

**INDEX LEGEND**

LOCATION: PT PARCEL '2019-204'  
PT NE 1/4 SEC 21-79-23  
DES MOINES, POLK COUNTY, IOWA

REQUESTOR: HUBBELL REALTY COMPANY

PROPRIETOR: HRC GROVER WOODS, LLC  
ATTN: BJ MILLER, 6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

# GROVER WOODS PLAT 2

## FINAL PLAT

Doc ID: 0384920000 Type: PLT  
Kind: PLAT  
Recorded: 01/13/2023 at 11:35:04 AM  
Fee Amt: \$102.00 Page: 1 of 20  
POLK COUNTY IOWA  
JULIE N. MAGERTY RECORDER  
File# 2023-0002344  
BR 19375 PG 785-804

REVISIONS	DATE
SIGNED	11-16-22
FINAL	01/13/2023
SECOND SUBMITTAL	02/22/2023
FIRST SUBMITTAL	02/27/2022

**OWNER / DEVELOPER**

HRC GROVER WOODS, LLC  
CONTACT: STEVE MOSELEY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
PH. (515) 283-5190

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

**DATE OF SURVEY**

MAY 20, 2022

**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

**PLAT DESCRIPTION**

A PART OF PARCEL '2019-204' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17561, PAGE 397, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, GROVER WOODS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES; THENCE SOUTH 66°53'56" WEST ALONG THE NORTHERLY LINE OF SAID GROVER WOODS PLAT 1, A DISTANCE OF 169.37 FEET; THENCE SOUTH 40°45'55" WEST CONTINUING ALONG SAID NORTHERLY LINE, 7.66 FEET TO THE NORTHWEST CORNER OF LOT 20, SAID GROVER WOODS PLAT 1; THENCE SOUTH 37°24'21" EAST ALONG THE WESTERLY LINE OF SAID GROVER WOODS PLAT 1, A DISTANCE OF 172.33 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 43.19 FEET AND WHOSE CHORD BEARS NORTH 59°44'47" EAST, 43.08 FEET; THENCE NORTH 66°53'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 121.99 FEET; THENCE SOUTH 37°15'02" EAST CONTINUING ALONG SAID WESTERLY LINE, 99.44 FEET; THENCE NORTH 52°44'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 42.00 FEET; THENCE SOUTH 37°15'02" EAST CONTINUING ALONG SAID WESTERLY LINE, 290.00 FEET; THENCE NORTH 75°37'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 15.43 FEET; THENCE NORTH 52°44'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 23.91 FEET; THENCE SOUTH 31°20'44" EAST CONTINUING ALONG SAID WESTERLY LINE, 166.15 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 327.00 FEET, WHOSE ARC LENGTH IS 21.93 FEET AND WHOSE CHORD BEARS NORTH 56°44'00" EAST, 21.93 FEET; THENCE SOUTH 35°11'17" EAST CONTINUING ALONG SAID WESTERLY LINE, 132.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 5781.56 FEET, WHOSE ARC LENGTH IS 12.95 FEET AND WHOSE CHORD BEARS SOUTH 45°05'33" WEST, 12.95 FEET; THENCE SOUTH 44°51'52" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 77.80 FEET TO THE SOUTH LINE OF SAID PARCEL '2019-204'; THENCE SOUTH 89°28'40" WEST ALONG SAID SOUTH LINE, 259.52 FEET; THENCE SOUTH 88°50'30" WEST CONTINUING ALONG SAID SOUTH LINE, 124.17 FEET; THENCE NORTH 0°31'20" WEST, 116.38 FEET; THENCE SOUTH 89°28'40" WEST, 21.41 FEET; THENCE NORTH 0°31'20" WEST, 156.00 FEET; THENCE SOUTH 89°28'40" WEST, 145.15 FEET; THENCE NORTH 2°21'34" EAST, 71.72 FEET; THENCE NORTH 63°38'50" WEST, 123.06 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 3.87 FEET AND WHOSE CHORD BEARS SOUTH 25°42'41" WEST, 3.87 FEET; THENCE NORTH 64°55'47" WEST, 253.96 FEET TO THE NORTHERLY LINE OF SAID PARCEL '2019-204'; THENCE NORTH 10°18'28" EAST ALONG SAID NORTHERLY LINE, 55.24 FEET; THENCE NORTH 28°39'48" EAST CONTINUING ALONG SAID NORTHERLY LINE, 181.38 FEET; THENCE NORTH 58°48'41" EAST CONTINUING ALONG SAID NORTHERLY LINE, 118.71 FEET; THENCE SOUTH 88°47'05" EAST CONTINUING ALONG SAID NORTHERLY LINE, 214.39 FEET TO SAID NORTHERLY LINE OF GROVER WOODS PLAT 1; THENCE SOUTH 30°55'38" WEST ALONG SAID NORTHERLY LINE, 67.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.47 ACRES (282,038 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

