Doc ID: 033785450012 Type: PLT
Kind: PLAT
Recorded: 03/08/2019 at 01:39:55 PM
Fee Amt: $62.00 Page 1 of 12
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2018-00064090
BK 17255 PG 941-952

HERITAGE AT GRIMES PLAT 7

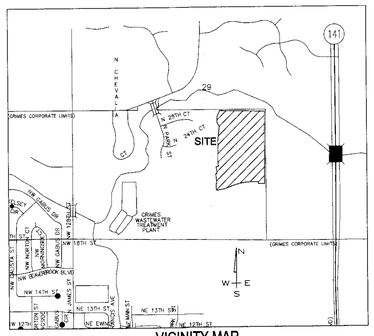
CITY OF GRIMES, POLK COUNTY, IOWA

INDEX LEGEND:

BRIEF DESCRIPTION:
PARCEL K BOOK 11866 PAGE 944
NW 1/4 - SE 1/4 29-80-25
SW 1/4 - SE 1/4 29-80-25

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

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



VICINITY MAP
SCALE: 1" = 1500'

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:

COMMENCING 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 TO THE POINT OF BEGINNING: THENCE CONTINUING S88°56'56"E ALONG SAID NORTH LINE, A DISTANCE OF 924.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE S00°03'35"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1322.39 FEET; THENCE S00°11'57"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 164.87 FEET; THENCE N90°00'00"W, A DISTANCE OF 137.55 FEET; THENCE N00°13'09"E, A DISTANCE OF 37.00 FEET; THENCE N90°00'00"W, A DISTANCE OF 115.71 FEET; THENCE SOUTHWESTERLY ALONG A 1170.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 485.49 FEET, SAID CURVE HAVING A CHORD BEARING OF S78°06'45"W AND A CHORD LENGTH OF 482.02 FEET; THENCE SOUTHWESTERLY ALONG A 830.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 286.49 FEET, SAID CURVE HAVING A CHORD BEARING OF S76°06'49"W AND A CHORD LENGTH OF 285.07 FEET; THENCE N03°59'53"W, A DISTANCE OF 140.00 FEET; THENCE NORTHEASTERLY ALONG A 697.60 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 19.67 FEET, SAID CURVE HAVING A CHORD BEARING OF N85°11'07"E AND A CHORD LENGTH OF 19.67 FEET; THENCE N05°37'53"W, A DISTANCE OF 200.00 FEET; THENCE NORTHEASTERLY ALONG A 492.15 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 27.40 FEET, SAID CURVE HAVING A CHORD BEARING OF N82°46'01"E AND A CHORD LENGTH OF 27.39 FEET; THENCE N08°50'06"W, A DISTANCE OF 140.00 FEET; THENCE NORTHEASTERLY ALONG A 350.21 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 57.92 FEET, SAID CURVE HAVING A CHORD BEARING OF N76°25'26"E AND A CHORD LENGTH OF 57.86 FEET; THENCE N18°19'02"W, A DISTANCE OF 60.00 FEET; THENCE N00°22'37"E, A DISTANCE OF 460.47 FEET; THENCE N05°57'26"E, A DISTANCE OF 299.75 FEET; THENCE N27°57'45"W, A DISTANCE OF 93.28 FEET; THENCE N00°22'37"E, A DISTANCE OF 120.00 FEET; THENCE N22°51'46"E, A DISTANCE OF 131.61 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 33.80 ACRES.

GENERAL NOTES:

1. LOTS "A" THROUGH "D" 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

PROPOSED ZONING:

PUD: R-4 (PLANNED UNIT DEVELOPMENT)
UNDERLYING ZONING:
SINGLE FAMILY TYPE I (PER PLANNED UNIT DEVELOPMENT)
BUILDING SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 7 FEET ONE SIDE, 14 FEET COMBINED TOTAL
REAR YARD = 25 FEET

ABBREVIATIONS:

AC	ACRES
BK	BOOK
CONC	CONCRETE
M	MEASURED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SF	SQUARE FEET
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

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: 3-6-2019
LARRY D. HYLER, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-3

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 7
GRIMES, POLK COUNTY, IOWA
FINAL PLAT

