





Tallgrass – Polk County

Lot #	Lot Size (ac)	Price	Type	Features	Availability
Plat 1					
1	1.51	\$119,900	Walkout	Backs to timber/ creek	
2	1.83	\$129,900	Walkout	Backs to timber/ creek	
3	2.40	\$149,900	Walkout	Backs to timber/ creek	
4	5.95	\$189,900	Daylight	3+ acres of trees	
5	1.03	\$89,900	Standard	Great views	
6	2.07	\$79,900	Standard	Great views	
7	1.65	\$99,900	WO/DL	Great views	
8	1.65	\$99,900	Daylight	Great views	
9	1.67	\$89,900	Standard	Bordered by timber	

Prices may change.

Granger address but not in the City. Woodward Granger school district

Septic system and propane required, Xenia water and Mid American electric provided

Some lots may require additional shaping to walkout depending on house plan and location

Dimensions and actual site conditions should be verified by Buyer

Contact: Eric Grubb

975-7441

eric@solidgroundiowa.com

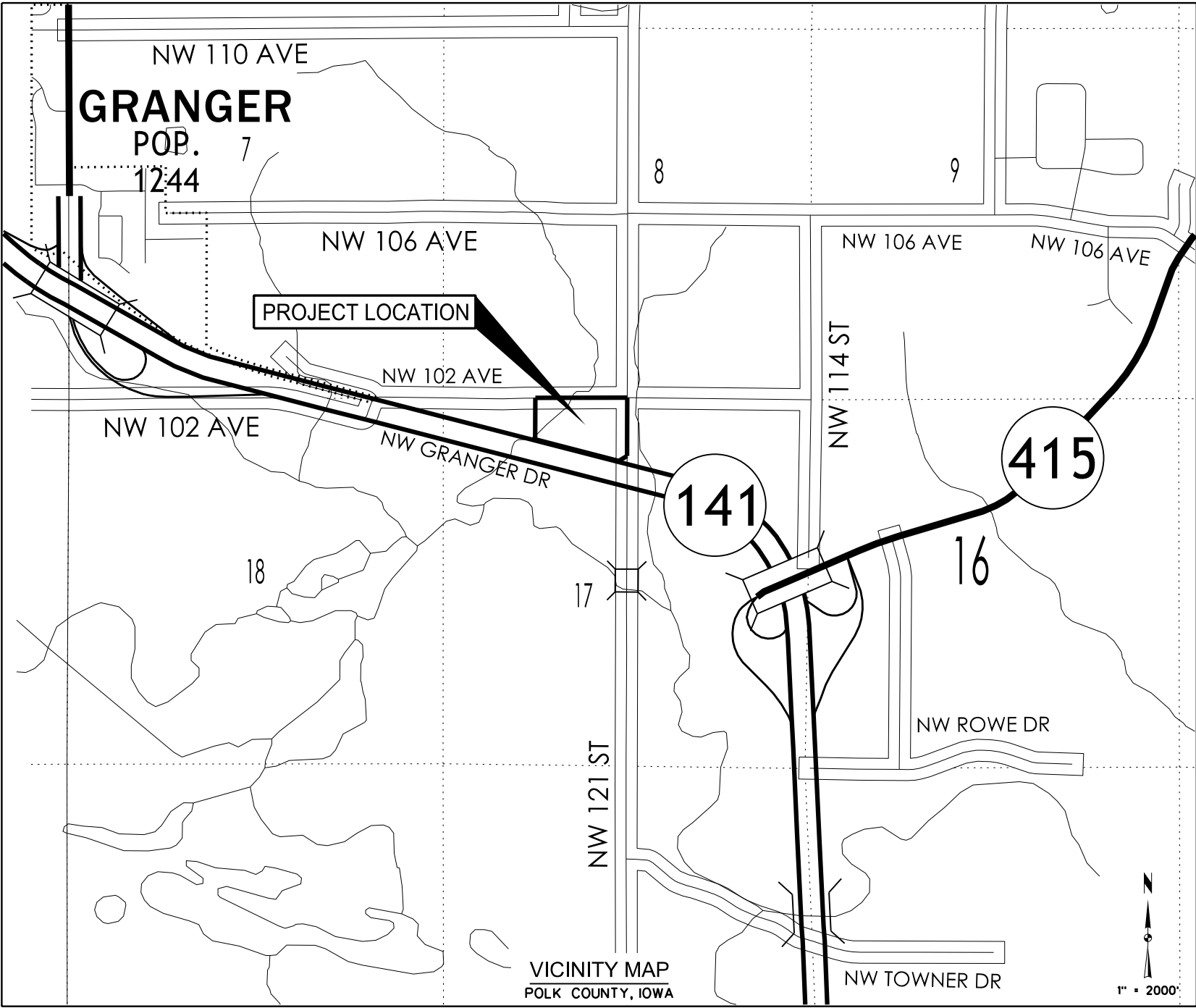
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AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
E.GRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
NE 1/4 NW 1/4
SECTION 17-80N-25W
REQUESTED BY:
TALLGRASS HOLDINGS
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