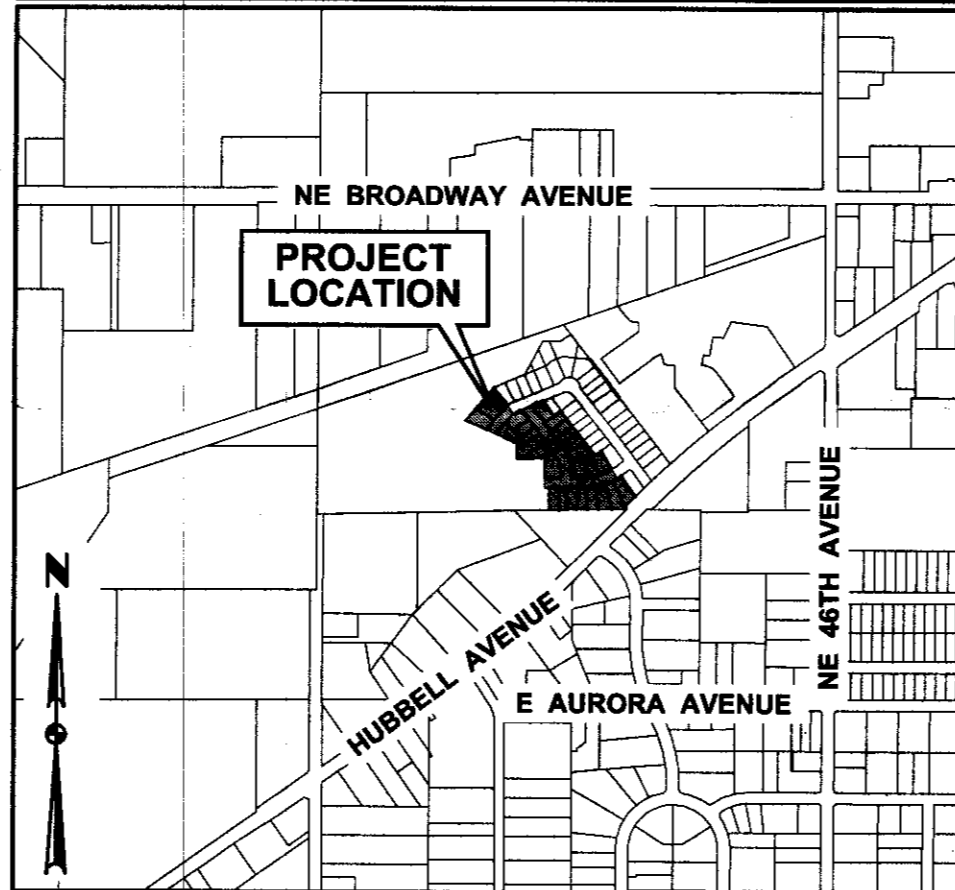
**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- OUTLOT 'Z' SHALL BE USED FOR DETENTION AND OVERLAND FLOWAGE.
- STREET LOTS A, B, AND C WILL BE DEDICATED TO THE CITY OF DES MOINES FOR PUBLIC RIGHT-OF-WAY.
- THE PROPERTY WILL BE DEVELOPED IN COMPLIANCE WITH SECTION 106-138 OF CHAPTER 106 OF DES MOINES CITY CODE REQUIRING ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	30°49'23"	300.00'	161.39'	N74°03'58"E	159.45'
C2	36°43'41"	250.00'	160.26'	N18°53'11"W	157.53'
C3	7°49'26"	200.00'	27.31'	N33°20'19"W	27.29'
C4	11°49'44"	200.00'	41.29'	S46°40'47"W	41.22'
C5	15°41'42"	200.00'	54.79'	S32°55'04"W	54.61'
C6	15°10'28"	227.00'	60.12'	S32°39'27"W	59.94'
C7	0°31'14"	227.00'	2.06'	S40°30'18"W	2.06'
C8	0°47'49"	227.00'	3.16'	S41°09'49"W	3.16'
C9	11°01'55"	227.00'	43.71'	S47°04'42"W	43.64'
C10	14°24'45"	173.00'	43.52'	N33°33'32"E	43.40'
C11	11°49'44"	173.00'	35.72'	N46°40'47"E	35.65'
C12	83°35'47"	10.00'	14.59'	S72°40'45"E	13.33'
C13	6°22'10"	227.00'	25.23'	S34°03'57"E	25.22'
C14	2°51'46"	223.00'	11.14'	S35°49'08"E	11.14'
C15	33°32'32"	223.00'	130.55'	S17°36'59"E	128.69'
C16	90°19'22"	10.00'	15.76'	S44°18'58"W	14.18'
C17	7°48'18"	327.00'	44.55'	N84°03'03"E	44.51'
C18	8°26'56"	327.00'	48.22'	N75°56'03"E	48.18'
C19	8°26'56"	327.00'	48.22'	N67°29'07"E	48.18'
C20	4°36'23"	327.00'	26.29'	N60°57'28"E	26.28'
C21	15°10'05"	273.00'	72.27'	S66°14'19"W	72.06'
C22	15°10'05"	273.00'	72.27'	S81°24'24"W	72.06'
C23	0°29'13"	273.00'	2.32'	S89°14'03"W	2.32'
C24	89°45'37"	10.00'	15.67'	N45°38'32"W	14.11'
C25	15°46'11"	277.00'	76.24'	N08°38'48"W	76.00'
C26	9°50'37"	277.00'	47.59'	N21°27'12"W	47.53'
C27	9°54'45"	277.00'	47.92'	N31°19'53"W	47.86'
C28	0°57'46"	277.00'	4.65'	N36°46'09"W	4.65'
C29	104°08'57"	10.00'	18.18'	N14°49'27"E	15.78'
C30	1°30'51"	327.00'	8.64'	N88°43'14"E	8.64'
C31	12°55'43"	173.00'	39.04'	S59°03'30"W	38.95'
C32	1°22'34"	173.00'	4.15'	S66°12'39"W	4.15'

