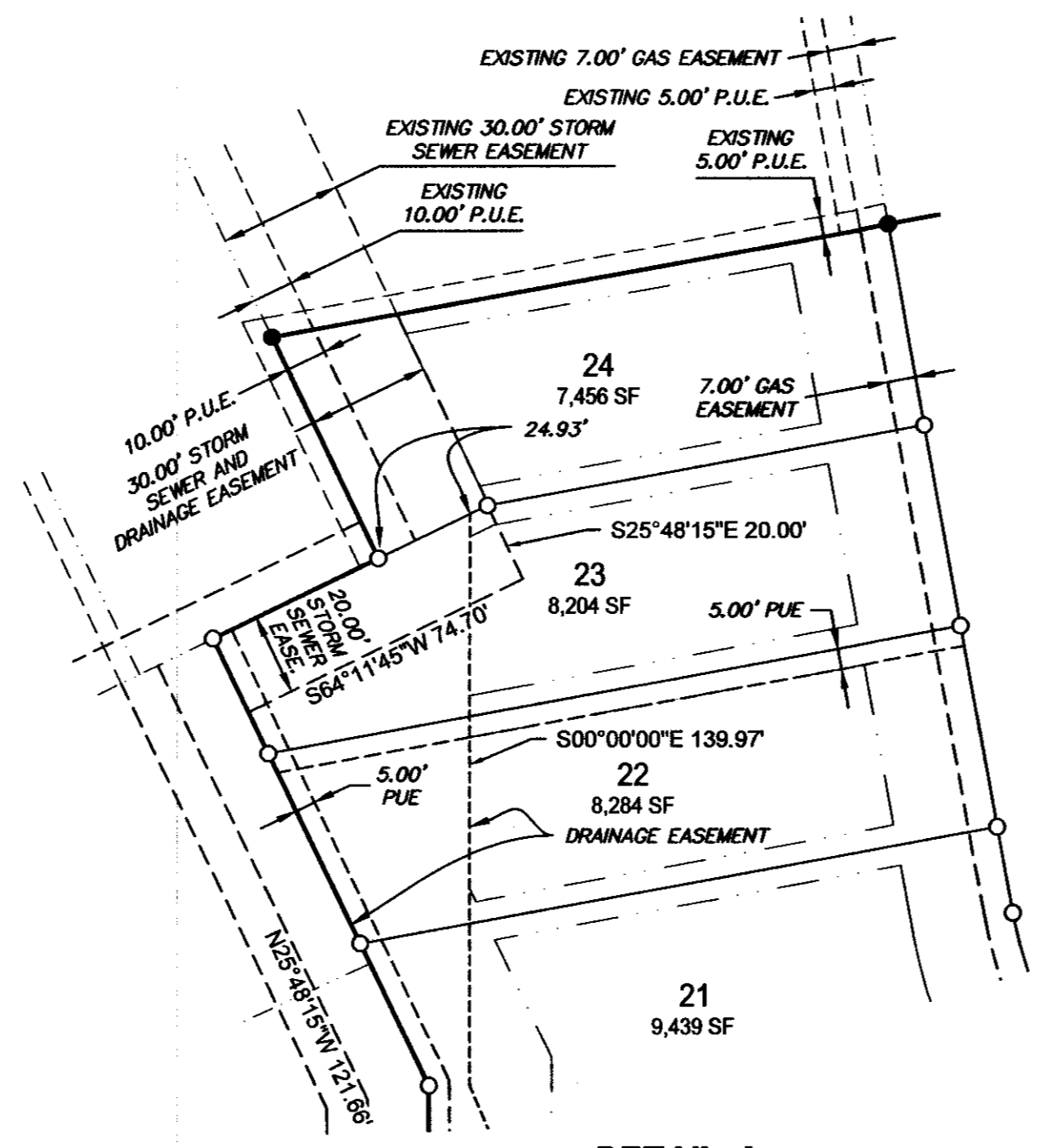
McCLURE™
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370



DRAWING PATH: N:\Projects\190791\04-Drawings\Survey\190791-Final Plat 4.dwg PLOT DATE: 01/16/2023 9:13 AM PLOTTED BY: JAKE BECKER