TALLGRASS PLAT 1
FINAL PLAT



PLAT DESCRIPTION

PARCEL 2016-200 AS FIELD IN BOOK 16297, PAGE 93, OF THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINS 22.34 ACRES (973,040 SF) AND BEING SUBJECT TO 2.09 ACRES (91,218 SF) OF ROADWAY EASEMENT.

PROPERTY SUBJECTED TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

TALLGRASS HOLDINGS, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IA 50325

ZONING

RURAL RESIDENTIAL DISTRICT

BULK REGULATIONS

SINGLE FAMILY LOT DEVELOPMENT:
MINIMUM LOT AREA - 40,000 SF
SETBACKS - 50' FRONT YARD
50' REAR YARD
15' SIDE YARD

NOTES

- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL LOT OWNER.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AS REQUIRED FOR THIS PROJECT.
- ALL MAILBOXES LOCATED IN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- WATER SERVICE TO THE SUBDIVISION SHALL BE PROVIDED BY XENIA RURAL WATER. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH WATER SERVICE RULES AND REGULATIONS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- STREET LOT A AND B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.
- NO INDIVIDUAL LOT ENTRANCE SHALL BE ALLOWED WITHIN 150 FEET FROM THE C-C INTERSECTION OF TWO PUBLIC ROADWAYS CONNECTING OUTSIDE THE PLAT OR WITHIN 70 FEET FROM THE C-C INTERSECTION OF TWO PUBLIC ROADWAYS WITHIN THE PLAT.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	+	
Calculated Point	•	
Control Point	⊙ CP	
Bench Mark	•	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	-----	
Section Line	----	
1/4 Section Line	----	
1/4 1/4 Section Line	----	
Easement Line	----	



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 Date _____
License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
Sheet 1-2

TALLGRASS PLAT 1

FINAL PLAT

POLK COUNTY, IA

SNYDER & ASSOCIATES, INC.