**VICINITY MAP (NOT TO SCALE)**



DES MOINES, IOWA

**FINAL PLAT APPROVAL**

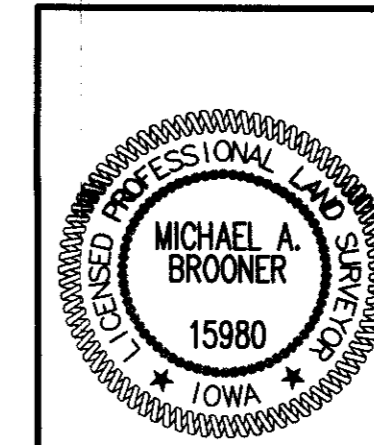
APPROVED BY: Michelle JLS 12/9/22  
Development Services Director Date

Steve Mober APC 12/9/22  
City Engineer Date

23-1786 11/31/23  
Roll Call City Council Date

CERTIFIED BY: Raura Baumgartner 1/9/23  
City Clerk Date

CITY OF DES MOINES, IOWA



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.

Michael A. Brooner 11-16-2022  
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 AND 2

**GROVER WOODS PLAT 2**  
**FINAL PLAT**

FILE IN DES MOINES SURVEYOR'S OFFICE. BY: MICHAEL A. BROONER  
FILE DATE: 11/17/22  
DATE PLOTTED: 11/17/2022 10:07 AM  
PLOTTED BY: MICHAEL A. BROONER

