

MAJOR PRELIMINARY PLAT

A PART OF LOT 2 AND OUTLOT 'X', DELBERT MILLS ACRES,
AN OFFICIAL PLAT AND THE SOUTHWEST QUARTER OF SECTION
16, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, ALL BEING IN POLK COUNTY, IOWA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GRIFFON POINT HOLDING LLC BERNADINE F MILLS
 1024 SE 80TH ST & 24982 182ND ST
 RUNNELLS, IA 50237-2171 SPIRIT LAKE, IA 51360-7338

OWNER CONTACT: KRISTOFER LOGUE
ARTISANCREST@GMAIL.COM
515-745-0250

2840, & 2876 SE 100TH STREET

EXISTING TAX PARCELS

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

135 DWELLINGS CALCULATED
8 BUILDABLE LOTS PROPOSED
3 OUTLOTS PROPOSED

MIDAMERICAN	
CONTACT: JAIME NEER	SOUTHEAST POLK RURAL WATER
PHONE: 515-252-6972	PHONE: 515-323-6244

RR – RURAL RESIDENTIAL DISTRICT

STANDARD SINGLE-FAMILY REGULATIONS:
MIN LOT SIZE: 40000 SF
MIN LOT WIDTH: 140'
SETRACKS:

SETBACKS:
FRONT: 50'
SIDE: 15'
REAR: 50'
MAXIMUM BUILDING COVERAGE 15%
MAXIMUM BUILDING HEIGHT 35'

ELECTRIC: MIDAMERICAN

WASTEWATER: ON-SITE WASTEWATER
TREATMENT SYSTEM

WATER: SOUTHEAST POLK RURAL
WATER

JANUARY 30, 2026

SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE 'A' AND ZONE 'X', AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FIRM 19153C0395F EFFECTIVE 2-1-2019.

LOT 1 -	2.24 ACRES	(97,701 S.F.)
LOT 2 -	1.35 ACRES	(58,650 S.F.)
LOT 3 -	2.07 ACRES	(90,293 S.F.)
LOT 4 -	3.69 ACRES	(160,527 S.F.)
LOT 5 -	4.19 ACRES	(182,390 S.F.)
LOT 6 -	4.32 ACRES	(188,000 S.F.)
LOT 7 -	2.75 ACRES	(119,792 S.F.)
LOT 8 -	1.01 ACRES	(43,862 S.F.)
OUTLOT 'X' -	49.88 ACRES	(2,172,871 S.F.)
OUTLOT 'Y' -	7.11 ACRES	(309,663 S.F.)
OUTLOT 'Z' -	72.04 ACRES	(3,137,898 S.F.)
STREET LOT 'A' -	0.73 ACRES	(31,634 S.F.)
TOTAL -	151.38 ACRES	(6,593,281 S.F.)

