

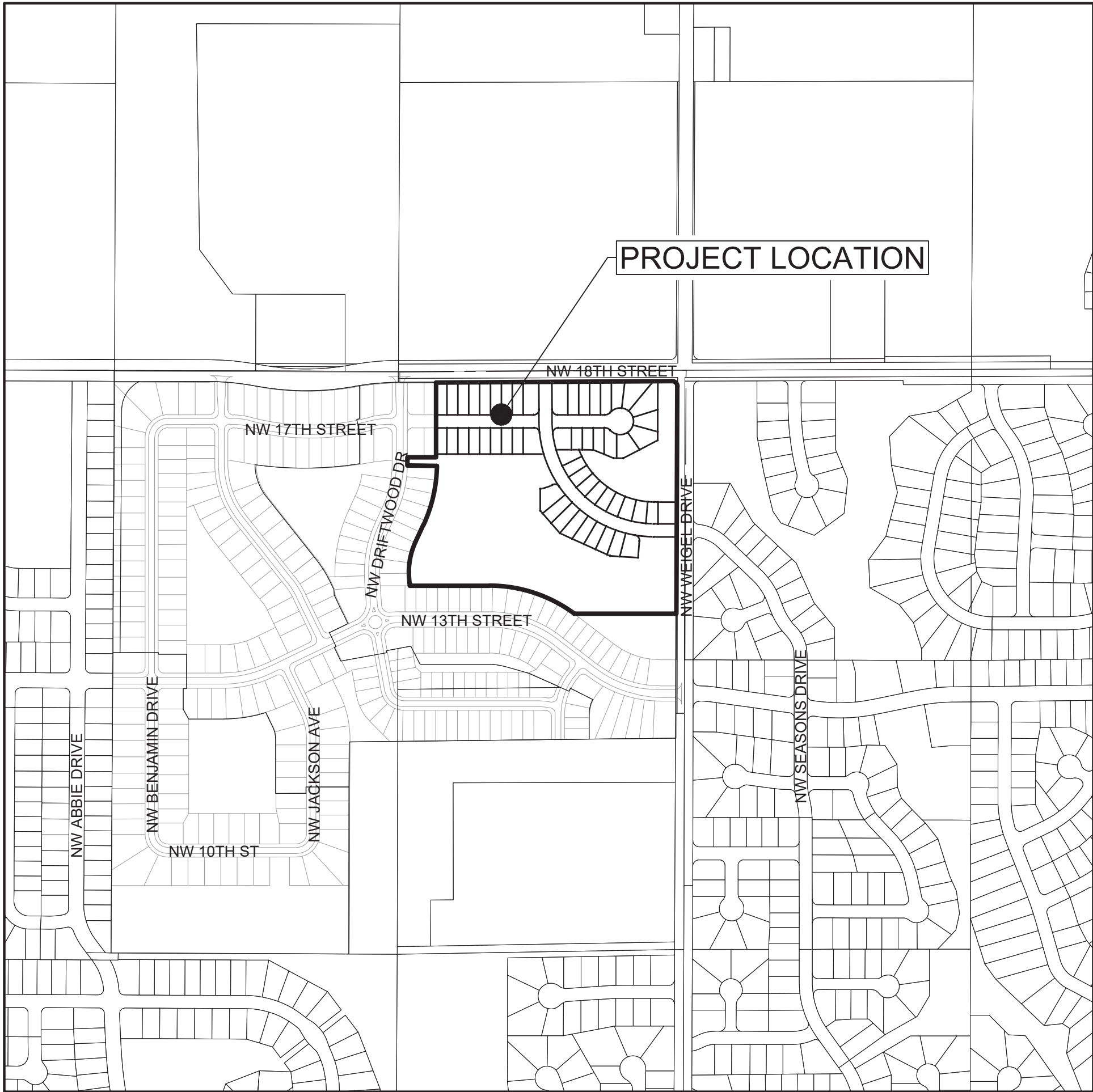
THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

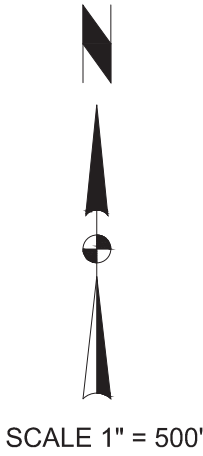
AREA ABOVE RESERVED FOR RECORDER'S STAMP.

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "Y"
GROVE LANDING PLAT 1
SEC. 16-80-24
REQUESTED BY:
GREENLAND HOMES INC.