REFERENCE NUMBER: 120101-4, 120101-11
DRAWN BY: BA
CHECKED BY: LH
REVISION DATE: 1ST SUBMITTAL 6-1-2018, 2ND SUBMITTAL 6-20-18
PROJECT NUMBER: 120101-17
SHEET NUMBER: 1 OF 3

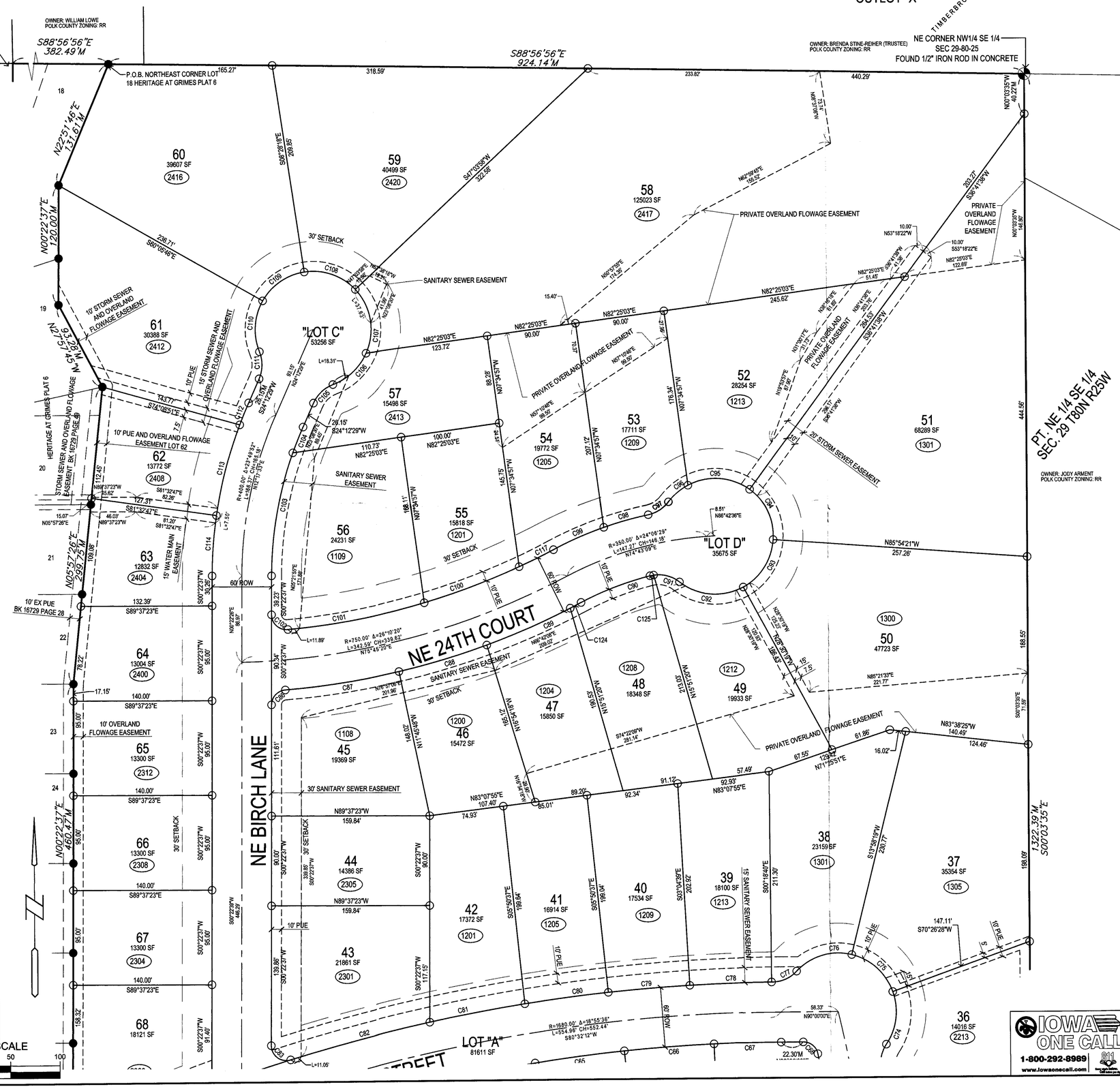
M:\LAND PROJECTS 2012\120101-17 (PLAT 7)\DWG\FINAL PLAT.DWG 3/6/2019 2:18:13 PM

