

FILE IN: 202202133 (100) ANKENY, IOWA 50322, UNDEVELOPED, 1/2022, MAP DWG  
FILE DATE: 4/17/23  
DATE PLOTTED: 4/14/2023 8:35 AM  
PLOTTED BY: JARED MURRAY  
TECH: DSC



ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322

OWNER / REQUESTED BY

HOPE K. FARMS, LLC  
4500 WESTOWN PARKWAY SUITE 277  
WEST DES MOINES, IA 50266

NOTES

BEARINGS, DISTANCES AND AREAS SHOWN ARE FROM  
POLK COUNTY AUDITOR MAPPING AND ARE FOR  
REFERENCE ONLY. PROPERTY TO BE FINAL PLATTED  
PRIOR TO DEVELOPMENT.

PROPERTY OWNERS

	PROPERTY OWNER	AREA	PERCENT	CONSENTING
1	HOPE K FARMS LLC	244.63	67.49%	×
2	IES CORPORATION	108.43	29.92%	×
3	MIDAMERICAN ENERGY COMPANY	4.69	1.29%	
4	MARILYN M SHAY	1.08	0.30%	
5	NICK & SAM GRIFFIEON	3.65	1.00%	×
	TOTAL		98.41%	

ANNEXATION DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP  
80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN  
BOOK 19156, PAGE 500, BEING A PART OF THE EAST HALF OF THE  
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24  
WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL  
MERIDIAN.

AND

PARCEL 2021-249 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN  
BOOK 18975, PAGE 233, BEING A PART OF THE SOUTHEAST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH,  
RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL  
MERIDIAN.

AND

THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER  
(NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE  
5TH P.M., POLK COUNTY IOWA.

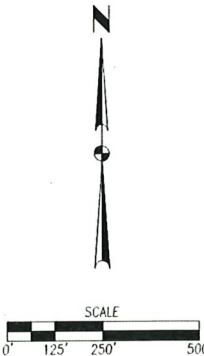
AND

PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN  
BOOK 8471, PAGE 233.

AND

TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY  
ESTABLISHED HIGHWAYS.

ALL BEING IN POLK COUNTY, IOWA.



DATE

04/14/2023

REVISIONS

PREPARED

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: CWO

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

HOPE CREST  
ANNEXATION MAP

1/1  
2202.133