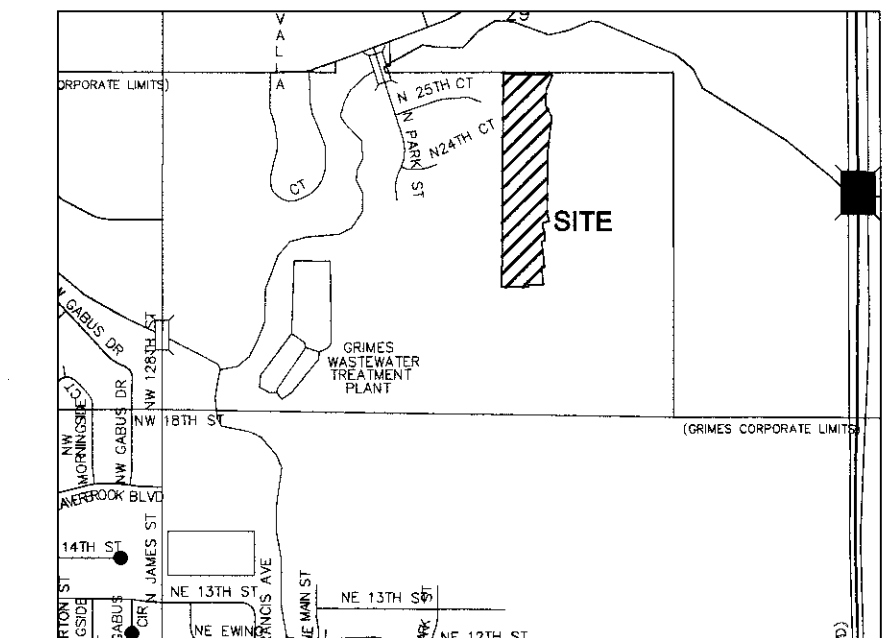


HERITAGE AT GRIMES PLAT 6 FINAL PLAT

SE 1/4 SECTION 29-80-25

Doc ID: 032498890013 Type: PLAT
Kind: PLAT
Recorded: 11/17/2017 at 03:13:48 PM
Fee Amt: \$67.50 Page: 3 of 13
Polk County, Iowa
JULIE W. HIGBERTY, RECORDER
FILE# 2017-00042077
BK 16729 PG 1-13



INDEX LEGEND:

BRIEF DESCRIPTION:
PART OF THE NW 1/4 OF THE SE 1/4 OF THE OF SECTION 29, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 29 ALL IN TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF GRIMES, POLK COUNTY, IOWA.

OWNER/PREPARED FOR:
HERITAGE AT GRIMES, LLC.
PO BOX 542016
OMAHA, NE 68154

PREPARED BY:
LARRY D. HYLER
BISHOP ENGINEERING CO., INC.
3501 104TH STREET
URBANDALE, IOWA
50322

PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF PARCEL K AS RECORDED IN BOOK 11866 AT PAGE 944, AND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29 ALL IN TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF GRIMES, POLK COUNTY, IOWA. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

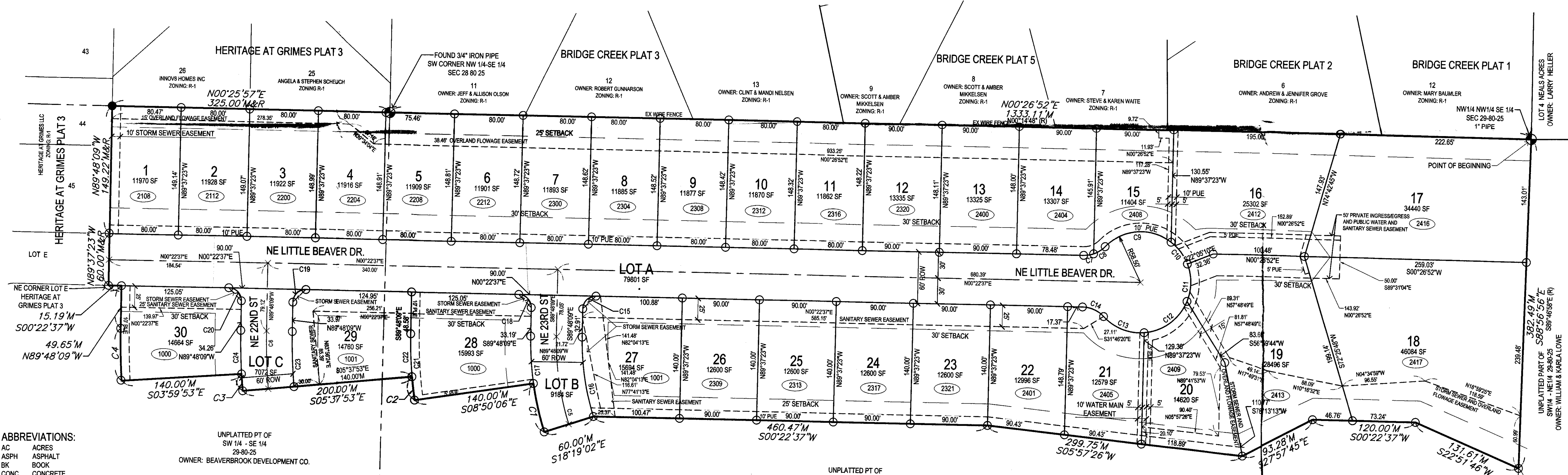
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 SAID POINT BEING THE NORTHEAST CORNER OF LOT 12, BRIDGE CREEK PLAT 1, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE S88°56'56"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 382.49 FEET; THENCE S22°51'48"W, A DISTANCE OF 131.61 FEET; THENCE S00°22'37"W, A DISTANCE OF 120.00 FEET; THENCE S27°57'45"E, A DISTANCE OF 93.28 FEET; THENCE S05°57'26"W, A DISTANCE OF 299.75 FEET; THENCE S00°22'37"W, A DISTANCE OF 460.47 FEET; THENCE S18°19'02"E, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 57.93 FEET, SAID CURVE HAVING A CHORD BEARING OF S76°29'26"W AND A CHORD LENGTH OF 57.86 FEET; THENCE S08°50'06"E, A DISTANCE OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG A 490.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 27.39 FEET, SAID CURVE HAVING A CHORD BEARING OF S82°46'01"W AND A CHORD LENGTH OF 27.40 FEET; THENCE SOUTHWESTERLY ALONG A 680.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 19.67 FEET, SAID CURVE HAVING A CHORD BEARING OF S88°05'59"W AND A CHORD LENGTH OF 19.67 FEET; THENCE S03°59'53"E, A DISTANCE OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG A 830.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 60.78 FEET, SAID CURVE HAVING A CHORD BEARING OF S88°05'59"W AND A CHORD LENGTH OF 60.77 FEET; THENCE N89°48'09"W, A DISTANCE OF 49.65 FEET; THENCE S00°22'37"W, A DISTANCE OF 15.19 FEET TO THE NORTHEAST CORNER OF LOT E, HERITAGE AT GRIMES PLAT 3, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N89°37'23"W ALONG THE NORTH LINE OF SAID LOT E, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 45 IN SAID HERITAGE AT GRIMES PLAT 3; THENCE N89°48'09"W ALONG THE NORTH LINE OF LOT 45 AND LOT 44 IN SAID HERITAGE AT GRIMES PLAT 3, A DISTANCE OF 149.22 FEET TO THE SOUTHEAST CORNER OF LOT 26 IN SAID HERITAGE AT GRIMES PLAT 3; THENCE N00°25'57"E ALONG THE EAST LINE OF LOT 26 AND LOT 25 IN SAID HERITAGE AT GRIMES PLAT 3, A DISTANCE OF 325.00 FEET TO THE SOUTHEAST CORNER OF BRIDGE CREEK PLAT 3, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°25'57"E ALONG THE EAST LINE OF BRIDGE CREEK PLAT 3, BRIDGE CREEK PLAT 5, BRIDGE CREEK PLAT 2, AND BRIDGE CREEK PLAT 1, ALL OFFICIAL PLATS, GRIMES, POLK COUNTY, IOWA, A DISTANCE OF 1333.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 12.96 ACRES.

PROPOSED ZONING:
PUD: PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING:
SINGLE FAMILY TYPE II (PER PLANNED UNIT DEVELOPMENT)
BUILDING SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 7 FEET ONE SIDE, 14 FEET COMBINED TOTAL
REAR YARD = 25 FEET

- GENERAL NOTES:**
- LOTS A THROUGH CARE STREET LOTS TO BE DEDICATED TO THE CITY OF GRIMES.
 - ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
 - BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83- IOWA SOUTH)
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 5,000 FEET.
 - ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID #14775 OR AS NOTED.
 - ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.

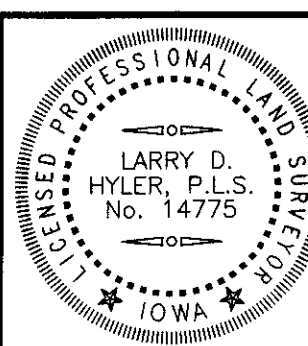
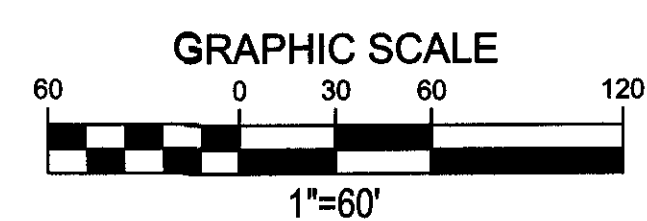
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	57.93	350.00	57.86	S76°29'26"W	9°28'57"
C2	27.40	490.00	27.39	S82°46'01"W	3°12'13"
C3	19.67	680.00	19.67	S85°11'07"W	1°38'00"
C4	60.78	830.00	60.77	S88°05'59"W	4°11'45"
C5	103.41	320.00	102.96	N80°56'24"E	18°30'54"
C6	11.74	34.50	11.68	N09°22'22"W	19°29'58"
C7	11.74	34.50	11.68	N09°22'22"W	19°29'58"
C8	16.01	34.50	15.87	N32°29'01"W	26°35'20"
C9	83.98	58.50	76.95	S04°35'13"E	82°14'56"
C10	32.04	58.50	31.64	S52°13'32"W	31°22'36"
C11	44.41	58.50	43.36	S89°39'50"W	43°30'00"
C12	64.77	58.50	61.51	N36°51'58"W	63°26'23"
C13	52.70	58.50	50.93	N20°39'34"E	51°38'42"
C14	27.75	34.50	27.01	S23°25'16"W	46°05'18"
C15	93.71	290.00	93.31	N80°56'24"E	18°30'54"
C16	55.18	350.00	55.12	N85°40'53"E	9°01'57"
C17	23.51	15.00	21.18	S45°17'14"W	89°49'14"
C18	49.85	490.00	49.83	N87°16'59"E	5°49'44"
C19	49.85	490.00	49.83	N87°16'59"E	5°49'44"
C20	64.09	630.00	64.07	N87°16'59"E	5°49'44"
C21	50.53	690.00	50.52	N88°05'59"E	4°11'45"



ABBREVIATIONS:
AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
P PLATTED DISTANCE
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUF PUBLIC UTILITY EASEMENT
R RECORDED DIMENSION
ROW RIGHT OF WAY
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST

UNPLATTED PT OF SW 1/4 - SE 1/4 29-80-25
OWNER: BEAVERBROOK DEVELOPMENT CO.

LEGEND:
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
○ SECTION CORNER - FOUND AS NOTED
○ PREVIOUSLY RECORDED
○ YPC YELLOW PLASTIC CAP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY 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.
SIGNED: *Larry D. Hyler* DATE: 11-16-2017
LARRY D. HYLER, P.L.S. No. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

AREAS BY QUARTER - QUARTER:
NW 1/4 - SE 1/4 10.64 ACRES
SW 1/4 - SE 1/4 2.32 ACRES

HERITAGE AT GRIMES PLAT 6 GRIMES, IA

REFERENCE NUMBER: 120101-4
DRAWN BY: BA
CHECKED BY: LDH
REVISION DATE:
PROJECT NUMBER: 120101-11
SHEET NUMBER: 1 OF 1

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