VICINITY MAP



PLAT DESCRIPTION

OUTLOT "Y", GROVE LANDING PLAT 1, AN OFFICIAL PLAT,
LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

OWNER/APPLICANT

GREENLAND HOMES INC
1680 SW ANKENY ROAD, STE 2A
ANKENY, IA 50023
CONTACT: COREY KAUTZ
PHONE: 515-865-2546

ZONING

GROVE LANDING P.U.D.

AREA SUMMARY

GROSS AREA = 21.27 ACRES (926, 695 S.F.)

BULK REGULATIONS SINGLE FAMILY:

FRONT YARD SETBACK = 25' MIN.
SIDE YARD SETBACK = 5' MIN. ONE SIDE, 10' TOTAL
REAR YARD SETBACK = 30' MIN.
LOT WIDTH = 50' MIN.
LOT AREA = 5,000 SF MIN.

BULK REGULATIONS TOWNHOUSE:

FRONT YARD SETBACK = 15' MIN.
SIDE YARD SETBACK = 5' MIN. ONE SIDE, 10' TOTAL
REAR YARD SETBACK = 15' MIN.
LOT WIDTH = 20' MIN.
LOT AREA = 1,000 SF MIN.

DATE OF SURVEY

MARCH 03, 2022

FEMA FIRM DESIGNATION

PANEL # 19153C018F EFFECTIVE DATE OF 2/1/2019

NOTES

- REFER TO APPROVED CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATIONS.
- STREET LOTS ARE TO BE DEDICATED TO THE CITY OF ANKENY.
- 8' SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF NW WEIGEL DRIVE.
- DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
- NO DRIVEWAY ACCESS IS PERMITTED DIRECTLY OFF OF NW 18TH STREET OR NW WEIGEL DRIVE.
- ACCESS TO LOTS 27, 28, 10, AND 43 IS NOT PERMITTED FROM SAVANNAH DRIVE.
- ALL OF OUTLOT X WILL BE UTILIZED FOR STORMWATER MANAGEMENT AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 25' LANDSCAPE BUFFER EASEMENT ALONG NW WEIGEL DR. AND NW 18TH STREET WILL REQUIRE 3 TREES AND 5 SHRUBS PER LOT OR EVERY 50-60 FEET. NO FENCES OR SHEDS WILL BE ALLOWED WITHIN BUFFER.



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 Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:

THE RESERVE AT THE GROVE PLAT 1
FINAL PLAT
ANKENY, IA

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 121.0358.01

Sheet 1 of 5

Sheet 1 of 5

Project No: 121.0358.01

ANKENY, IA

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THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC. |



Project No: 121.0358.01

Sheet 1 of 5

Sheet 1 of 5

Project No: 121.0358.01

LEGEND

FEATURES

Section Corner
1/2" Rebar, Yellow Plastic Cap #16747
1/2" Rebar, Yellow Plastic Cap #19710
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

