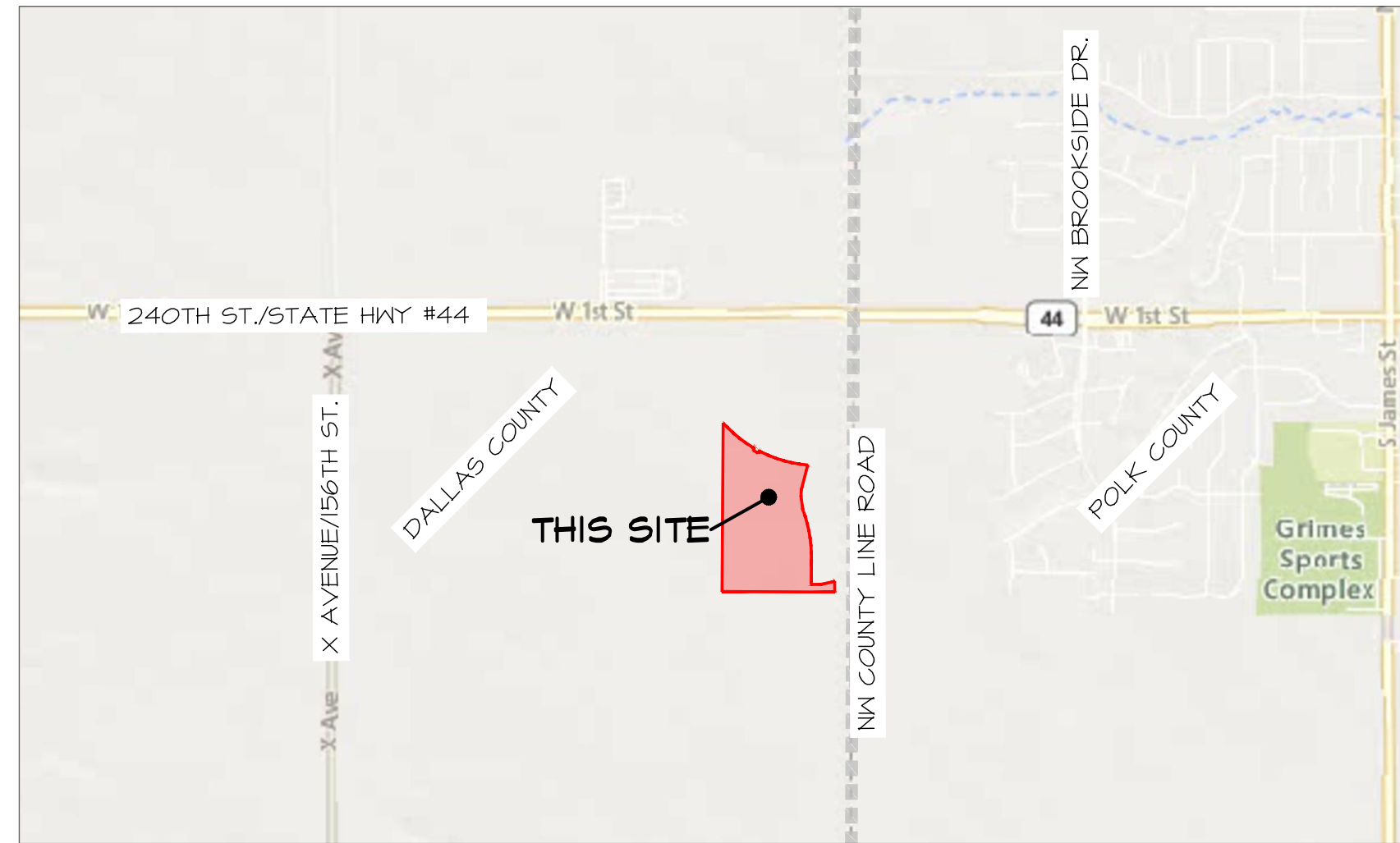


FINAL PLAT

HOPE MEADOWS PLAT 2

DALLAS COUNTY, GRIMES, IOWA 50111

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	GRIMES
ALIQUOT:	NE¼, SEC. 01-19-26
SUBDIVISION:	HOPE MEADOWS PLAT I
LOTS:	OUTLOT 'Y'
ASSOCIATED DOCS:	BK. 2023, PG. 18216
PROPRIETOR (S):	HOPE K FARMS LLC
REQUESTED BY:	HOPE K FARMS LLC
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS PLS 18381
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
ATTN:	JEFFERY A. GADDIS PLS
RETURN TO:	2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PH: 515-276-4884 EXT. 221 EMAIL: GADDIS@CECLAC.COM



VICINITY SKETCH

FEMA F.I.R.M. CLASSIFICATION

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL	NUMBER	PANEL SUFFIX
CITY OF GRIMES	190228	0165 F
POLK COUNTY	190901	0165 F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2621
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

PURPOSE OF SURVEY:

- THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF DIVIDING OUTLOT 'Y', HOPE MEADOWS PLAT I INTO BUILDABLE LOTS.

NOTES

- LOTS 'A', 'B', 'C' & 'D' WILL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC STREET RIGHT-OF-WAY.
- OUTLOTS 'X' & 'Z' ARE RESERVED FOR FUTURE DEVELOPMENT AND NO FUTURE DEVELOPMENT WILL OCCUR WITHOUT THE CITY OF GRIMES APPROVAL.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED WITH COUNTY RECORDER'S INFORMATION.