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

TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

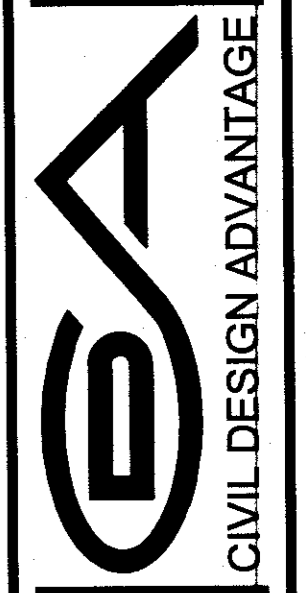
DES MOINES, IOWA

DATE	REVISIONS
11-16-22	SIGNED
9/13/2023	FINAL
6/22/2023	SECOND SUBMITTAL
5/22/2023	FIRST SUBMITTAL

# GROVER WOODS PLAT 2

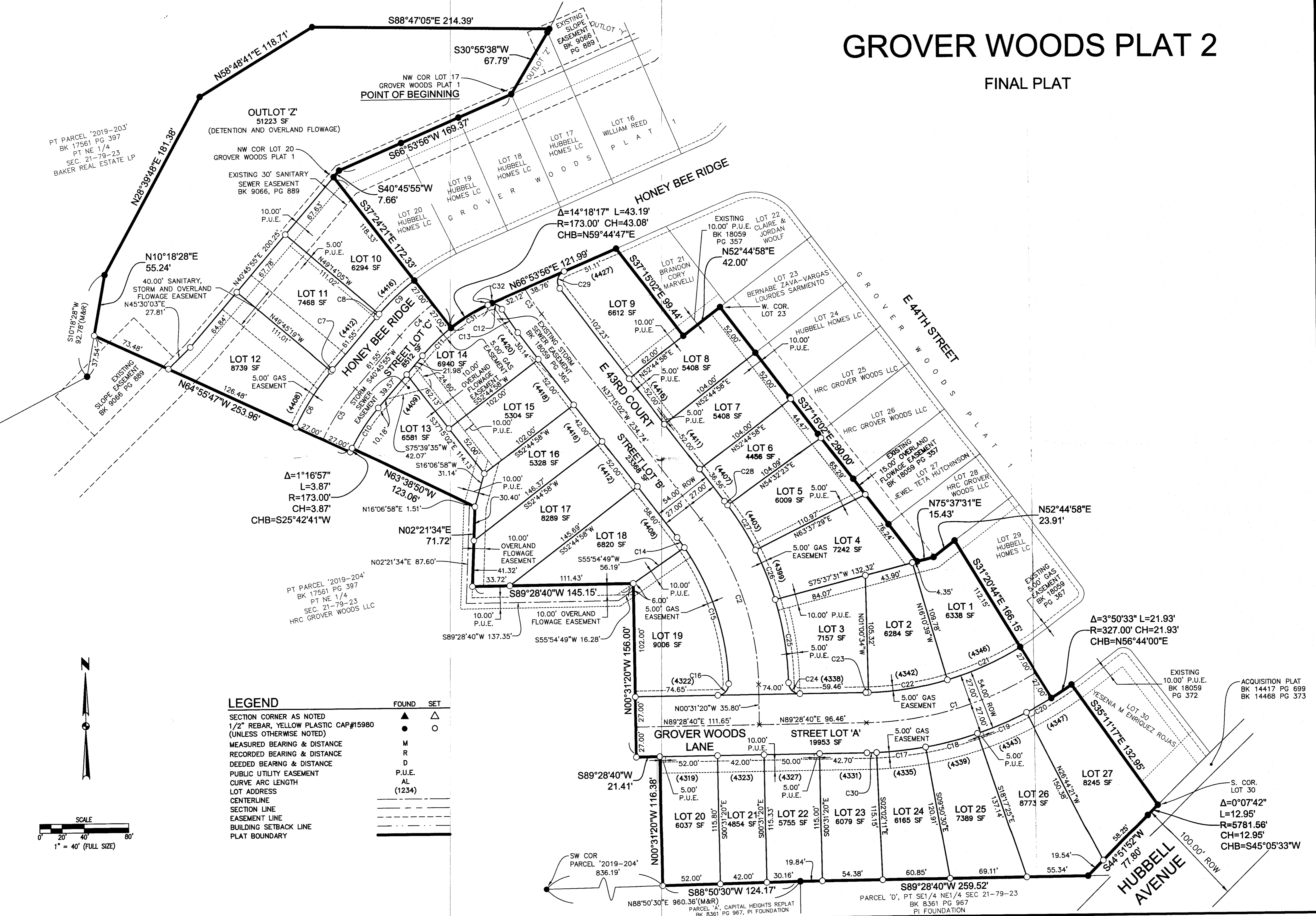
## FINAL PLAT

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



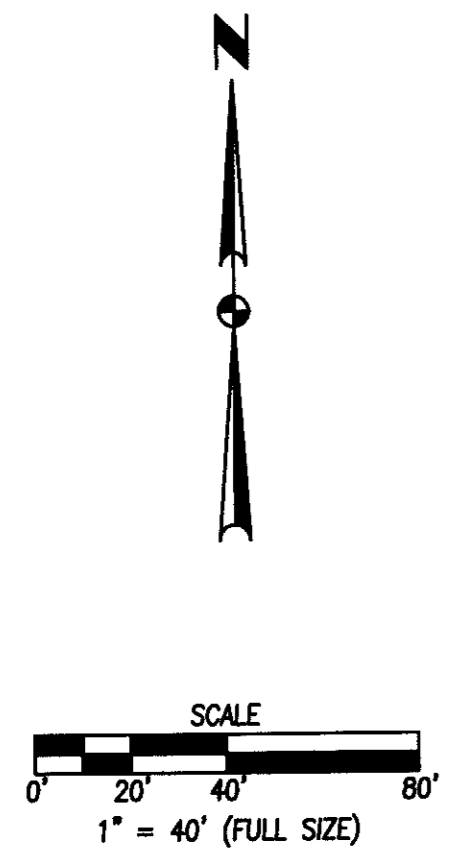
**GROVER WOODS PLAT 2**  
FINAL PLAT

DES MOINES, IOWA  
2  
2  
2111.879



**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	M	R
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	—	—
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---



FILE: S:\2023\11767\DWG\PLAT2\GROVER WOODS PLAT 2 - FINAL PLAT.DWG  
DATE PLOTTED: 11/16/2023 10:07 AM  
COMMENTS:  
PLOT BY: WADE BROOKER - TEC

102

RETURN TO:

Prepared by, and when recorded return to: Ashley N. Mleynek, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, (515) 280-2013

SPACE ABOVE THIS LINE FOR RECORDER

**OWNER'S CERTIFICATE**

**KNOW ALL PERSONS BY THESE PRESENTS:** That **HRC Grover Woods, LLC**, an Iowa limited liability company, owns the property legally described on the attached Exhibit "A".

The undersigned property owner has caused the Property described above to be subdivided into lots to be known as "**Grover Woods Plat 2**". The undersigned further acknowledges and certifies that the subdivision of said **Grover Woods Plat 2** is with its consent and in accordance with its desires.

HRC Grover Woods, LLC does hereby dedicate to the electric company or companies, the natural gas company or companies, the telephone company or companies, the cable television company or companies and the data transmission company or companies serving the City of Des Moines, Iowa, the perpetual public utility easements for underground electrical, natural gas, telephone, cable television utility services, and data transmission utility services that are shown on the recorded Final Plat of **Grover Woods Plat 2**.

Dated this 29 day of September, 2022.

**HRC Grover Woods, LLC, Grantor**  
**By: Hubbell Realty Company, Managing Member**

By: [Signature]  
**Joseph F. Pietruszynski, Senior Vice President**

By: [Signature]  
**BJ Miller, Assistant Secretary**

STATE OF IOWA            )  
  ) SS.  
COUNTY OF DALLAS    )

On this 29 day of September 2022, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph F. Pietruszynski and BJ Miller, to me personally known, who, being by me duly sworn, did say that they are the Senior Vice President and Assistant Secretary, respectively, of Hubbell Realty Company, the Managing Member of HRC Grover Woods, LLC, an Iowa limited liability company.



[Signature]  
Notary Public in and for said State

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**GROVER WOODS PLAT 2**

A PART OF PARCEL '2019-204' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17561, PAGE 397, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, GROVER WOODS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES; THENCE SOUTH 66°53'56" WEST ALONG THE NORTHERLY LINE OF SAID GROVER WOODS PLAT 1, A DISTANCE OF 169.37 FEET; THENCE SOUTH 40°45'55" WEST CONTINUING ALONG SAID NORTHERLY LINE, 7.66 FEET TO THE NORTHWEST CORNER OF LOT 20, SAID GROVER WOODS PLAT 1; THENCE SOUTH 37°24'21" EAST ALONG THE WESTERLY LINE OF SAID GROVER WOODS PLAT 1, A DISTANCE OF 172.33 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 43.19 FEET AND WHOSE CHORD BEARS NORTH 59°44'47" EAST, 43.08 FEET; THENCE NORTH 66°53'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 121.99 FEET; THENCE SOUTH 37°15'02" EAST CONTINUING ALONG SAID WESTERLY LINE, 99.44 FEET; THENCE NORTH 52°44'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 42.00 FEET; THENCE SOUTH 37°15'02" EAST CONTINUING ALONG SAID WESTERLY LINE, 290.00 FEET; THENCE NORTH 75°37'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 15.43 FEET; THENCE NORTH 52°44'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 23.91 FEET; THENCE SOUTH 31°20'44" EAST CONTINUING ALONG SAID WESTERLY LINE, 166.15 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 327.00 FEET, WHOSE ARC LENGTH IS 21.93 FEET AND WHOSE CHORD BEARS NORTH 56°44'00" EAST, 21.93 FEET; THENCE SOUTH 35°11'17" EAST CONTINUING ALONG SAID WESTERLY LINE, 132.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 5781.56 FEET, WHOSE ARC LENGTH IS 12.95 FEET AND WHOSE CHORD BEARS SOUTH 45°05'33" WEST, 12.95 FEET; THENCE SOUTH 44°51'52" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 77.80 FEET TO THE SOUTH LINE OF SAID PARCEL '2019-204'; THENCE SOUTH 89°28'40" WEST ALONG SAID SOUTH LINE, 259.52 FEET; THENCE SOUTH 88°50'30" WEST CONTINUING ALONG SAID SOUTH LINE, 124.17 FEET; THENCE NORTH 0°31'20" WEST, 116.38 FEET; THENCE SOUTH 89°28'40" WEST, 21.41 FEET; THENCE NORTH 0°31'20" WEST, 156.00 FEET; THENCE SOUTH 89°28'40" WEST, 145.15 FEET; THENCE NORTH 2°21'34" EAST, 71.72 FEET; THENCE NORTH 63°38'50" WEST, 123.06 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 3.87 FEET AND WHOSE CHORD BEARS SOUTH 25°42'41" WEST, 3.87 FEET; THENCE

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THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Prepared by, and when recorded return to: Ashley N. Mleynek, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, (515) 280-2013

*SPACE ABOVE THIS LINE FOR RECORDER*

**MORTGAGEE'S CONSENT TO THE FINAL PLAT OF  
GROVER WOODS PLAT 2**

**KNOW ALL MEN BY THESE PRESENTS:** that, Iowa Trust & Savings Bank is the present owner of the Mortgagee's interest in that certain Mortgage, granted by HRC Grover Woods, LLC, an Iowa limited liability company to Iowa Trust & Savings Bank dated February 10, 2020 and filed for record in the Office of the Recorder for Polk County, Iowa on February 12, 2020 in Book 17698, Page 313, of the Polk County Records (the "Mortgage"), and, which Mortgage creates a lien on, among other property, the real property legally described as:

See attached Exhibit A;

which Property is to be platted into a subdivision to be known as "**Grover Woods Plat 2**", an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa. Iowa Trust & Savings Bank hereby acknowledges that the subdivision of the Property into lots in a plat to be known as **Grover Woods Plat 2** is with its consent and in accordance with its desire.

Dated this Sept day of 14, 2022.

Dated this 14<sup>th</sup> day of September, 2022.

**Iowa Trust & Savings Bank**

By: *Scott A. Menke*  
Name: Scott A. Menke  
Title: Executive Vice President

STATE OF IOWA            )  
  )  
COUNTY OF Polk        )        SS.

On this 14<sup>th</sup> day of September, 2022, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott A. Menke, to me personally known, who, being by me duly sworn, did say that he is the Executive Vice President of **Iowa Trust & Savings Bank** executing the within and foregoing instrument; that the instrument was signed on behalf of said bank corporation by authority of its Board of Directors.



*Jason M. Tuel*  
Notary Public in and for said State



**EXHIBIT A**  
**GROVER WOODS PLAT 2**  
**LEGAL DESCRIPTION**

A PART OF PARCEL '2019-204' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17561, PAGE 397, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, GROVER WOODS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES; THENCE SOUTH 66°53'56" WEST ALONG THE NORTHERLY LINE OF SAID GROVER WOODS PLAT 1, A DISTANCE OF 169.37 FEET; THENCE SOUTH 40°45'55" WEST CONTINUING ALONG SAID NORTHERLY LINE, 7.66 FEET TO THE NORTHWEST CORNER OF LOT 20, SAID GROVER WOODS PLAT 1; THENCE SOUTH 37°24'21" EAST ALONG THE WESTERLY LINE OF SAID GROVER WOODS PLAT 1, A DISTANCE OF 172.33 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 43.19 FEET AND WHOSE CHORD BEARS NORTH 59°44'47" EAST, 43.08 FEET; THENCE NORTH 66°53'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 121.99 FEET; THENCE SOUTH 37°15'02" EAST CONTINUING ALONG SAID WESTERLY LINE, 99.44 FEET; THENCE NORTH 52°44'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 42.00 FEET; THENCE SOUTH 37°15'02" EAST CONTINUING ALONG SAID WESTERLY LINE, 290.00 FEET; THENCE NORTH 75°37'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 15.43 FEET; THENCE NORTH 52°44'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 23.91 FEET; THENCE SOUTH 31°20'44" EAST CONTINUING ALONG SAID WESTERLY LINE, 166.15 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 327.00 FEET, WHOSE ARC LENGTH IS 21.93 FEET AND WHOSE CHORD BEARS NORTH 56°44'00" EAST, 21.93 FEET; THENCE SOUTH 35°11'17" EAST CONTINUING ALONG SAID WESTERLY LINE, 132.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 5781.56 FEET, WHOSE ARC LENGTH IS 12.95 FEET AND WHOSE CHORD BEARS SOUTH 45°05'33" WEST, 12.95 FEET; THENCE SOUTH 44°51'52" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 77.80 FEET TO THE SOUTH LINE OF SAID PARCEL '2019-204'; THENCE SOUTH 89°28'40" WEST ALONG SAID SOUTH LINE, 259.52 FEET; THENCE SOUTH 88°50'30" WEST CONTINUING ALONG SAID SOUTH LINE, 124.17 FEET; THENCE NORTH 0°31'20" WEST, 116.38 FEET; THENCE SOUTH 89°28'40" WEST, 21.41 FEET; THENCE NORTH 0°31'20" WEST, 156.00 FEET; THENCE SOUTH 89°28'40" WEST, 145.15 FEET; THENCE NORTH 2°21'34" EAST, 71.72 FEET; THENCE NORTH 63°38'50" WEST, 123.06 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 3.87 FEET AND WHOSE CHORD BEARS SOUTH 25°42'41" WEST, 3.87 FEET; THENCE NORTH 64°55'47" WEST,

253.96 FEET TO THE NORTHERLY LINE OF SAID PARCEL '2019-204'; THENCE NORTH 10°18'28" EAST ALONG SAID NORTHERLY LINE, 55.24 FEET; THENCE NORTH 28°39'48" EAST CONTINUING ALONG SAID NORTHERLY LINE, 181.38 FEET; THENCE NORTH 58°48'41" EAST CONTINUING ALONG SAID NORTHERLY LINE, 118.71 FEET; THENCE SOUTH 88°47'05" EAST CONTINUING ALONG SAID NORTHERLY LINE, 214.39 FEET TO SAID NORTHERLY LINE OF GROVER WOODS PLAT 1; THENCE SOUTH 30°55'38" WEST ALONG SAID NORTHERLY LINE, 67.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.47 ACRES (282,038 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Mayor and City Council  
City of Des Moines  
City Hall  
400 Robert D. Ray Dr., Suite B  
Des Moines, Iowa 50309

HRC Grover Woods, LLC  
6900 Westown Pkwy.  
West Des Moines, IA 50266

***RE: Platting Opinion - Grover Woods Plat 2***

December 20, 2022

Ladies and Gentlemen:

***I***

We have examined an Abstract of Title commencing with the Root of Title and ending with Abstract No. 112412-77 prepared by Iowa Title Company and certified that it reflects all matters up to November 15, 2022 at 6:00 A.M. and relating to the following property:

**See legal description set forth on Exhibit "A" attached hereto.**

**TO BE KNOWN AS GROVER WOODS PLAT 2.**

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

**HRC GROVER WOODS, LLC**

EXCEPT THAT we also find certain matters which could affect the right of the titleholder to sell the property or your right to keep it. Such matters are listed below and must be satisfactorily resolved before closing:

1. **REAL ESTATE TAXES.** Real estate taxes for fiscal year 2021-2022 (payable in 2022-2023) are as follows: Parcel No. 792321202004: 1st installment of \$199.00, paid; 2nd installment of \$199.00, paid.

2. **MORTGAGE.** There appears in the abstract the following mortgages:

a. Mortgage, Security Agreement and Fixture Financing Statement from HRC Grover Woods, LLC to Iowa Trust & Savings Bank, filed February 12, 2020 in Book 17698, Page 313 of the Polk County Recorder's Office, and given to secure credit in the amount of \$5,000,000.00. **This Mortgage is a lien on the property under examination and you must obtain the Mortgagee's consent to your new plat.**

3. **EASEMENT, COVENANTS, AND AGREEMENTS.** The following easements, covenants and restrictions are shown in the Polk County Recorder's Office:

a. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Grover Woods, Des Moines, Polk County, Iowa, filed May 20, 2020 in Book 17841, Page 113.

b. Off-Site Public Sanitary Sewer Easement to City of Des Moines, Iowa, filed September 10, 2020 in Book 18059, Page 390.

c. Off-Site Public Storm Sewer Easement to City of Des Moines, Iowa, filed September 10, 2020 in Book 18059, Page 395.

d. Off-Site Temporary Turnaround Easement to City of Des Moines, filed September 10, 2020 in Book 18059, Page 400. The Easement provides that it will expire when the easement area is replatted.

e. Permanent Easement for Sanitary Sewer Right-of-Way to City of Des Moines, filed November 29, 2001 in Book 9066, Page 889.

f. Access Connection/Entrance Permit with the Iowa Department of Transportation for Hubbell Avenue filed August 27, 2012 in Book 14410, Page 556.

g. Easements, setbacks and development notes set forth on Plat of Survey filed August 29, 2012 in Book 14417, Page 700.

h. Easements, setbacks and development notes as set forth on Plat of Survey of Parcel 2019-204 filed October 25, 2019 in Book 17561, Page 397.

4. **SEARCHES.** The abstracter has conducted ten-year judgment lien searches against HRC Grover Woods, LLC, and no liens are shown.

#### **GENERAL MATTERS.**

- a. This Opinion is prepared for purposes of complying with Section 354.11 of the Iowa Code (2022).
- b. This opinion does not cover matters which are not included in the abstract:
  - (1) Plat and boundary lines;
  - (2) Parties in possession;
  - (3) Special assessments not yet certified with the County Treasurer;
  - (4) Liens for charges for municipal services not yet certified with the County Auditor;
  - (5) Zoning ordinances;
  - (6) Personal property taxes against the titleholder in the county where the property is located, which are not assessed in the taxing district where the property is located;  
and
  - (7) Labor or material furnished on the property within the last ninety (90) days which might become subject to mechanic's liens.
  - (8) Utility easements.

Respectfully submitted,

**DENTONS DAVIS BROWN P.C.**



Sean M. Raisch

Title Guaranty No. 10692

**EXHIBIT "A"****Legal Description**

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★ Roll Call Number

22-1786

Date November 21, 2022

I, Linda Main, Chief Deputy City Clerk of the City of Des Moines, Iowa, do hereby certify that this is a true and correct copy of the original paper(s) filed in my office: IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal on this day of January, 2022. Linda Main, Chief Deputy City Clerk

Agenda Item Number

16

CONDITIONAL APPROVAL OF FINAL SUBDIVISION PLAT AND ACCEPTANCE OF SUBDIVISION BOND FOR GROVER WOODS PLAT 2

WHEREAS, the final subdivision plat entitled Grover Woods Plat 2 for property located in the vicinity of 4500 Hubbell Avenue, to be developed by HRC Grover Woods, LLC, 6900 Westown Parkway, West Des Moines, Iowa 50266, Steve Moseley, officer, was submitted to the Development Services Department on June 2, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the amended preliminary subdivision plat on December 5, 2019; and,

WHEREAS, the Planning and Urban Design Division has recommended conditional approval of the final subdivision plat, subject to acceptance of final legal documents by the City Legal Department; and,

WHEREAS, subject to the conditions identified below, the said subdivision plat conforms to Iowa Code Sections 355.8, 354.6, and 354.11, and said subdivision plat conforms to the standards and conditions set forth in Chapter 106 of the Municipal Code of the City of Des Moines, Iowa; and,

WHEREAS, the City Engineer has approved the amount of the security for subdivision improvements.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. It is hereby determined that the subdivision plat identified above conforms to the PlanDSM: Creating Our Tomorrow Plan and the subdivision, with the required installation of public improvements, will not unduly burden public improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
2. The subdivision plat entitled Grover Woods Plat 2 is hereby approved, and subdivision bond No. IAC593328 from Merchants Bonding Company (Mutual) in the amount of \$86,456.00 is hereby accepted as adequate security for the completion of the required public improvements including public sidewalk installation within the plat.
3. The City Clerk is hereby directed to hold this bond as security for the required public improvements until otherwise directed.





**Roll Call Number**

22-1786

**Agenda Item Number**

16

**Date** November 21, 2022

4. Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.
5. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the Developer for delivery to the County Recorder for recording by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Century Link Communications, Mid-American Energy, Mediacom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Development Services Department.
6. The Permanent Easements for public gas, overland flowage, sanitary sewer, storm sewer, public utility, temporary turnaround, and stormwater management that have been provided incident to said subdivision plat are hereby approved and accepted subject to the final approval of the City Legal Department, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on such agreement upon approval by the City Legal Department.

(Council Communication No. 22-542)

MOVED by Gatto to adopt. Second by Voss

FORM APPROVED:

/s/ Gary D. Goudelock Jr.  
Gary D. Goudelock Jr.  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER				✓
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1

MOTION CARRIED APPROVED

J. M. Franklin Cownie Mayor

**CERTIFICATE**

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Laura Baumgartner City Clerk

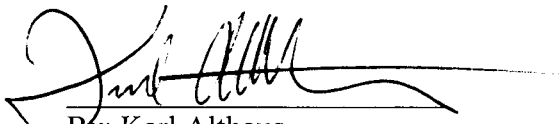
**Approval of Subdivision Plat Name**

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

GROVER WOODS PLAT 2

  
\_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

September 14, 2022  
Date

  
\_\_\_\_\_  
By: Karl Althaus

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# CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

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STATE OF IOWA            )  
  ) ss:  
COUNTY OF POLK        )

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I, Mary L. Wells, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

## GROVER WOODS PLAT 2 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,  
special assessments and special rates and charges.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain,  
Utilities or Buildings on Leased Land against

## HRC GROVER WOODS, LLC,


who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Wednesday, September 14, 2022 .

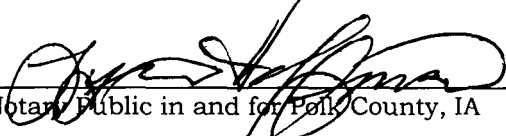
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MARY L. WELLS  
POLK COUNTY TREASURER

by   
  
(Treasurer's Seal)  
TREASURER  
IOWA

Subscribed and sworn to before me on this  
14 day of Sept., 2022.

by   
Notary Public in and for Polk County, IA  
(Notary Seal)

  
LYNN M HOFFMAN  
Commission Number 832343  
My Commission Expires  
6/3/24

PREPARED BY: Rebecca Lawrence, Property Description Specialist

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## EXHIBIT A

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