HERITAGE AT GRIMES PLAT 7

FINAL PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	76.14	1170.00	76.12	S82°11'25"W	3°43'43"
C2	89.67	830.00	89.63	S76°43'00"W	6°11'25"
C3	19.67	697.60	19.67	N85°11'07"E	1°36'56"
C4	27.40	492.15	27.39	N82°46'01"E	3°11'22"
C5	57.92	350.21	57.86	N76°25'26"E	9°28'37"
C6	89.67	830.00	89.63	N82°54'24"E	6°11'25"
C7	89.67	830.00	89.63	N76°43'00"E	6°11'25"
C8	89.67	830.00	89.63	N70°31'35"E	6°11'25"
C9	59.54	1170.00	59.53	N67°40'58"E	2°54'56"
C10	76.14	1170.00	76.12	N71°00'17"E	3°43'43"
C11	76.14	1170.00	76.12	N74°44'00"E	3°43'43"
C12	76.14	1170.00	76.12	N78°27'42"E	3°43'43"
C13	76.14	1170.00	76.12	N82°11'25"E	3°43'43"
C14	76.14	1170.00	76.12	N85°55'07"E	3°43'43"
C15	45.27	1170.00	45.27	N88°53'29"E	2°13'01"
C16	23.62	15.00	21.25	N44°53'26"W	90°13'09"
C17	50.69	1310.00	50.69	S88°53'29"W	2°13'01"
C18	85.25	1310.00	85.23	S85°55'07"W	3°43'43"
C19	85.25	1310.00	85.23	S82°11'25"W	3°43'43"
C20	85.25	1310.00	85.23	S78°27'42"W	3°43'43"
C21	85.25	1310.00	85.23	S74°44'00"W	3°43'43"
C22	85.25	1310.00	85.23	S71°00'17"W	3°43'43"
C23	66.66	1310.00	66.65	S67°40'58"W	2°54'56"
C24	74.55	690.00	74.51	N70°31'35"E	6°11'25"
C25	74.55	690.00	74.51	N76°43'00"E	6°11'25"
C26	54.88	690.00	54.86	N82°05'25"E	4°33'25"
C27	95.20	630.00	95.11	N80°02'22"E	8°39'30"
C28	95.20	630.00	95.11	N71°22'53"E	8°39'30"
C29	9.10	630.00	9.09	N66°38'19"E	0°49'38"
C30	67.62	1370.00	67.61	S67°38'20"W	2°49'40"
C31	76.09	1370.00	76.08	S70°38'38"W	3°10'57"
C32	76.09	1370.00	76.08	S73°49'35"W	3°10'57"
C33	76.09	1370.00	76.08	S77°00'31"W	3°10'57"
C34	76.09	1370.00	76.08	S80°11'28"W	3°10'57"
C35	76.09	1370.00	76.08	S83°22'25"W	3°10'57"
C36	76.09	1370.00	76.08	S86°33'21"W	3°10'57"
C37	44.31	1370.00	44.30	S89°04'25"W	1°51'11"
C38	23.50	15.00	21.17	N45°06'34"E	89°46'51"
C39	70.47	970.00	70.46	S01°51'44"E	4°09'46"
C40	61.99	1510.00	61.99	S88°49'26"W	2°21'08"
C41	83.87	1510.00	83.86	S86°33'21"W	3°10'57"
C42	83.13	1510.00	83.12	S86°04'14"W	3°09'16"
C43	83.87	1510.00	83.86	S83°22'25"W	3°10'57"
C44	83.13	1510.00	83.12	S82°54'58"W	3°09'16"
C45	83.87	1510.00	83.86	S80°11'28"W	3°10'57"
C46	83.13	1510.00	83.12	S79°45'42"W	3°09'16"
C47	83.87	1510.00	83.86	S77°00'31"W	3°10'57"
C48	83.13	1510.00	83.12	S76°36'26"W	3°09'16"
C49	83.87	1510.00	83.86	S73°49'35"W	3°10'57"
C50	83.13	1510.00	83.12	S73°27'10"W	3°09'16"
C51	83.87	1510.00	83.86	S70°38'38"W	3°10'57"
C52	83.13	1510.00	83.12	S70°17'54"W	3°09'16"
C53	74.53	1510.00	74.52	S67°38'20"W	2°49'40"
C54	65.78	1510.00	65.78	S67°28'23"W	2°29'46"
C55	74.05	490.00	73.98	N71°22'53"E	8°39'30"
C56	109.19	490.00	108.96	N74°46'54"E	12°46'02"
C57	46.65	490.00	46.63	N78°26'16"E	5°27'17"
C58	20.07	350.00	20.06	N70°02'25"E	3°17'05"
C59	13.27	350.00	13.27	N67°18'41"E	2°10'23"
C60	71.88	1650.00	71.88	S67°28'23"W	2°29'46"
C61	90.84	1650.00	90.83	S70°17'54"W	3°09'16"
C62	90.84	1650.00	90.83	S73°27'10"W	3°09'16"
C63	90.84	1650.00	90.83	S76°36'26"W	3°09'16"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C64	90.84	1650.00	90.83	S79°45'42"W	3°09'16"
C65	90.84	1650.00	90.83	S82°54'58"W	3°09'16"
C66	90.84	1650.00	90.83	S86°04'14"W	3°09'16"
C67	67.74	1650.00	67.73	S88°49'26"W	2°21'08"
C68	20.53	15.00	18.96	N50°47'25"W	78°25'10"
C69	129.29	970.00	129.19	S07°45'44"E	7°38'13"
C70	13.65	1030.00	13.65	N00°09'38"W	0°45'34"
C71	80.02	1030.00	80.00	N02°45'57"W	4°27'05"
C72	80.02	1030.00	80.00	N07°13'02"W	4°27'05"
C73	26.65	34.50	25.99	S12°09'25"W	44°15'24"
C74	54.98	58.50	52.98	N07°21'48"E	53°50'40"
C75	57.66	58.50	55.35	N47°47'37"W	56°28'08"
C76	61.34	58.50	58.57	S73°55'57"W	60°04'44"
C77	27.59	34.50	26.86	N66°48'14"E	45°49'17"
C78	82.56	1710.00	82.55	N88°18'21"E	2°45'59"
C79	82.56	1710.00	82.55	N85°32'22"E	2°45'59"
C80	85.04	1710.00	85.03	N82°43'54"E	2°50'57"
C81	97.67	1710.00	97.66	N79°40'15"E	3°16'22"
C82	145.25	1710.00	145.21	N75°36'04"E	4°52'08"
C83	28.07	15.00	24.15	S53°13'40"E	107°12'34"
C84	18.23	15.00	17.13	N35°11'36"E	69°37'58"
C85	112.96	1565.63	112.93	S68°07'02"W	4°08'01"
C86	22.33	15.00	20.33	S43°01'44"W	85°18'14"
C87	116.48	780.00	116.37	N81°24'10"E	8°33'21"
C88	92.55	780.00	92.50	N73°43'32"E	6°47'55"
C89	91.90	780.00	91.85	N66°57'03"E	6°45'03"
C90	74.60	320.01	74.43	S69°20'35"W	13°21'24"
C91	27.80	34.50	27.05	N74°41'12"W	46°09'49"
C92	68.30	58.50	64.49	S85°03'07"E	66°53'40"
C93	58.60	58.50	56.18	N32°48'08"E	57°23'51"
C94	58.61	58.50	56.19	N24°35'58"W	57°24'21"
C95	65.73	58.50	62.32	N85°29'22"W	64°22'25"
C96	26.15	58.50	25.93	S49°31'10"W	25°36'31"
C97	24.90	34.50	24.36	N57°23'16"E	41°20'42"
C98	46.63	379.99	46.60	S74°32'42"W	7°01'49"
C99	55.48	379.99	55.43	S66°50'51"W	8°21'53"
C100	102.55	720.00	102.47	N69°49'02"E	8°09'40"
C101	140.52	720.00	140.29	N79°29'19"E	11°10'59"
C102	24.95	15.00	22.17	S47°16'18"E	95°17'51"
C103	125.90	370.00	125.30	S10°07'31"W	19°29'48"
C104	27.99	370.00	27.98	S22°02'27"W	4°20'04"
C105	27.75	34.50	27.01	S47°15'08"W	46°05'18"
C106	46.82	58.50	45.58	N47°22'07"E	45°51'20"
C107	68.79	58.50	64.90	N09°14'48"W	67°22'29"
C108	56.71	58.50	54.51	N70°42'14"W	55°32'24"
C109	52.71	58.50	50.94	S55°42'54"W	51°37'20"
C110	52.87	58.50	51.09	S04°00'42"W	51°47'04"
C111	27.75	34.50	27.01	N01°09'50"E	46°05'18"
C112	23.65	430.00	23.65	S22°37'56"W	3°09'05"
C113	94.59	430.00	94.40	S14°45'18"W	12°36'12"
C114	60.61	430.00	60.56	S04°24'55"W	8°04'36"
C115	27.62	290.00	27.61	N68°57'14"E	5°27'28"
C116	18.58	490.00	18.58	N67°18'41"E	2°10'23"
C117	38.54	720.00	38.54	N64°12'11"E	3°04'02"
C118	17.48	830.00	17.48	N66°49'41"E	1°12'23"
C119	14.53	690.00	14.53	N66°49'41"E	1°12'23"
C120	7.07	490.00	7.07	N66°38'19"E	0°49'38"
C121	94.25	1710.00	94.24	S71°35'19"W	3°09'29"
C122	48.83	1510.00	48.83	S89°04'25"W	1°51'11"
C123	9.50	1030.00	9.50	N09°42'26"W	0°31'43"
C124	12.34	780.00	12.34	N63°07'21"E	0°54'22"
C125	3.74	34.50	3.74	S79°07'36"W	6°12'36"



LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- ⟹ ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.

GRAPHIC SCALE 50 0 25 50 100

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

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3501 104th Street
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Civil Engineering & Land Surveying Established 1959

HERITAGE AT GRIMES PLAT 7
GRIMES, POLK COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER: 120101-4, 120101-11

DRAWN BY: BA

CHECKED BY: LH

REVISION DATE: 1ST SUBMITTAL 6-1-2018, 2ND SUBMITTAL 6-20-18

PROJECT NUMBER: 120101-17

SHEET NUMBER: 2 OF 3

M:\LAND PROJECTS 2012\120101-17 (PLAT 7)\DWG\FINAL PLAT.DWG 3/6/2019 2:33:26 PM

HERITAGE AT GRIMES PLAT 7
FINAL PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	76.14	1170.00	76.12	S82°11'25"W	3°43'43"
C2	89.67	830.00	89.63	S76°43'00"W	6°11'25"
C3	19.67	697.60	19.67	N85°11'07"E	1°36'56"
C4	27.40	492.15	27.39	N82°46'01"E	3°11'22"
C5	57.92	350.21	57.86	N76°25'26"E	9°28'37"
C6	89.67	830.00	89.63	N82°54'24"E	6°11'25"
C7	89.67	830.00	89.63	N76°43'00"E	6°11'25"
C8	89.67	830.00	89.63	N70°31'35"E	6°11'25"
C9	59.54	1170.00	59.53	N67°40'58"E	2°54'56"
C10	76.14	1170.00	76.12	N71°00'17"E	3°43'43"
C11	76.14	1170.00	76.12	N74°44'00"E	3°43'43"
C12	76.14	1170.00	76.12	N78°27'42"E	3°43'43"
C13	76.14	1170.00	76.12	N82°11'25"E	3°43'43"
C14	76.14	1170.00	76.12	N85°55'07"E	3°43'43"
C15	45.27	1170.00	45.27	N88°53'29"E	2°13'01"
C16	23.62	15.00	21.25	N44°53'26"W	90°13'09"
C17	50.69	1310.00	50.69	S88°53'29"W	2°13'01"
C18	85.25	1310.00	85.23	S85°55'07"W	3°43'43"
C19	85.25	1310.00	85.23	S82°11'25"W	3°43'43"
C20	85.25	1310.00	85.23	S78°27'42"W	3°43'43"
C21	85.25	1310.00	85.23	S74°44'00"W	3°43'43"
C22	85.25	1310.00	85.23	S71°00'17"W	3°43'43"
C23	66.66	1310.00	66.65	S67°40'58"W	2°54'56"
C24	74.55	690.00	74.51	N70°31'35"E	6°11'25"
C25	74.55	690.00	74.51	N76°43'00"E	6°11'25"
C26	54.88	690.00	54.86	N82°05'25"E	4°33'25"
C27	95.20	630.00	95.11	N80°02'22"E	8°39'30"
C28	95.20	630.00	95.11	N71°22'53"E	8°39'30"
C29	9.10	630.00	9.09	N66°38'19"E	0°49'38"
C30	67.62	1370.00	67.61	S67°38'20"W	2°49'40"
C31	76.09	1370.00	76.08	S70°38'38"W	3°10'57"
C32	76.09	1370.00	76.08	S73°49'35"W	3°10'57"
C33	76.09	1370.00	76.08	S77°00'31"W	3°10'57"
C34	76.09	1370.00	76.08	S80°11'28"W	3°10'57"
C35	76.09	1370.00	76.08	S83°22'25"W	3°10'57"
C36	76.09	1370.00	76.08	S86°33'21"W	3°10'57"
C37	44.31	1370.00	44.30	S89°04'25"W	1°51'11"
C38	23.50	15.00	21.17	N45°06'34"E	89°46'51"
C39	70.47	970.00	70.46	S01°51'44"E	4°09'46"
C40	61.99	1510.00	61.99	S88°49'26"W	2°21'08"
C41	83.87	1510.00	83.86	S86°33'21"W	3°10'57"
C42	83.13	1510.00	83.12	S86°04'14"W	3°09'16"
C43	83.87	1510.00	83.86	S83°22'25"W	3°10'57"
C44	83.13	1510.00	83.12	S82°54'58"W	3°09'16"
C45	83.87	1510.00	83.86	S80°11'28"W	3°10'57"
C46	83.13	1510.00	83.12	S79°45'42"W	3°09'16"
C47	83.87	1510.00	83.86	S77°00'31"W	3°10'57"
C48	83.13	1510.00	83.12	S76°36'26"W	3°09'16"
C49	83.87	1510.00	83.86	S73°49'35"W	3°10'57"
C50	83.13	1510.00	83.12	S73°27'10"W	3°09'16"
C51	83.87	1510.00	83.86	S70°38'38"W	3°10'57"
C52	83.13	1510.00	83.12	S70°17'54"W	3°09'16"
C53	74.53	1510.00	74.52	S67°38'20"W	2°49'40"
C54	65.78	1510.00	65.78	S67°28'23"W	2°29'46"
C55	74.05	490.00	73.98	N71°22'53"E	8°39'30"
C56	109.19	490.00	108.96	N74°46'54"E	12°46'02"
C57	46.65	490.00	46.63	N78°26'16"E	5°27'17"
C58	20.07	350.00	20.06	N70°02'25"E	3°17'05"
C59	13.27	350.00	13.27	N67°18'41"E	2°10'23"
C60	71.88	1650.00	71.88	S67°28'23"W	2°29'46"
C61	90.84	1650.00	90.83	S70°17'54"W	3°09'16"
C62	90.84	1650.00	90.83	S73°27'10"W	3°09'16"
C63	90.84	1650.00	90.83	S76°36'26"W	3°09'16"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C64	90.84	1650.00	90.83	S79°45'42"W	3°09'16"
C65	90.84	1650.00	90.83	S82°54'58"W	3°09'16"
C66	90.84	1650.00	90.83	S86°04'14"W	3°09'16"
C67	67.74	1650.00	67.73	S88°49'26"W	2°21'08"
C68	20.53	15.00	18.96	N50°47'25"W	78°25'10"
C69	129.29	970.00	129.19	S07°45'44"E	7°38'13"
C70	13.65	1030.00	13.65	N00°09'38"W	0°45'34"
C71	80.02	1030.00	80.00	N02°45'57"W	4°27'05"
C72	80.02	1030.00	80.00	N07°13'02"W	4°27'05"
C73	26.65	34.50	25.99	S12°09'25"W	44°15'24"
C74	54.98	58.50	52.98	N07°21'48"E	53°50'40"
C75	57.66	58.50	55.35	N47°47'37"W	56°28'08"
C76	61.34	58.50	58.57	S73°55'57"W	60°04'44"
C77	27.59	34.50	26.86	N66°48'14"E	45°49'17"
C78	82.56	1710.00	82.55	N88°18'21"E	2°45'59"
C79	82.56	1710.00	82.55	N85°32'22"E	2°45'59"
C80	85.04	1710.00	85.03	N82°43'54"E	2°50'57"
C81	97.67	1710.00	97.66	N79°40'15"E	3°16'22"
C82	145.25	1710.00	145.21	N75°36'04"E	4°52'08"
C83	28.07	15.00	24.15	S53°13'40"E	107°12'34"
C84	18.23	15.00	17.13	N35°11'36"E	69°37'56"
C85	112.96	1565.63	112.93	S68°07'02"W	4°08'01"
C86	22.33	15.00	20.33	S43°01'44"W	85°18'14"
C87	116.48	780.00	116.37	N81°24'10"E	8°33'21"
C88	92.55	780.00	92.50	N73°43'32"E	6°47'55"
C89	91.90	780.00	91.85	N66°57'03"E	6°45'03"
C90	74.60	320.01	74.43	S69°20'35"W	13°21'24"
C91	27.80	34.50	27.05	N74°41'12"W	46°09'49"
C92	68.30	58.50	64.49	S85°03'07"E	66°53'40"
C93	58.60	58.50	56.18	N32°48'08"E	57°23'51"
C94	58.61	58.50	56.19	N24°35'58"W	57°24'21"
C95	65.73	58.50	62.32	N85°29'22"W	64°22'25"
C96	26.15	58.50	25.93	S49°31'10"W	25°36'31"
C97	24.90	34.50	24.36	N57°23'16"E	41°20'42"
C98	46.63	379.99	46.60	S74°32'42"W	7°01'49"
C99	55.48	379.99	55.43	S66°50'51"W	8°21'53"
C100	102.55	720.00	102.47	N69°49'02"E	8°09'40"
C101	140.52	720.00	140.29	N79°29'19"E	11°10'59"
C102	24.95	15.00	22.17	S47°16'18"E	95°17'51"
C103	125.90	370.00	125.30	S10°07'31"W	19°29'48"
C104	27.99	370.00	27.98	S22°02'27"W	4°20'04"
C105	27.75	34.50	27.01	S47°15'08"W	46°05'18"
C106	46.82	58.50	45.58	N47°22'07"E	45°51'20"
C107	68.79	58.50	64.90	N09°14'48"W	67°22'29"
C108	56.71	58.50	54.51	N70°42'14"W	55°32'24"
C109	52.71	58.50	50.94	S55°42'54"W	51°37'20"
C110	52.87	58.50	51.09	S04°00'42"W	51°47'04"
C111	27.75	34.50	27.01	N01°09'50"E	46°05'18"
C112	23.65	430.00	23.65	S22°37'56"W	3°09'05"
C113	94.59	430.00	94.40	S14°45'18"W	12°36'12"
C114	60.61	430.00	60.56	S04°24'55"W	8°04'36"
C115	27.62	290.00	27.61	N68°57'14"E	5°27'28"
C116	18.58	490.00	18.58	N67°18'41"E	2°10'23"
C117	38.54	720.00	38.54	N64°12'11"E	3°04'02"
C118	17.48	830.00	17.48	N66°49'41"E	1°12'23"
C119	14.53	690.00	14.53	N66°49'41"E	1°12'23"
C120	7.07	490.00	7.07	N66°38'19"E	0°49'38"
C121	94.25	1710.00	94.24	S71°35'19"W	3°09'29"
C122	48.83	1510.00	48.83	S89°04'25"W	1°51'11"
C123	9.50	1030.00	9.50	N09°42'26"W	0°31'43"
C124	12.34	780.00	12.34	N63°07'21"E	0°54'22"
C125	3.74	34.50	3.74	S79°07'36"W	6°12'36"

LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- ⟹ ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.

Bishop Engineering
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Civil Engineering & Land Surveying Established 1959

HERITAGE AT GRIMES PLAT 7
GRIMES, POLK COUNTY, IOWA
FINAL PLAT

REFERENCE NUMBER: 120101-4, 120101-11

DRAWN BY: BA

CHECKED BY: LH

REVISION DATE: 1ST SUBMITTAL 6-1-2018, 2ND SUBMITTAL 6-20-18

PROJECT NUMBER: 120101-17

SHEET NUMBER: 3 OF 3

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com 811

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