- THE GEOTECHNICAL REPORT RECOMMENDS TEST BORINGS AND/OR PROBING FOR EACH INDIVIDUAL LOT AT THE TIME OF CONSTRUCTION BY A GEOTECHNICAL ENGINEER.

ZONING/LAND USE

SINGLE FAMILY RESIDENTIAL
MEADOWS P.U.D. ORDINANCE 751, 788 AND
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY.

SETBACKS

SINGLE FAMILY RESIDENTIAL
FRONT SETBACK = 30'
REAR SETBACK = 25'
SIDE SETBACK = 5'
BUILDING HEIGHT = MAXIMUM 35' (2 STORIES)

PROFESSIONAL LAND SURVEYOR NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

BOUNDARY CLOSURE REPORT

NORTH: 612531.8454' EAST: 1553201.2550'

SEGMENT #1 : LINE
COURSE: N00°24'04"E LENGTH: 1711.93'
NORTH: 614244.1338' EAST: 1553213.2811'

SEGMENT #2 : CURVE
LENGTH: 68.71' RADIUS: 1227.50'
DELTA: 03°12'39" TANGENT: 34.40'
CHORD: 68.78' COURSE: S45°58'37"E
COURSE IN: S42°25'04"W COURSE OUT:
N43°31'42"E
RP NORTH: 613343.5368' EAST: 1552385.2943'
END NORTH: 614201.9353' EAST: 1553262.7386'

SEGMENT #3 : CURVE
LENGTH: 324.86' RADIUS: 1272.50'
DELTA: 14°37'39" TANGENT: 163.32'
CHORD: 323.93' COURSE: S51°41'07"E
COURSE IN: N45°37'42"E COURSE OUT:
S31°00'04"W
RP NORTH: 615041.8072' EAST: 1554172.3453'
END NORTH: 614001.0740' EAST: 1553516.9389'

SEGMENT #4 : CURVE
LENGTH: 35.70' RADIUS: 25.00'
DELTA: 91°41'19" TANGENT: 21.66'
CHORD: 32.74' COURSE: S18°05'17"E
COURSE IN: S31°00'04"W COURSE OUT:
S67°10'37"E
RP NORTH: 613979.6451' EAST: 1553504.0625'
END NORTH: 613969.9520' EAST: 1553527.1039'

SEGMENT #5 : LINE
COURSE: S54°51'53"E LENGTH: 46.00'
NORTH: 613943.4744' EAST: 1553564.7200'