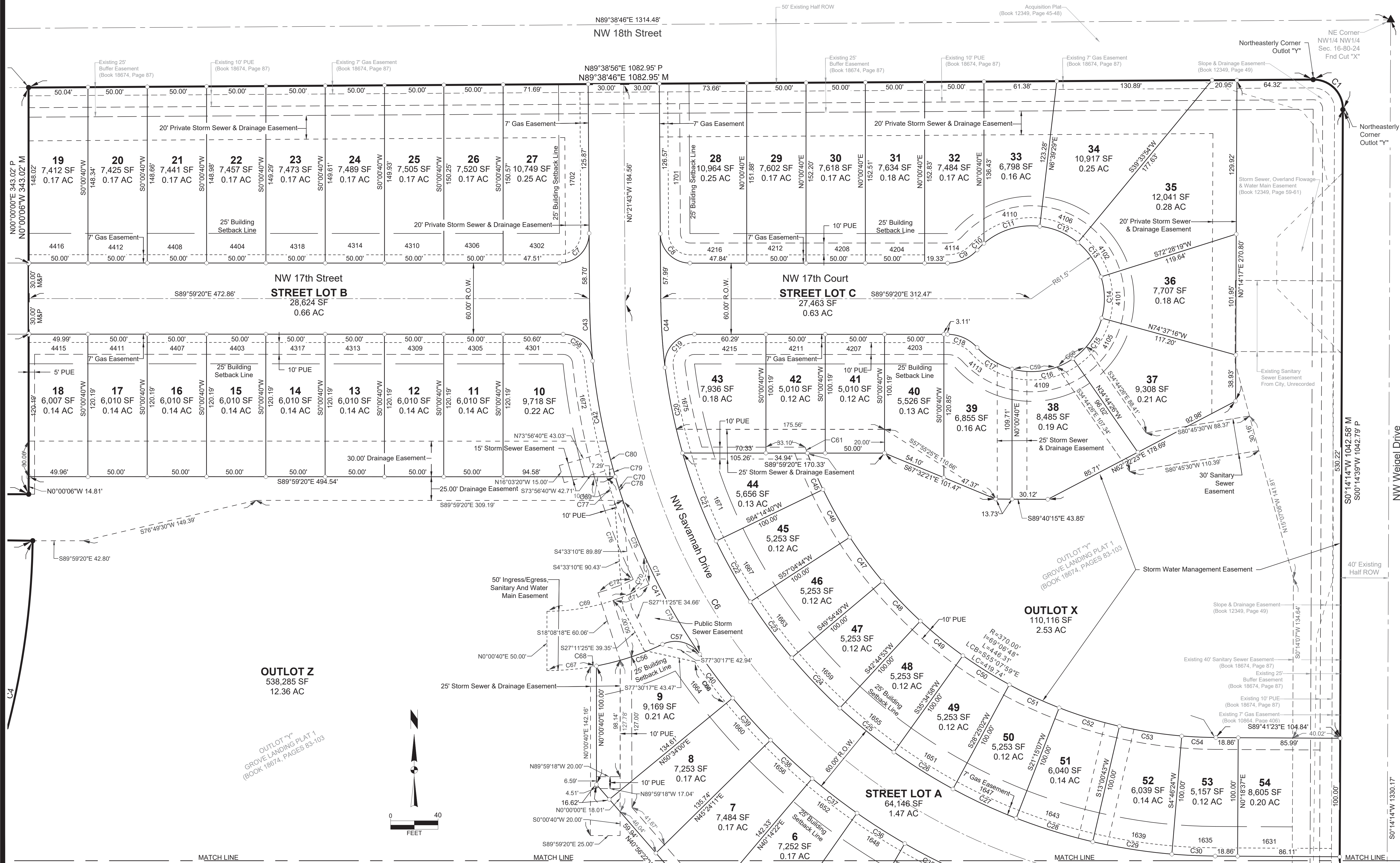
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V:\projects\2021\121.0358.01\CAD\DWG\1210358_121.dwg ALISTIN DAVENPORT 28/3/2024 01:22:00 8:29 AM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

ANKENY, IA



Project No: 121.0358.01

Sheet 2 of 5

REVISION	DATE	BY
1	3-25-22	LJM
REVISED AS PER CITY COMMENTS		
MARK	REVISION	DATE
Engineer:	EDG	Scale: 1" = 40'
Checked By:	EDG	T-R-S: 17-80-24
Date:	03-03-2022	
Technician:	AJD	

