

2025

# BOUNDARY SURVEY

413 6th AVENUE & 518 GRAND AVENUE  
DES MOINES, IOWA



NOT BE USED FOR RECORDING USE

### PREPARED FOR

SHIPLEY ASSOCIATES ARCHITECTS  
317 6th AVENUE, SUITE 1100  
DES MOINES, IOWA 50309  
(515) 244-1343

### PROPERTY OWNERS

**LOT 8**  
DEYER FOODS, INC  
6245 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
BOOK 3104, PAGE 182  
BOOK 3821, PAGE 41

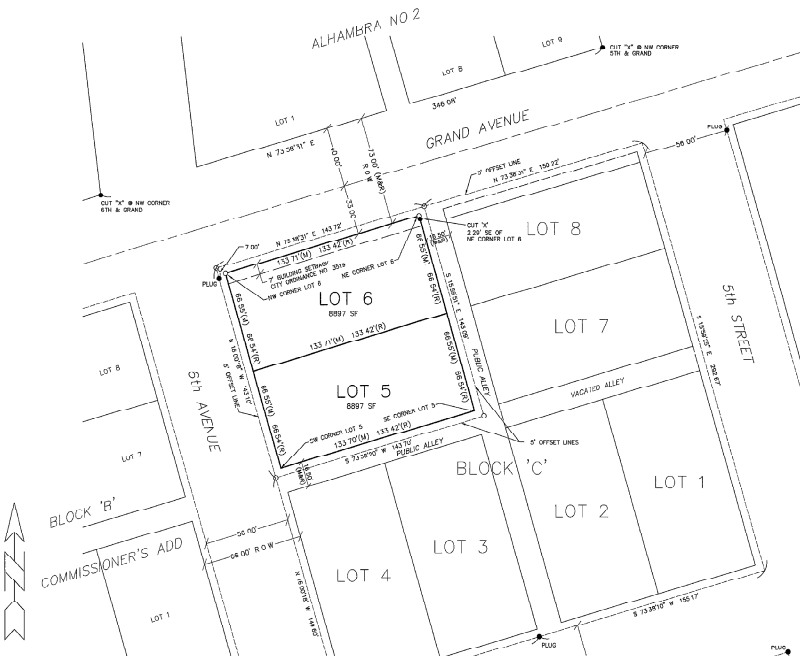
**LOT 6**  
GASSING MARKET, INC  
6245 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
BOOK 8560, PAGE 286

### PROPERTY DESCRIPTION

LOTS FIVE (5) AND SIX (6) IN BLOCK 'C' IN COMMISSIONER'S ADDITION, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

### SURVEYOR'S NOTES

- 1. CITY OF DES MOINES ORDINANCE NO. 3816, PASSED MARCH 30, 1926, ESTABLISHED A BUILDING LINE ON THE SOUTH SIDE OF GRAND AVENUE IN THIS AREA SUCH THAT NO BUILDING SHOULD BE ERECTED WITHIN 40 FEET OF THE CENTERLINE OF GRAND AVENUE.
- 2. THIS SURVEY WAS MADE TO DEFINE BOUNDARIES FOR NEW CONSTRUCTION BUILDINGS CURRENTLY LOCATED ON THE PROPERTY THAT ENDOACH INTO THE PUBLIC RIGHT-OF-WAY OR BEYOND THE BUILDING LINE ALONG GRAND AVENUE. IT IS THE UNDERSTANDING OF THE SURVEYOR THAT CURRENTLY EXISTING BUILDINGS ARE TO BE DEMOLISHED AND THEREFORE THESE POTENTIAL ENCROACHMENTS HAVE NOT BEEN MEASURED.
- 3. MONUMENTS WILL BE PLACED ON THE 6-FOOT OFFSET LINE INTERSECTIONS AS SHOWN AND AT THE ACTUAL BOUNDARY CORNERS ALONG GRAND AVENUE AFTER BUILDING DEMOLITION AND NEW CONSTRUCTION ARE FINISHED.



## BOUNDARY SURVEY

REVISION	DATE	BY	FOR	LOCATION

SCALE	DATE	ORIGIN BY	DPI
1" = 40'	08/02/20		

PLAT BOOK	PAGE	FILE NO
		2025-00