

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 16-80-24 - 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
ANKENY, IOWA 50325 / 515-964-1229

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.

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

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

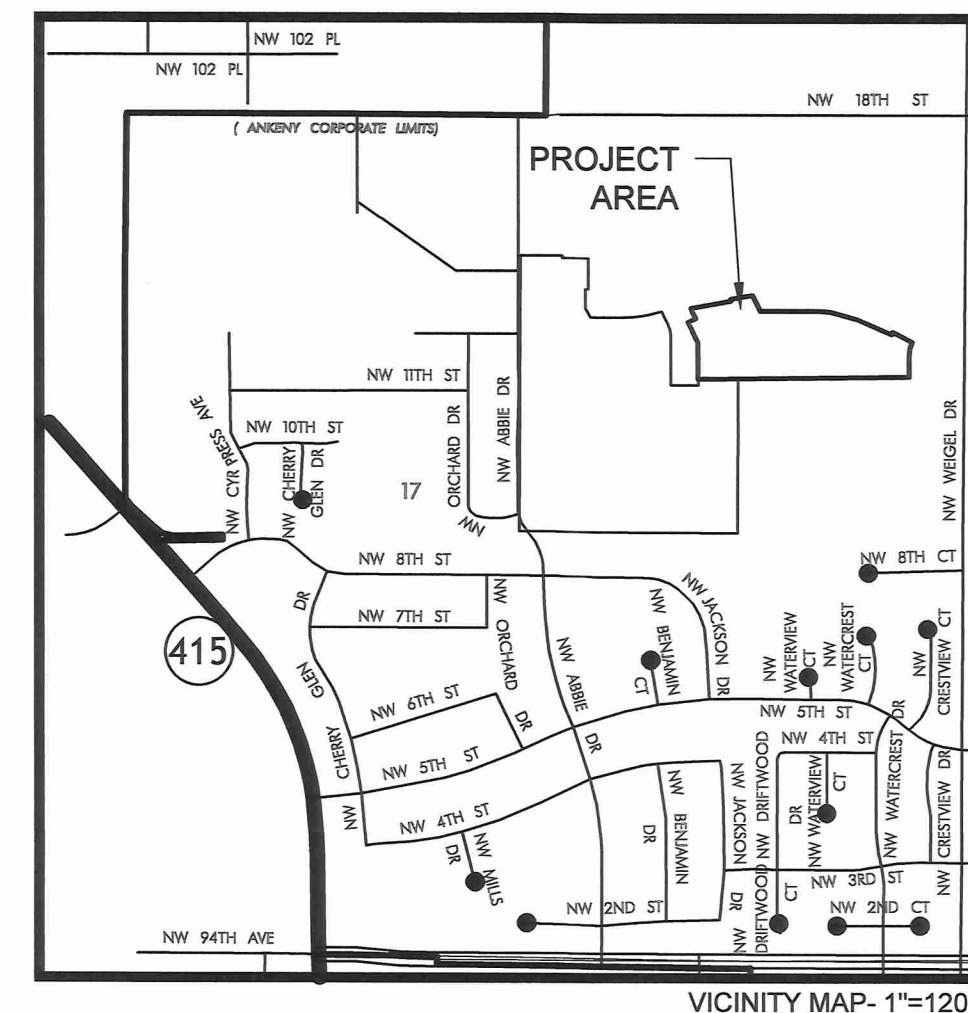
AREA SUMMARY:

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.

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date: November 16, 2021	
Ayes: 4	Nays: 0
Abstain: 0	Absent: 1
APPROVED	
J. Becker	Chairperson
B. Schafbach	Secretary

GROVE LANDING PLAT 4 ANKENY, IOWA FINAL PLAT



GROVE LANDING PLAT 4
ANKENY, IOWA
FINAL PLAT

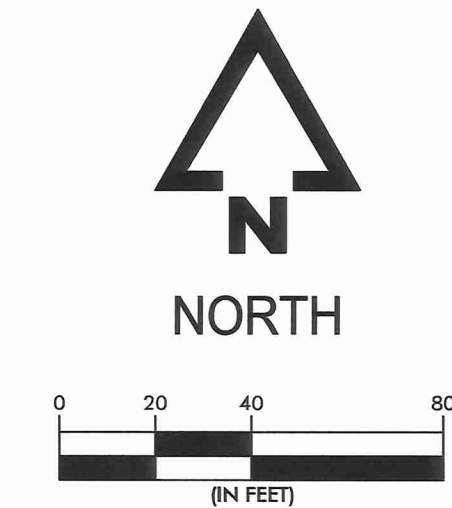
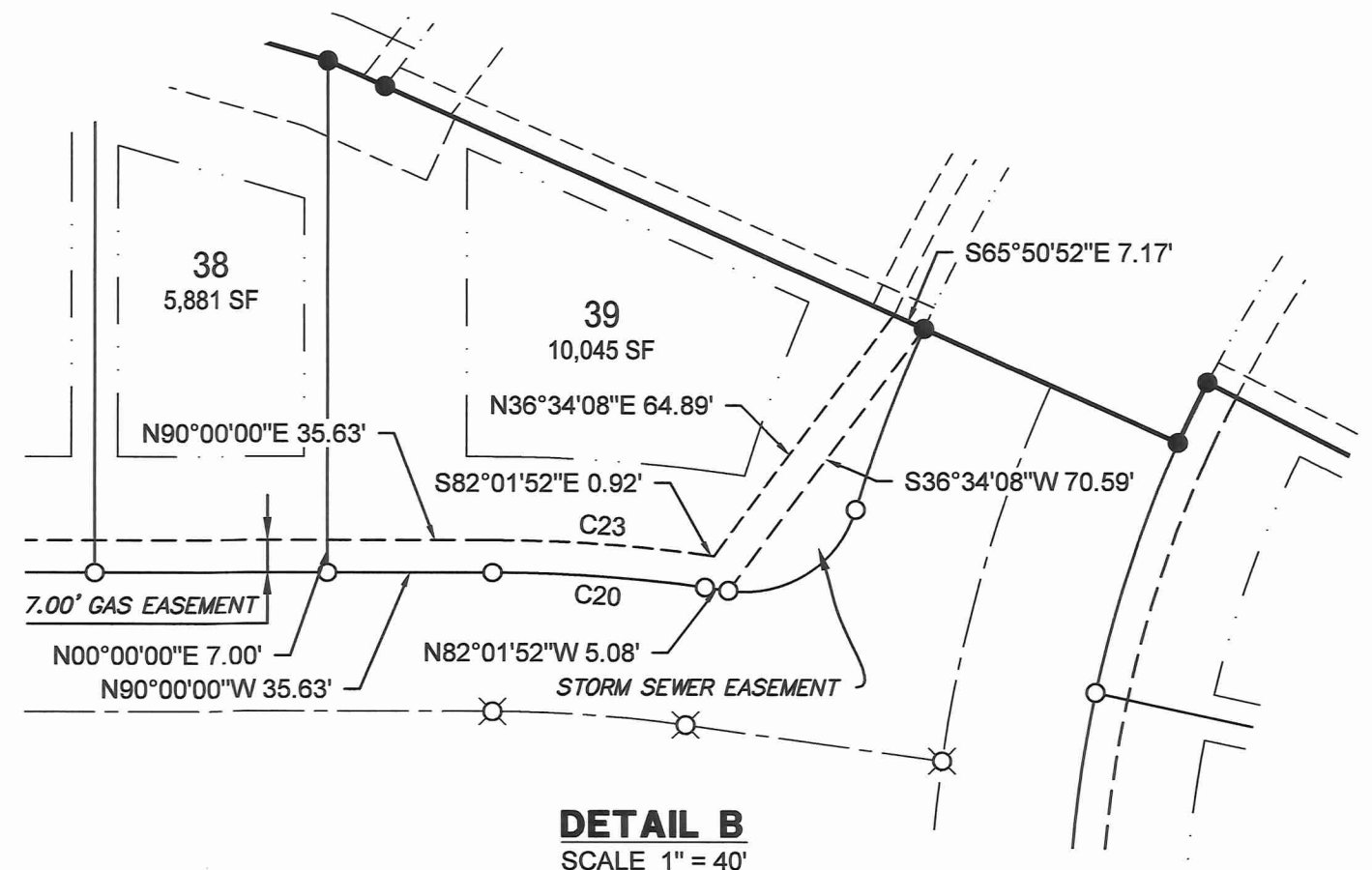
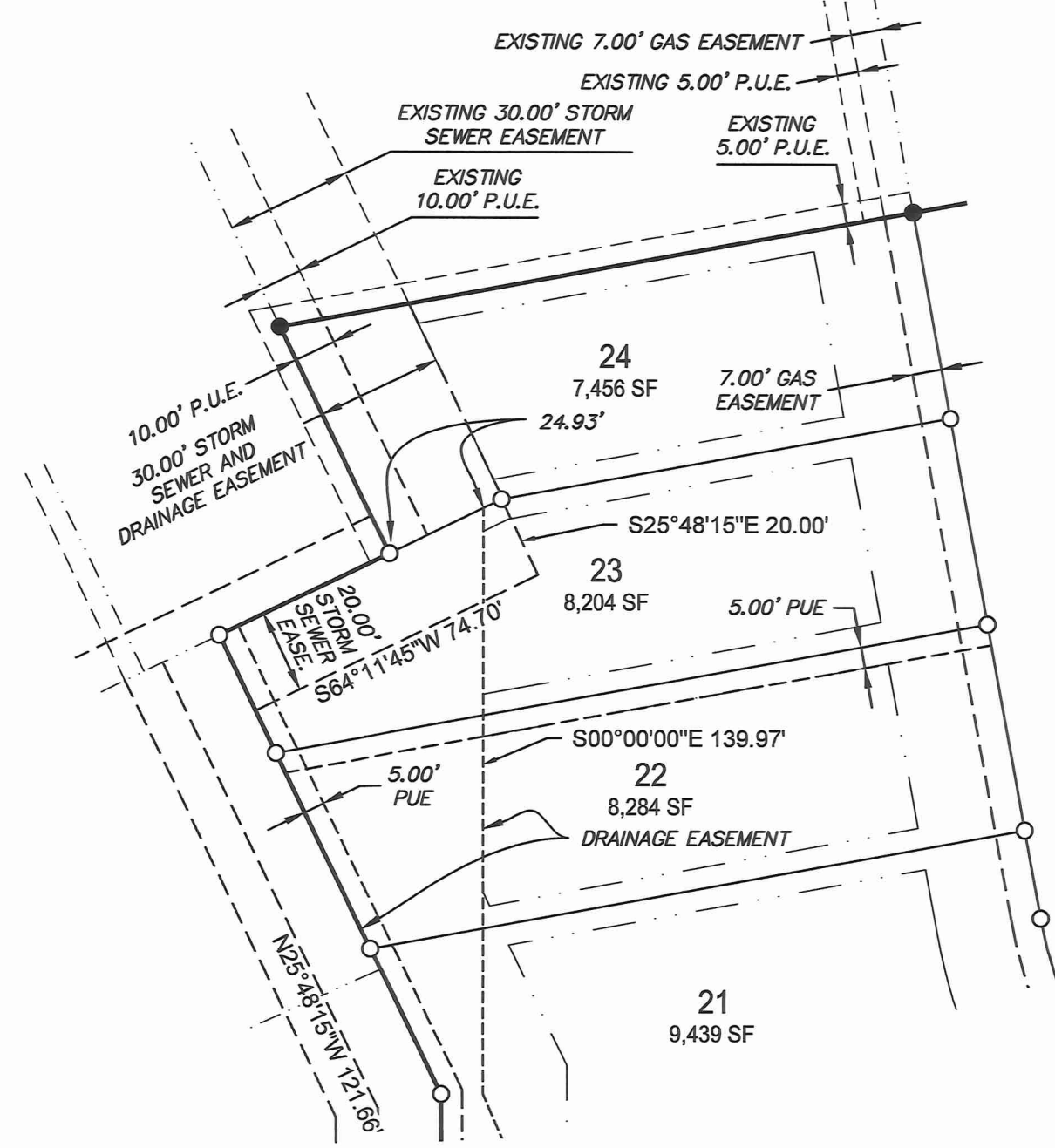


1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370



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

Curve Table				
Curve #	Length	Radius	Delta	CHD B
C13	40.04'	105.00'	21°50'58"	S77°27'13"E
C14	40.04'	105.00'	21°50'58"	S55°36'15"E
C15	40.04'	105.00'	21°50'58"	S33°45'17"E
C16	22.91'	105.00'	12°30'02"	S16°34'47"E
C17	62.57'	45.00'	79°40'14"	N50°09'53"W
C18	35.89'	295.00'	6°58'12"	S86°30'54"E
C19	46.89'	295.00'	9°06'29"	N78°28'34"W
C20	45.90'	330.00'	7°58'08"	N86°00'56"W
C21	35.38'	25.00'	81°05'14"	S57°25'31"W
C22	41.88'	330.00'	7°16'14"	S20°31'01"W
C23	46.87'	337.00'	7°58'08"	N86°00'56"W



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.
SURVEYOR
M.L.

DRAWN BY
M.L.
CREW CHIEF
B.Z.

DRAWING NO.
FP-04
SHEET NO.
02/02

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