

# FOUNDERS GLEN PLAT 1

## FINAL PLAT

**INDEX LEGEND**

LOCATION: SEC 6-79-25, PT SE1/4 SW1/4  
 REQUESTOR: GRIMES SQUARE LLC  
 PROPRIETOR: GRIMES SQUARE LLC  
 SURVEYOR: JONATHAN A. ERDAHL  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

**OWNER / DEVELOPER**

GRIMES SQUARE LLC  
 6900 WESTOWN PKWY  
 WEST DES MOINES, IA 50266-2520

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**ZONING**

R-4 (FOUNDERS GLEN PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. XXX, PG. XXX)

**BULK REGULATIONS**

**SINGLE-FAMILY RESIDENTIAL (60 FT LOTS):**

SETBACKS:  
 FRONT YARD = 30 FT  
 REAR YARD = 25 FT  
 SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL)  
 (2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN LOT WIDTH = 60 FT (+20 FT CORNER LOTS)  
 MIN LOT AREA = 7,500 SF  
 MIN DWELLING SIZE = 1,200 SF (RANCH), 1,400 SF (2 STORY)  
 MAX BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM) = 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°58'59"	75.00'	117.79'	S45°18'25"W	106.05'	C23	90°00'00"	25.00'	39.27'	S45°18'56"W	35.36'
C4	90°00'00"	25.00'	39.27'	S44°41'04"E	35.36'	C24	90°00'00"	25.00'	39.27'	N44°41'04"W	35.36'
C5	1°27'31"	770.00'	19.60'	N89°35'10"E	19.60'	C25	90°00'00"	25.00'	39.27'	N45°18'56"E	35.36'
C6	4°28'30"	770.00'	60.14'	N86°37'10"E	60.13'	C26	12°16'54"	25.00'	5.36'	N05°49'32"W	5.35'
C7	4°53'25"	770.00'	65.72'	N81°56'12"E	65.70'	C27	34°37'18"	25.00'	15.11'	N29°16'38"W	14.88'
C8	13°01'19"	800.00'	181.82'	S83°48'16"W	181.43'	C28	52°35'20"	55.50'	50.94'	N20°17'37"W	49.17'
C9	2°11'53"	770.00'	29.54'	N78°23'33"E	29.54'	C29	42°09'26"	55.50'	40.84'	N27°04'46"E	39.92'
C10	4°53'26"	25.00'	2.13'	N74°50'53"E	2.13'	C30	42°09'26"	55.50'	40.84'	N69°14'12"E	39.92'
C11	42°00'47"	25.00'	18.33'	N51°23'47"E	17.92'	C31	42°09'26"	55.50'	40.84'	S68°36'21"E	39.92'
C12	63°03'05"	55.50'	61.08'	N61°54'56"E	58.04'	C32	42°09'26"	55.50'	40.84'	S26°26'55"E	39.92'
C13	42°53'18"	55.50'	41.54'	S65°06'52"E	40.58'	C33	52°35'20"	55.50'	50.94'	S20°55'28"W	49.17'
C14	43°59'09"	55.50'	42.61'	S21°40'39"E	41.57'	C34	34°37'18"	25.00'	15.11'	S29°54'29"W	14.88'
C15	43°59'09"	55.50'	42.61'	S22°18'30"W	41.57'	C35	12°16'54"	25.00'	5.36'	S06°27'23"W	5.35'
C16	42°53'18"	55.50'	41.54'	S65°44'43"W	40.58'	C36	90°00'00"	25.00'	39.27'	S44°41'04"E	35.36'
C17	37°00'27"	55.50'	35.85'	N74°18'25"W	35.23'	C37	90°00'00"	25.00'	39.27'	N45°18'56"E	35.36'
C18	46°54'12"	25.00'	20.47'	N79°15'17"W	19.90'	C38	52°18'05"	75.00'	68.46'	N25°50'07"W	66.11'
C19	2°59'20"	830.00'	43.30'	S78°47'16"W	43.29'	C39	37°42'56"	75.00'	49.37'	N70°50'38"W	48.48'
C20	4°31'47"	830.00'	65.62'	S82°32'50"W	65.60'						
C21	4°09'01"	830.00'	60.12'	S86°53'14"W	60.11'						
C22	1°21'11"	830.00'	19.60'	S89°38'20"W	19.60'						

**PLAT DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°42'06" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1015.98 FEET; THENCE NORTH 00°32'42" EAST, 464.85 FEET; THENCE SOUTH 89°41'04" EAST, 584.23 FEET; THENCE NORTH 00°18'56" EAST, 320.00 FEET; THENCE SOUTH 89°41'04" EAST, 45.00 FEET; THENCE NORTH 00°18'56" EAST, 6.66 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 977.50 FEET, WHOSE ARC LENGTH IS 281.69 FEET AND WHOSE CHORD BEARS NORTH 08°34'16" EAST, 280.72 FEET; THENCE SOUTH 73°00'36" EAST, 100.00 FEET; THENCE SOUTH 73°00'36" EAST, 70.00 FEET; THENCE SOUTH 76°47'39" EAST, 83.44 FEET; THENCE SOUTH 85°25'21" EAST, 100.36 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°17'51" WEST ALONG SAID EAST LINE, 994.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.05 ACRES (699,050 SQUARE FEET).

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.

**LEGEND**

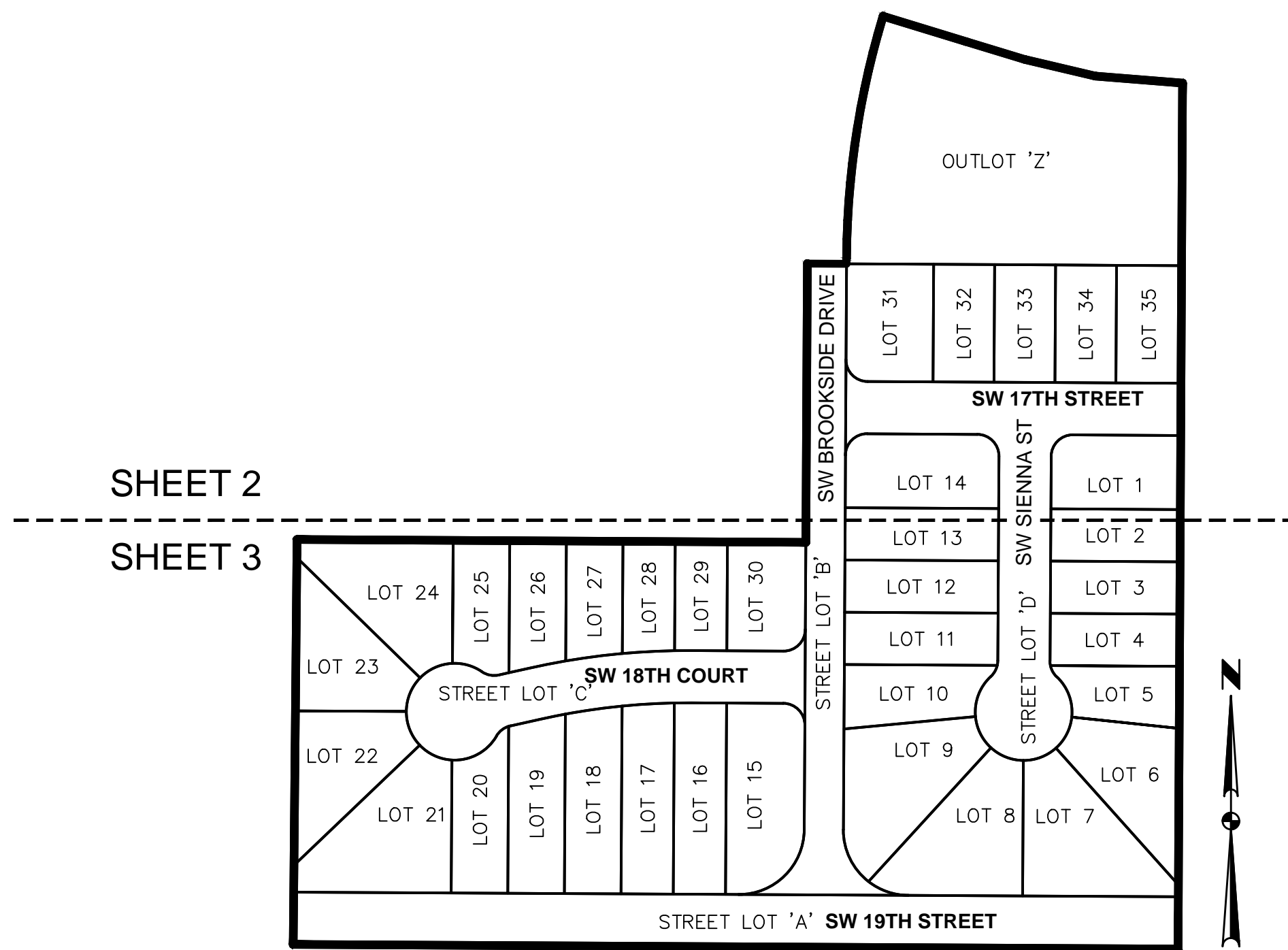
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

**DATE OF SURVEY**

SEPTEMBER 10, 2025

AREA ABOVE RESERVED FOR RECORDING STAMP

**SHEET INDEX**



FILE: H:\2025\250103\250103\FINAL PLAT.DWG  
 DATE PLOTTED: 9/11/2025 4:57 PM  
 PLOTTED BY: JAKE MURRAY  
 ENC.

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.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

JONATHAN A. ERDAHL, P.L.S. DATE  
 LICENSE NUMBER 28686  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 3

**FOUNDERS GLEN PLAT 1**  
**FINAL PLAT**

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

DATE: 09/11/25  
 REVISIONS:  
 TECH: ENGINEER:  
 REVIEW:

CIVIL DESIGN ADVANTAGE  
 GRIMES, IOWA

1 / 3  
 2501.053