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, P.L.S. DATE

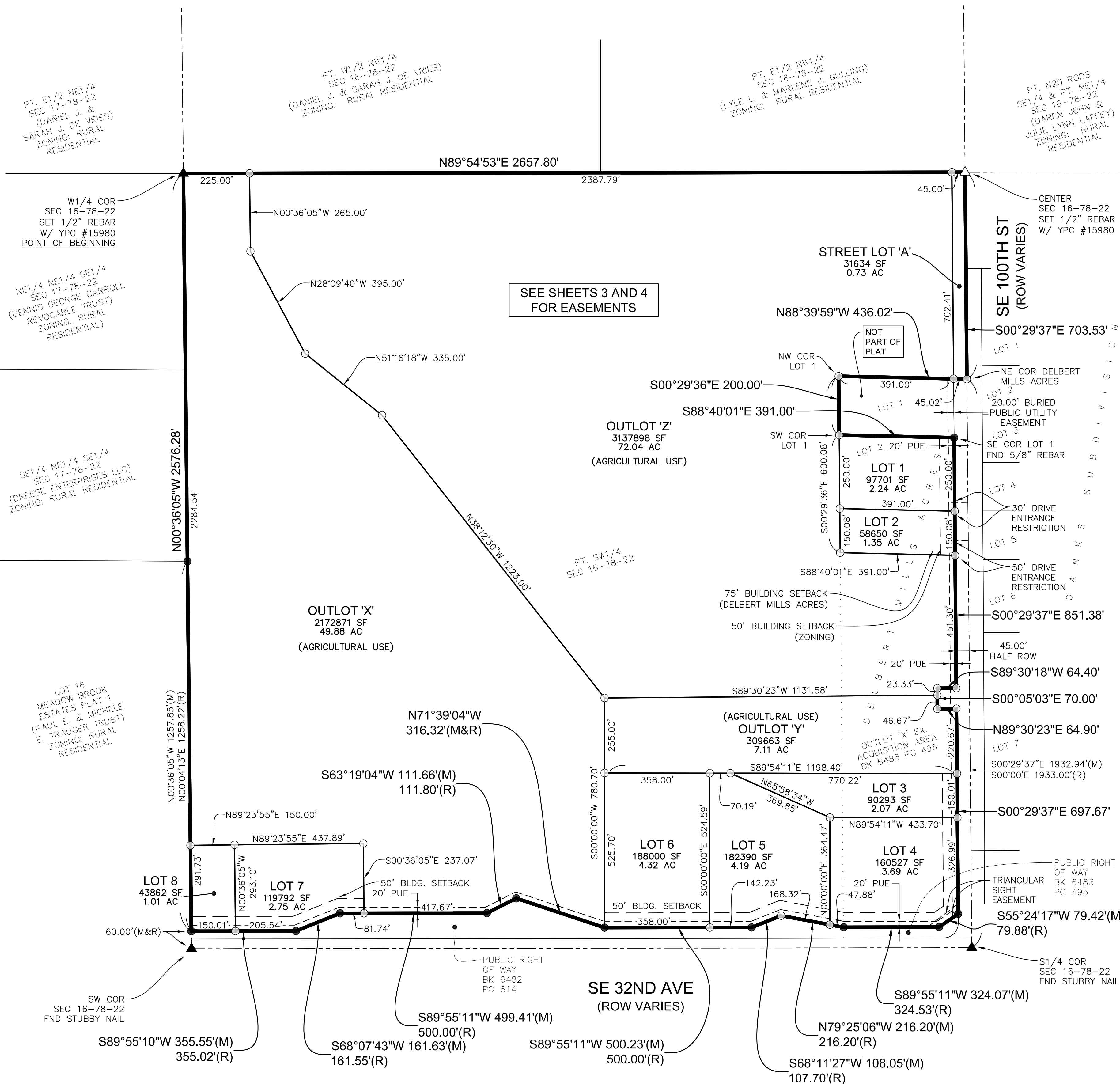
LICENSE NUMBER 15980

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-3

1. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
2. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
3. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
4. MAINTENANCE OF ALL OVERLAND FLOWAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
6. ANY DEVELOPMENT CUTOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
7. IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
8. EACH RESIDENCE BUILT IN THIS SUBDIVISION WILL NEED A SOIL TEST CONDUCTED BY A CERTIFIED SOIL ENGINEER. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
9. ANY ELEVATIONS SHOWN ARE NAVD88 WITH CONTOURS DEVELOPED FROM LIDAR AND FIELD SURVEY.
10. ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
11. ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
12. 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.
13. THE SUBJECT PROPERTY CURRENT LAND USE IS AGRICULTURAL.
14. STREET LOT 'A' SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES AT THE TIME OF FINAL PLAT.
15. OUTLOTS 'X', 'Y' AND 'Z' ARE UNBUILDABLE UNTIL FURTHER SUBDIVIDED.
16. ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAN 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTECHNICAL ENGINEER. NO FILL FROM HOMEOWNERS/HOMEBUILDERS SHALL BE ALLOWED ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.
17. DRIVEWAY ACCESS IS RESTRICTED TO THE SOUTH 30 FEET OF LOT 1 AND THE SOUTH 50 FEET OF LOT 2 OF THIS PLAT.



FILE: H:\2026\2601031\DWG\2601031-PRELIMINARY PLAT.DWG
FILE DATE: 3/17/26 DATE PLOTTED: 3/17/2026 3:49 PM
COMMENT:

REVIEWS		DATE
COUNTY COMMENTS		3-9-26
PREPARED		02/12/26

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

REVIEW:

TE

ENGINEER:



FON POINT ESTATES PLT 1
MAJOR PRELIMINARY PLAT

AI
POLK COUNTY, IOWA

1/3
2601.03
GA

		2	3	2601.031
GRIFFON POINT ESTATES PLT 1 MAJOR PRELIMINARY PLAT POLK COUNTY, IOWA				
 CIVIL DESIGN ADVANTAGE		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		
ENGINEER:	TECH:	REVIEW:		
		REVISIONS 		
		DATE: 02/12/26		