SEGMENT #6 : CURVE
LENGTH: 40.72' RADIUS: 25.00'
DELTA: 93°18'59" TANGENT: 26.49'
CHORD: 36.36' COURSE: N10°07'32"E
COURSE IN: S66°31'57"E COURSE OUT:
N26°41'02"E
RP NORTH: 613933.5192' EAST: 1553587.6521'
END NORTH: 613955.8354' EAST: 1553598.9144'

SEGMENT #7 : CURVE
LENGTH: 445.26' RADIUS: 1272.50'
DELTA: 22°17'59" TANGENT: 250.80'
CHORD: 492.14' COURSE: S14°21'58"E
COURSE IN: N26°47'02"E COURSE OUT:
S04°29'03"W
RP NORTH: 615041.8126' EAST: 1554172.3366'
END NORTH: 613823.2094' EAST: 1554072.8468'

SEGMENT #8 : LINE
COURSE: S14°21'03"W LENGTH: 264.86'
NORTH: 613566.7675' EAST: 1554006.6020'

SEGMENT #9 : LINE
COURSE: S03°52'41"W LENGTH: 64.56'
NORTH: 613502.3553' EAST: 1554002.2356'

SEGMENT #10 : LINE
COURSE: S07°22'44"E LENGTH: 137.18'
NORTH: 613366.3118' EAST: 1554019.8570'

SEGMENT #11 : LINE
COURSE: S14°09'41"E LENGTH: 75.27'
NORTH: 613295.2119' EAST: 1554044.5629'

SEGMENT #12 : LINE
COURSE: S15°58'42"E LENGTH: 75.27'
NORTH: 613222.8449' EAST: 1554065.2827'

SEGMENT #13 : LINE
COURSE: S12°47'43"E LENGTH: 75.27'
NORTH: 613144.4490' EAST: 1554081.9526'

SEGMENT #14 : LINE
COURSE: S09°36'43"E LENGTH: 75.27'
NORTH: 613075.2357' EAST: 1554094.5208'

SEGMENT #15 : LINE
COURSE: S06°25'44"E LENGTH: 75.27'
NORTH: 613000.4390' EAST: 1554102.9488'

SEGMENT #16 : LINE
COURSE: S03°14'45"E LENGTH: 75.27'
NORTH: 612925.2898' EAST: 1554107.2106'

SEGMENT #17 : LINE
COURSE: S00°18'55"E LENGTH: 73.24'
NORTH: 612852.0509' EAST: 1554107.6136'

SEGMENT #18 : LINE
COURSE: S00°18'11"W LENGTH: 247.50'
NORTH: 612604.5544' EAST: 1554106.3045'

SEGMENT #19 : LINE
COURSE: S89°41'49"E LENGTH: 95.15'
NORTH: 612604.0511' EAST: 1554201.4532'

SEGMENT #20 : LINE
COURSE: N71°32'46"E LENGTH: 146.33'
NORTH: 612635.6077' EAST: 1554344.3400'

SEGMENT #21 : LINE
COURSE: S00°24'40"W LENGTH: 109.81'
NORTH: 612525.8005' EAST: 1554343.5521'

SEGMENT #22 : LINE
COURSE: N89°41'49"W LENGTH: 1142.32'
NORTH: 612531.8426' EAST: 1553201.2481'

PERIMETER: 5461.84'
AREA: 1260002.77 SQ. FT.
ERROR CLOSURE: 0.0077 COURSE:
S64°18'10"W
ERROR NORTH: -0.00335 EAST: -0.006947

PRECISION IS: 1:70857.14

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
MAY 03, 2022	INITIAL SUBMITTAL
SEPTEMBER 30, 2022	
SEPTEMBER 22, 2023	
OCTOBER 09, 2023	
APRIL 18, 2024	
MAY 29, 2024	
AUGUST 26, 2024	

PROPERTY OWNERS:

HOPE K FARMS LLC
ATTN: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE # 277
WEST DES MOINES, IA 50266
PHONE: 515.381.3425
EMAIL: ARASHRAZIZADEH@EPCMF6.COM

DEVELOPER:

HOPE K FARMS LLC
ATTN: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE # 277
WEST DES MOINES, IA 50266
PHONE: 515.381.3425
EMAIL: ARASHRAZIZADEH@EPCMF6.COM

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFERY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFERY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION:

OUTLOT 'Y', HOPE MEADOWS PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2023, PAGE 18216 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF GRIMES, DALLAS COUNTY, IOWA, SAID PARCEL CONTAINS 28.93 ACRES MORE OR LESS.