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

Project No: 116.0696

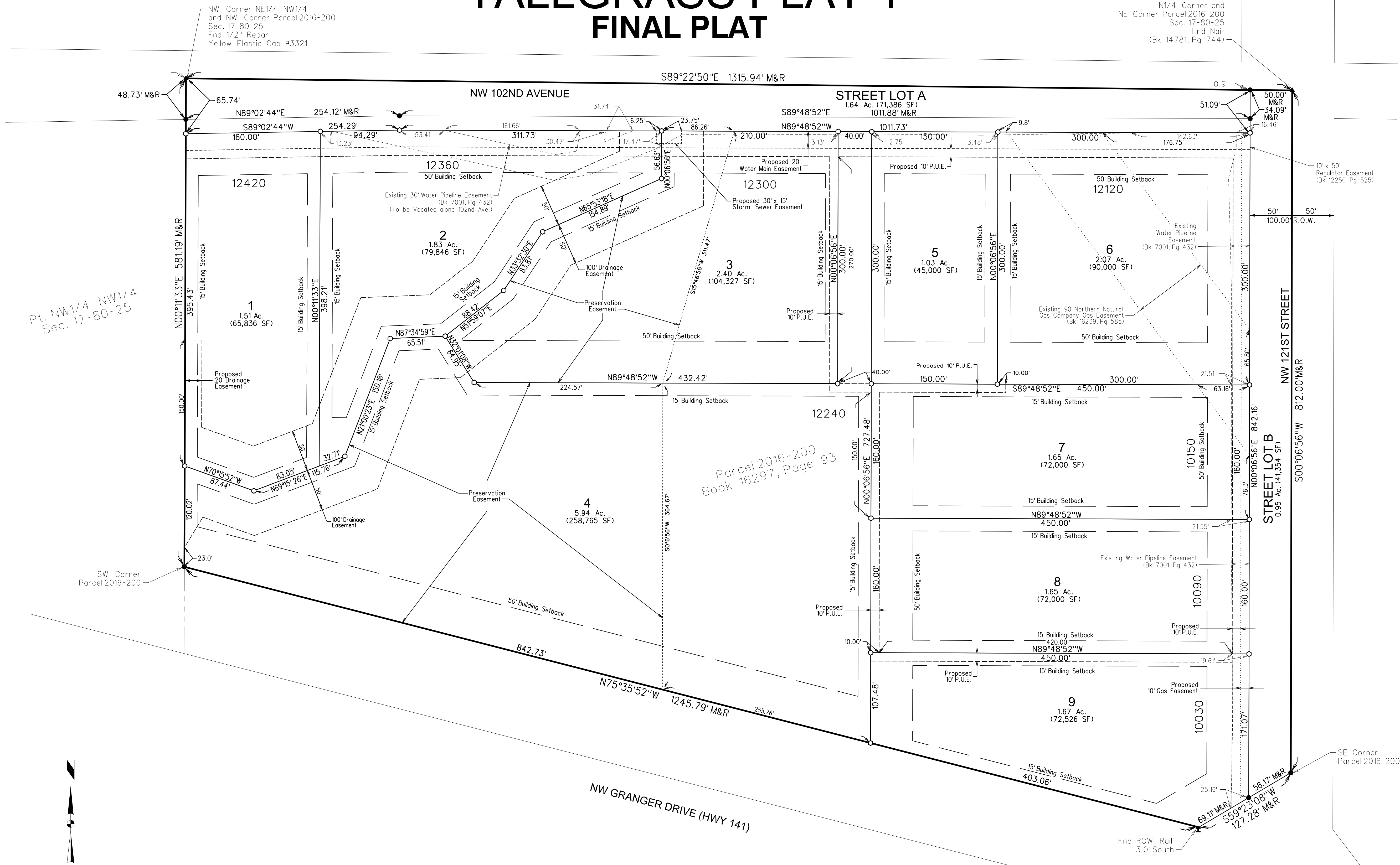
Sheet 1 of 2

MARK	REVISION	DATE	BY
Engineer:	EDC	12-28-17	EDG
Checked By:	RMM	12-28-17	EDG
Technician:			
Two-Range-Sec:	80N-25W-17		
Field Bk:	725	Pg. 63	
Project No:	116.0696		

Sheet 1 of 2

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TALLGRASS PLAT 1 FINAL PLAT



TALLGRASS PLAT 1

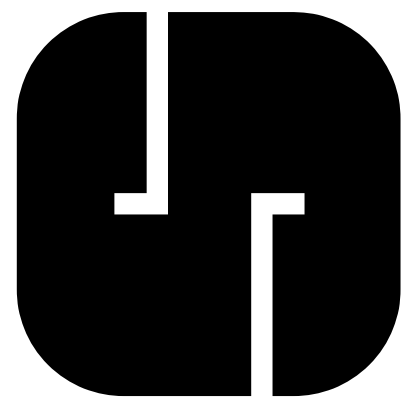
FINAL PLAT

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515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
EDC	Checked By: EDG	1" = 60'	
RMM	Date: 12-28-17	Field Bk: 725	Pg: 63
Two-Range-Set: 80N-25W-17			
Project No: 116.0696			
Sheet 2 of 2			



Project No: 116.0696

Sheet 2 of 2