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	104.29'	75.00'	79°40'14"	S50°09'53"E	96.09'
C2	41.73'	300.00'	7°58'08"	N86°00'56"W	41.69'
C3	126.46'	300.00'	24°09'08"	N12°04'34"E	125.53'
C4	41.73'	300.00'	7°58'08"	S03°59'04"W	41.69'
C5	84.74'	300.00'	16°11'00"	S16°03'38"W	84.45'
C6	71.47'	270.00'	15°10'03"	S19°39'00"W	71.27'
C7	56.86'	270.00'	12°03'59"	N06°02'00"E	56.76'
C8	41.03'	155.00'	15°10'03"	S19°39'00"W	40.91'
C9	32.64'	155.00'	12°03'59"	S06°02'00"W	32.58'
C10	35.79'	25.00'	82°01'52"	S41°00'56"E	32.81'
C11	37.55'	270.00'	7°58'08"	S86°00'56"E	37.52'
C12	2.97'	105.00'	1°37'18"	S89°11'21"E	2.97'

Curve #	Length	Radius	Delta	CHD B	CHD L
C13	40.04'	105.00'	21°50'58"	S77°27'13"E	39.80'
C14	40.04'	105.00'	21°50'58"	S65°36'15"E	39.80'
C15	40.04'	105.00'	21°50'58"	S33°45'17"E	39.80'
C16	22.91'	105.00'	12°30'02"	S16°34'47"E	22.86'
C17	62.57'	45.00'	79°40'14"	N50°09'53"W	57.65'
C18	35.89'	295.00'	6°58'12"	S86°30'54"E	35.86'
C19	46.89'	295.00'	9°06'29"	N78°28'34"W	46.85'
C20	45.90'	330.00'	7°58'08"	N86°00'56"W	45.86'
C21	35.38'	25.00'	81°05'14"	S57°25'31"W	32.50'
C22	41.88'	330.00'	7°16'14"	S20°31'01"W	41.85'
C23	46.87'	337.00'	7°58'08"	N86°00'56"W	46.83'



**GROVE LANDING
PLAT 4
FINAL PLAT**
ANKENY, IOWA
POLK COUNTY
190791
DATE
8/9/2022
REVISIONS
10/17/2022
10/28/2022
12/12/2022
1/6/2023
ENGINEER: J.B. DRAWN BY: M.L.
SURVEYOR: M.L. CREW CHIEF: B.Z.
DRAWING NO.: FP-04 SHEET NO.: 02/02

WHEN RECORDED RETURN TO: City of Ankeny, Iowa, Attn: City Clerk, 410 W First Street, Ankeny, IA 50023

Preparer Information: Jake Becker, 1360 NW 121st Street, Clive, Iowa 50325 (515) 964-1229

Grove Landing Plat 4 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
1	1207 NW WATERCREST DRIVE	NA
2	1203 NW WATERCREST DRIVE	NA
3	1121 NW WATERCREST DRIVE	NA
4	1117 NW WATERCREST DRIVE	NA
5	4203 NW 12TH STREET 1118 NW WATERCREST DRIVE	NA
6	4207 NW 12TH STREET	NA
7	4301 NW 12TH STREET	NA
8	4305 NW 12TH STREET	NA
9	4309 NW 12TH STREET	NA
10	4313 NW 12TH STREET	NA
11	4317 NW 12TH STREET	NA
12	4403 NW 12TH STREET	NA
13	4407 NW 12TH STREET	NA
14	4411 NW 12TH STREET	NA
15	4415 NW 12TH STREET	NA
16	4419 NW 12TH STREET	NA
17	4423 NW 12TH STREET	NA
18	4427 NW 12TH STREET	NA
19	4431 NW 12TH STREET	NA
20	1202 NW DRIFTWOOD DRIVE	NA

LOT #	ADDRESS	MPE
21	1206 NW DRIFTWOOD DRIVE	NA
22	1210 NW DRIFTWOOD DRIVE	982.0
23	1214 NW DRIFTWOOD DRIVE	982.0
24	1218 NW DRIFTWOOD DRIVE	982.0
25	1213 NW DRIFTWOOD DRIVE	981.5
26	1209 NW DRIFTWOOD DRIVE	981.5
27	1205 NW DRIFTWOOD DRIVE	981.5
28	1201 NW DRIFTWOOD DRIVE 4420 NW 12TH STREET	NA
29	4416 NW 12TH STREET	981.5
30	4412 NW 12TH STREET	981.5
31	4408 NW 12TH STREET	981.5
32	4404 NW 12TH STREET	NA
33	4318 NW 12TH STREET	NA
34	4314 NW 12TH STREET	NA
35	4310 NW 12TH STREET	NA
36	4306 NW 12TH STREET	NA
37	4302 NW 12TH STREET	NA
38	4208 NW 12TH STREET	NA
39	1204 NW WATERCREST DRIVE 4204 NW 12TH STREET	NA



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

Jacob A. Becker
 JACOB A. BECKER, PE
 DATE 1/5/2023

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET