HERITAGE AT GRIMES PLAT 4 FINAL PLAT

CITY OF GRIMES, POLK COUNTY, IOWA

Doc ID: 031376340012 Type: PLT
Kind: PLAT
Recorded: 11/10/2016 at 12:25:36 PM
Fee Amt: $92.00 Page 1 of 12
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2016-00043724
BK 16265 PG 315-326

OWNER / PREPARED FOR:
HERITAGE AT GRIMES, LLC.
1650 SE 37TH ST
GRIMES, IOWA 50111

SURVEYOR:
BISHOP ENGINEERING
ATTN: LARRY HYLER
3501 104TH ST
URBANDALE, IA 50322
PH: (515) 276-0467

ZONING:
PUD: PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING:
SINGLE FAMILY TYPE 1 (PER PLANNED UNIT DEVELOPMENT)
BUILDING SETBACKS PER PUD:
FRONT YARD = 30 FEET*
SIDE YARD = 7 FEET ONE SIDE, 14 FEET* COMBINED TOTAL
REAR YARD = 25 FEET*

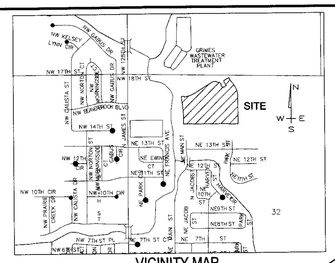
*ALL SETBACKS ARE MEASURED TO STREET RIGHT OF WAY EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE

BENCHMARK:
CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NORTH JAMES ST BY THE NW CORNER OF LOT ADDRESS 1605.
ELEVATION = 924.41 NAVD 1988

CITY BENCHMARK G6A-001: ARROWHEAD ON FIRE HYDRANT LOCATED AT THE NE CORNER OF THE NE 13TH ST & N JAMES ST INTERSECTION.
ELEVATION = 930.66 NAVD 1988

GENERAL NOTES:
1. LOTS "A" THROUGH "E" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF GRIMES.
2. ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
3. BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
4. 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 1' IN 5,000 FEET.
5. ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
6. ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.
7. LOTS 1 THROUGH 15, 30 THROUGH 37, 46 THROUGH 51, AND LOTS 59 AND 60 ARE WITHIN 1000 FEET OF THE WASTEWATER TREATMENT FACILITY. REFER TO MINIMUM SEPERATION DISTANCE WAIVER AGREEMENT RECORDED IN BOOK 16190 AT PAGE 974.

MINIMUM PROTECTION ELEVATION NOTES [APPLIES TO ALL LOTS]:
1. MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR CERTIFICATION DOES NOT COVER ANY ELEVATIONS SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE NOTES APPLY TO ALL LOTS, WITH OR WITHOUT MPE'S.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM THE HOUSE AND CONVEYED TO THE DRAINAGE SWALES OR STREETS WITHOUT ADVERSELY EFFECTING NEIGHBORING PROPERTIES.
4. LOTS WITH MPE'S NOTED WITH AN ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
5. MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
6. MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
7. MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
8. FOR LOTS WITH DIRECTIONS IN BRACKETS, THE MPE APPLIES IN THE LOCATION SHOWN IN BRACKETS. FOR EXAMPLE [NE] APPLIES TO THE NORTHEAST SIDE OF THE LOT.
9. HOMEBUILDERS SHALL COMPLY WITH CITY ORDINANCES AND POLICIES FOR MINIMUM PROTECTION ADJACENT TO DRAINAGE WAYS.

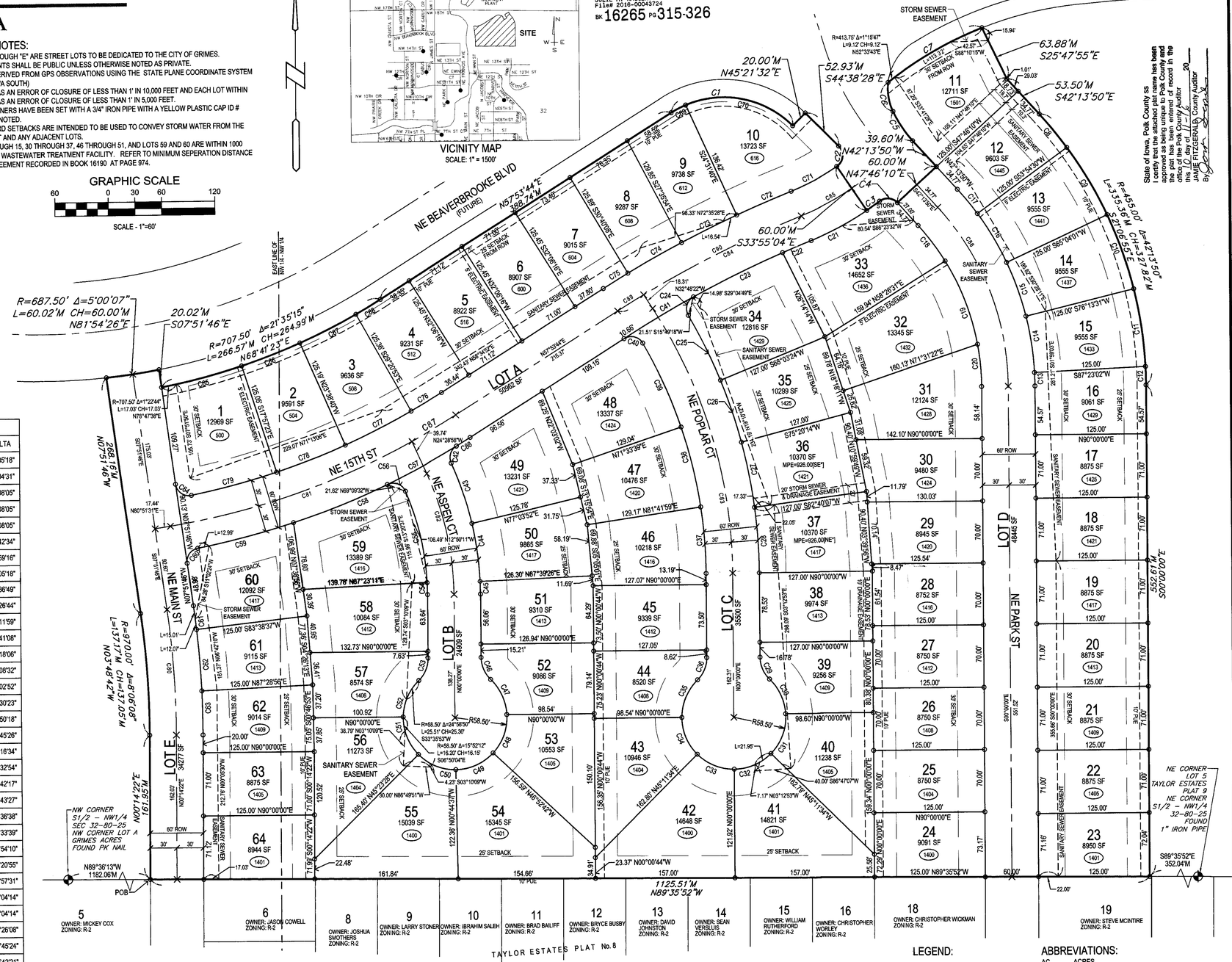


VICINITY MAP
SCALE: 1" = 1500'

GRAPHIC SCALE
60 0 30 60 120
SCALE - 1"=60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	148.72	110.00	137.65	S83°22'22"E	77°27'49"
C2	26.37	15.00	23.10	S05°43'14"W	100°43'24"
C3	17.66	330.00	17.66	N54°32'57"E	3°03'57"
C4	22.19	15.00	20.22	S84°36'26"E	84°45'11"
C5	40.02	133.50	39.87	N33°38'35"W	17°10'31"
C6	33.48	60.00	33.05	N09°04'09"W	31°58'23"
C7	122.44	413.75	122.00	N60°24'30"E	16°57'20"
C8	48.75	455.00	48.73	N39°09'40"W	6°08'21"
C9	88.61	455.00	88.47	N30°30'44"W	11°09'30"
C10	88.61	455.00	88.47	N19°21'14"W	11°09'30"
C11	88.61	455.00	88.47	N08°11'43"W	11°09'30"
C12	20.78	455.00	20.77	N01°18'29"W	2°36'58"
C13	15.07	330.00	15.07	N01°18'29"W	2°36'58"
C14	64.27	330.00	64.17	N08°11'43"W	11°09'30"
C15	64.27	330.00	64.17	N19°21'14"W	11°09'30"
C16	64.27	330.00	64.17	N30°30'44"W	11°09'30"
C17	35.36	330.00	35.34	N39°09'40"W	6°08'21"
C18	50.29	270.00	50.22	N36°53'39"W	10°40'22"
C19	101.03	270.00	100.44	N20°50'17"W	21°26'23"
C20	47.68	270.00	47.62	N05°03'33"W	10°07'05"
C21	71.12	330.00	70.98	N62°15'23"E	12°20'55"
C22	34.86	1235.00	34.86	S67°37'19"W	1°37'02"
C23	111.89	1235.00	111.85	S64°13'04"W	5°11'27"
C24	23.98	15.00	21.51	S15°49'18"W	91°36'07"
C25	81.35	580.00	81.28	N25°57'41"W	8°02'10"
C26	73.70	580.00	73.65	N18°18'11"W	7°16'50"
C27	74.21	580.00	74.16	N10°59'49"W	7°19'53"
C28	74.21	580.00	74.16	N03°39'56"W	7°19'53"
C29	27.75	34.50	27.01	S23°02'39"E	46°05'17"
C30	43.66	58.50	42.66	N24°42'25"W	42°45'46"
C31	49.14	58.50	47.71	N20°44'27"E	48°07'58"
C32	46.14	58.50	44.96	N67°24'13"E	45°11'34"
C33	46.14	58.50	44.96	S67°24'13"E	45°11'34"
C34	46.14	58.50	44.96	S22°12'39"E	45°11'34"
C35	46.66	58.50	45.44	S23°14'13"W	45°42'10"
C36	27.75	34.50	27.01	N23°02'39"E	46°05'18"
C37	75.33	520.00	75.26	N04°09'00"W	8°18'01"
C38	92.02	520.00	91.90	N13°22'11"W	10°08'20"
C39	103.96	520.00	103.78	N24°09'58"W	11°27'15"
C40	24.14	15.00	21.62	N75°59'56"W	92°12'40"
C41	80.34	1235.00	80.32	S59°45'32"W	3°43'37"
C42	21.81	15.00	19.94	S17°23'32"W	83°19'37"
C43	71.23	360.00	71.11	N18°36'12"W	11°20'09"
C44	66.56	360.00	66.46	N07°38'21"W	10°35'34"
C45	14.72	360.00	14.72	N01°10'17"W	2°20'34"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C46	27.75	34.50	27.01	S23°02'39"E	46°05'18"
C47	43.98	58.50	42.95	N24°33'02"W	43°04'31"
C48	47.10	58.50	45.84	N20°03'16"E	46°08'05"
C49	47.10	58.50	45.84	N66°11'21"E	46°08'05"
C50	47.10	58.50	45.84	S67°40'35"E	46°08'05"
C51	46.67	58.50	45.44	S21°45'15"E	45°42'34"
C52	45.93	58.50	44.78	S23°35'40"W	44°59'16"
C53	27.75	34.50	27.01	N23°02'39"E	46°05'18"
C54	13.68	300.00	13.68	N01°18'24"W	2°36'49"
C55	107.05	300.00	106.49	N12°50'11"W	20°26'44"
C56	24.14	15.00	21.62	N69°09'32"W	92°11'59"
C57	88.81	895.00	88.78	N61°53'54"E	5°41'08"
C58	114.06	895.00	113.98	N68°23'32"E	7°18'06"
C59	111.57	895.00	111.49	N75°36'50"E	7°08'32"
C60	22.79	15.00	20.66	S35°39'40"W	87°02'52"
C61	27.08	1030.00	27.08	N07°06'34"W	1°30'23"
C62	69.00	1030.00	68.99	N04°26'13"W	3°50'18"
C63	49.57	1030.00	49.56	N01°08'21"W	2°45'26"
C64	24.42	15.00	21.81	S54°30'04"E	93°16'34"
C65	93.21	707.50	93.14	N75°42'33"E	7°32'54"
C66	70.44	707.50	70.41	N69°04'57"E	5°42'17"
C67	70.68	707.50	70.65	N63°22'05"E	5°43'27"
C68	32.24	707.50	32.23	N59°12'03"E	2°36'38"
C69	18.36	110.00	18.33	S62°40'33"W	9°33'39"
C70	130.36	110.00	122.87	N78°35'33"W	67°54'10"
C71	58.19	270.00	58.08	N62°15'23"E	12°20'55"
C72	66.87	1295.00	66.86	S66°57'05"W	2°57'31"
C73	69.40	1295.00	69.39	S63°56'13"W	3°04'14"
C74	69.40	1295.00	69.39	S60°51'59"W	3°04'14"
C75	32.45	1295.00	32.45	S58°36'48"W	1°26'08"
C76	40.17	835.00	40.17	N59°16'25"E	2°45'24"
C77	83.15	835.00	83.12	N63°30'18"E	5°42'21"
C78	82.86	835.00	82.83	N69°12'03"E	5°41'10"
C79	99.35	835.00	99.29	N75°27'08"E	6°49'01"
C80	141.41	1000.00	141.29	N03°48'42"W	8°06'08"
C81	289.07	865.00	287.72	N71°17'07"E	19°08'50"
C82	141.01	330.00	139.94	N12°14'29"W	24°28'58"
C83	314.92	550.00	310.63	N16°24'11"W	32°48'22"
C84	232.60	1265.00	232.27	N63°09'47"E	10°32'07"
C85	64.66	300.00	64.53	N62°15'23"E	12°20'55"
C86	221.12	300.00	216.15	S21°06'55"E	42°13'50"
C87	57.61	865.00	57.60	N59°48'13"E	3°48'58"
C88	18.12	895.00	18.12	N58°28'32"E	1°09'37"
C89	34.45	1265.00	34.45	N58°40'32"E	1°33'38"
C90	198.15	1265.00	197.94	N63°56'36"E	8°58'29"



PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., GRIMES, POLK COUNTY, IOWA; ALL LYING WITHIN PARCEL K AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11866 AT PAGE 944 SAID IRREGULAR SHAPED PORTION OF LAND IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 TAYLOR ESTATES PLAT No. 8, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA; THENCE N00°14'22"E, A DISTANCE OF 161.95 FEET; THENCE NORTHWESTERLY ALONG A 970.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 137.17 FEET, SAID CURVE HAVING A CHORD BEARING OF N03°48'42"W AND A CHORD LENGTH OF 137.05 FEET; THENCE N07°51'46"W, A DISTANCE OF 268.16 FEET; THENCE NORTHEASTERLY ALONG A 687.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 60.02 FEET, SAID CURVE HAVING A CHORD BEARING OF N81°54'26" E AND A CHORD LENGTH OF 60.00 FEET; THENCE S07°51'46"E, A DISTANCE OF 20.02 FEET; THENCE NORTHEASTERLY ALONG A 707.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 266.57 FEET, SAID CURVE HAVING A CHORD BEARING OF N68°41'23"E AND A CHORD LENGTH OF 264.99 FEET; THENCE N57°53'44"E, A DISTANCE OF 388.74 FEET; THENCE SOUTHEASTERLY ALONG A 110.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 148.72 FEET, SAID CURVE HAVING A CHORD BEARING OF S83°22'22"E AND A CHORD LENGTH OF 137.65 FEET; THENCE N45°21'32"E, A DISTANCE OF 20.00 FEET; THENCE S44°38'28"E, A DISTANCE OF 52.93 FEET; THENCE SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 26.37 FEET, SAID CURVE HAVING A CHORD BEARING OF S05°43'14"W AND A CHORD LENGTH OF 23.10 FEET; THENCE S33°55'04"E, A DISTANCE OF 60.00 FEET; THENCE NORTHEASTERLY ALONG A 330.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 17.66 FEET, SAID CURVE HAVING A CHORD BEARING OF N54°32'57"E AND A CHORD LENGTH OF 17.66 FEET; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 22.19 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°36'26" E AND A CHORD LENGTH OF 20.22 FEET; THENCE N47°46'10"E, A DISTANCE OF 60.00 FEET; THENCE N42°13'50"W, A DISTANCE OF 39.60 FEET; THENCE NORTHWESTERLY ALONG A 133.50 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 40.02 FEET, SAID CURVE HAVING A CHORD BEARING OF N33°38'35"W AND A CHORD LENGTH OF 39.87 FEET; THENCE NORTHEASTERLY ALONG A 60.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 33.48 FEET, SAID CURVE HAVING A CHORD BEARING OF N09°04'09"W AND A CHORD LENGTH OF 33.05 FEET; THENCE NORTHEASTERLY ALONG A 413.75 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 122.44 FEET, SAID CURVE HAVING A CHORD BEARING OF N60°24'30"E AND A CHORD LENGTH OF 122.00 FEET; THENCE S25°47'55"E, A DISTANCE OF 63.88 FEET; THENCE S42°13'50"E, A DISTANCE OF 53.50 FEET; THENCE SOUTHEASTERLY ALONG A 455.00 RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 335.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S21°06'55"E AND A CHORD DISTANCE OF 327.82 FEET; THENCE S00°00'00"E, A DISTANCE OF 552.61 FEET TO THE NORTH LINE OF SAID TAYLOR ESTATES PLAT No. 8; THENCE N89°35'52"W ALONG THE NORTH LINE OF SAID TAYLOR ESTATES PLAT No. 8, A DISTANCE OF 1125.51 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 19.75 ACRES.

LEGEND:
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- CUT "X" IN PAVEMENT
- ADDRESS
- PLAT CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MIN PROTECTION ELEVATION
SF	SQUARE FOOTAGE

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LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — 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.

SIGNED: Larry D. Hyler DATE: 10-27-2016
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1

State of Iowa, Polk County ss
I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor
Dated this 10th day of November, 20 16
JAMIE FITZGERALD, County Auditor
By: Deputy

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

HERITAGE AT GRIMES PLAT 4
GRIMES, IA
FINAL PLAT

REFERENCE NUMBER: 120101-4
DRAWN BY: JMR
CHECKED BY: JEJ
REVISION DATE:
PROJECT NUMBER: 120101-9
SHEET NUMBER: 1 OF 1

M:\LAND PROJECTS 2012\120101-9 (PLAT 4)\DWG\FINAL PLAT.DWG 10/27/2016 11:09:59 AM