Project No: 121.0358.01

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SNYDER & ASSOCIATES, INC. I

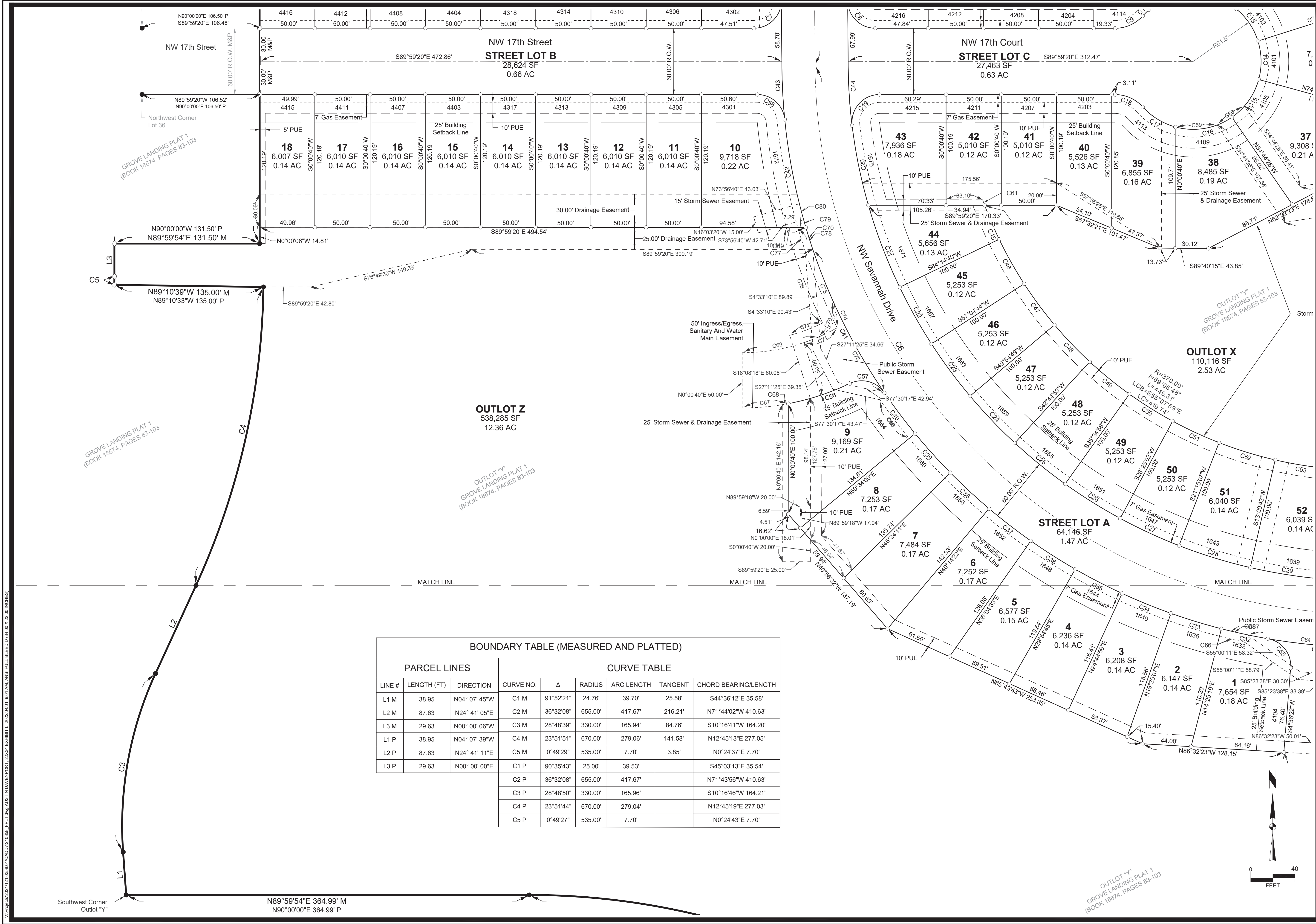
Sheet 2 of 5



SE Corner
NW 1/4 NW 1/4
Sec. 16-80-24
Fnd Cut "X"

0 40
FEET

D:\projects\2021\121.0358\OTICADD\1210358 - FPL 2.dwg AUSTIN DAVENPORT 22X34 EXHIBIT L 20220401 9:07 AM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES

Project No: 121.0358.01
Sheet 4 of 5

ANKENY, IA

SNYDER & ASSOCIATES, INC. |

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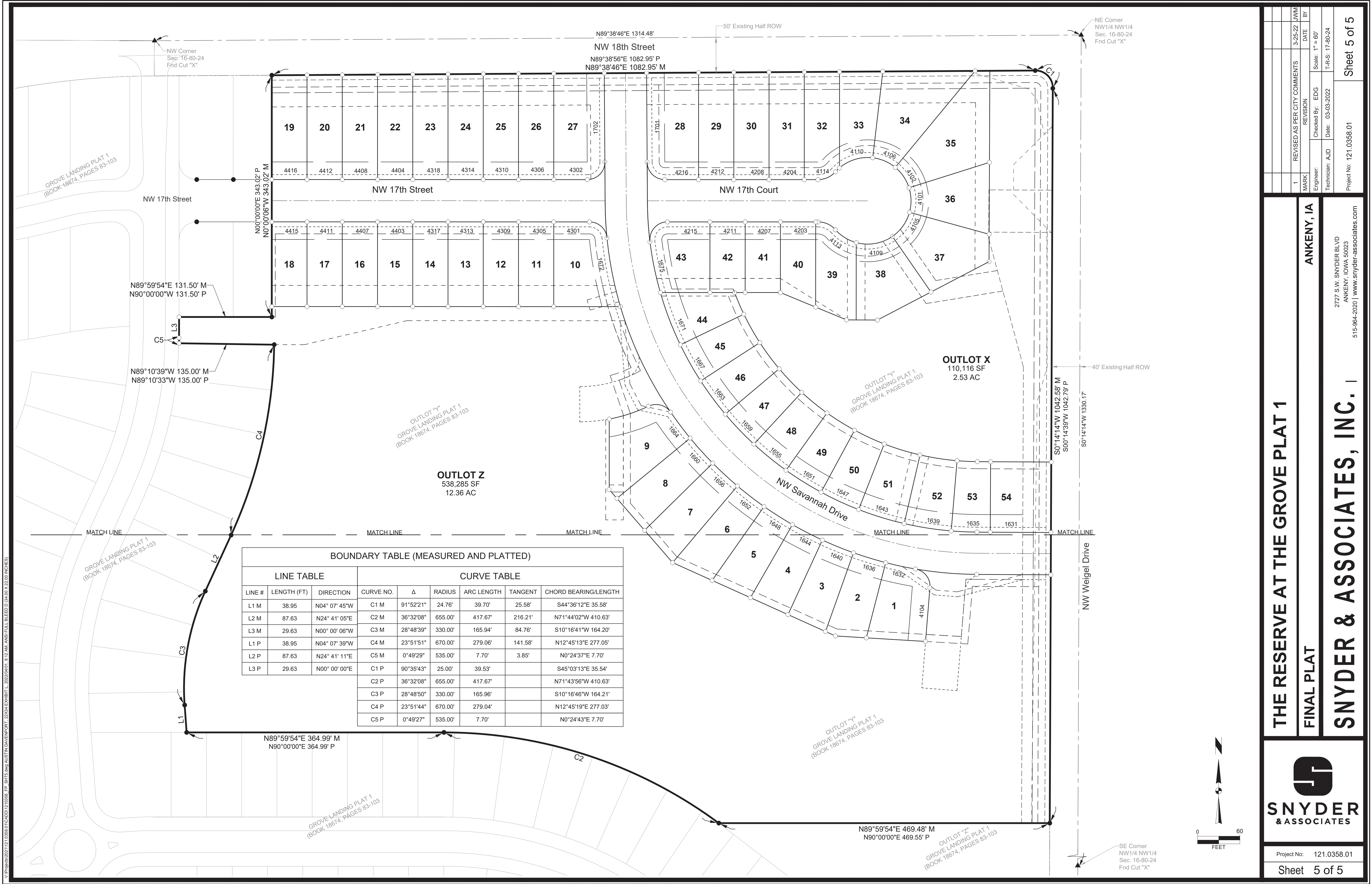
REVISION	DATE	BY
1	3-25-22	LWM

REVISOR: J. W. M. COMMENTS: 3-25-22 LWM

Engineer: _____
Checked By: EDG
Date: 03-03-2022
T-R-S: 17-80-24
Technician: A.J.D.

Project No: 121.0358.01
Sheet 4 of 5

V:\projects\2021\121.0358.01\GROVE PLAT 1\210358.FP SITE.dwg AUSTIN DAVENPORT 2/23/2024 01:51:12 AM. ANS FULL BLEED (34.00" X 22.00" INCHES)



BOUNDARY TABLE (MEASURED AND PLATTED)								
LINE TABLE			CURVE TABLE					
LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
L1 M	38.95	N04° 07' 45"W	C1 M	91°52'21"	24.76'	39.70'	25.58'	S44°36'12"E 35.58'
L2 M	87.63	N24° 41' 05"E	C2 M	36°32'08"	655.00'	417.67'	216.21'	N71°44'02"W 410.63'
L3 M	29.63	N00° 00' 06"W	C3 M	28°48'39"	330.00'	165.94'	84.76'	S10°16'41"W 164.20'
L1 P	38.95	N04° 07' 39"W	C4 M	23°51'51"	670.00'	279.06'	141.58'	N12°45'13"E 277.05'
L2 P	87.63	N24° 41' 11"E	C5 M	0°49'29"	535.00'	7.70'	3.85'	N0°24'37"E 7.70'
L3 P	29.63	N00° 00' 00"E	C1 P	90°35'43"	25.00'	39.53'		S45°03'13"E 35.54'
			C2 P	36°32'08"	655.00'	417.67'		N71°43'56"W 410.63'
			C3 P	28°48'50"	330.00'	165.96'		S10°16'46"W 164.21'
			C4 P	23°51'44"	670.00'	279.04'		N12°45'19"E 277.03'
			C5 P	0°49'27"	535.00'	7.70'		N0°24'43"E 7.70'

THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES

Project No: 121.0358.01

Sheet 5 of 5

ANKENY, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

1	REVISED AS PER CITY COMMENTS	3-25-22	LJW
MARK	REVISION	DATE	BY
Engineer:	Checked By: EDG	Scale: 1" = 60'	
Technician: AJD	Date: 03-03-2022	T-R-S: 17-80-24	

Project No: 121.0358.01

Sheet 5 of 5