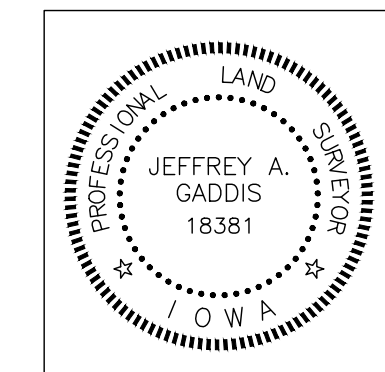
BASIS OF BEARINGS:

THE NORTH LINE OF THE NE¼ OF SECTION 01-19-25 WAS MEASURED AS HAVING A BEARING OF S00°07'52"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

LEGEND

▲	FOUND SECTION CORNERS
●	SET SECTION CORNERS (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
●	FOUND CORNERS (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

CERTIFICATION



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.
JEFFERY A. GADDIS, IOWA LICENSE NO. 18381 DATE August 26, 2024
RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 01 - 04



RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM

DATE:	PRINTED ON: August 26, 2024
DATE OF SURVEY:	JUL 13, 2021
DESIGNED BY:	PC
DRAWN BY:	MEH

HOPE MEADOWS PLAT 2
NE 1/4 - SEC 01-19-26, GRIMES, IA 50111
COVER

SHEET
01
OF 04

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 Urbandale, Iowa 50322
515.276.4884 mail@ceclac.com



CEC

SHEET
01
OF 04

LOT FRONTAGE


CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°54'56"	25.00'	39.27'	25.00'	35.36'	N44°41'47"W
C2	1°57'27"	1230.00'	42.02'	21.01'	42.02'	N00°40'32"W
C3	3°10'59"	1230.00'	68.33'	34.18'	68.32'	N03°14'45"W
C4	3°10'59"	1230.00'	68.33'	34.18'	68.32'	N06°25'44"W
C5	3°10'59"	1230.00'	68.33'	34.18'	68.32'	N09°36'43"W
C6	3°10'59"	1230.00'	68.33'	34.18'	68.32'	N12°47'43"W
C7	3°10'59"	1230.00'	68.33'	34.18'	68.32'	N15°58'42"W
C8	3°10'59"	1230.00'	68.33'	34.18'	68.32'	N19°09'41"W
C9	3°13'14"	1230.00'	69.14'	34.58'	69.13'	N22°21'41"W
C10	19°09'03"	320.00'	107.83'	54.43'	107.32'	N14°19'12"W
C11	19°09'03"	320.00'	106.96'	53.98'	106.46'	N04°54'32"E
C12	85°45'30"	25.00'	37.42'	23.21'	34.02'	N51°21'48"E
C13	89°22'56"	25.00'	34.00'	24.73'	35.16'	N30°12'18"W
C14	8°57'39"	380.00'	54.43'	24.78'	54.37'	N10°00'14"E
C15	9°46'56"	380.00'	64.88'	32.52'	64.80'	N00°37'57"E
C16	9°46'56"	380.00'	64.88'	32.52'	64.80'	N09°08'59"W
C17	9°55'57"	380.00'	65.88'	33.02'	65.79'	N19°00'26"W
C18	3°36'58"	1170.00'	73.84'	36.93'	73.83'	N22°09'55"W
C19	3°40'46"	1170.00'	75.14'	37.58'	75.12'	N18°31'03"W
C20	3°40'46"	1170.00'	75.14'	37.58'	75.12'	N14°50'17"W
C21	3°40'46"	1170.00'	75.14'	37.58'	75.12'	N11°09'30"W
C22	3°40'46"	1170.00'	75.14'	37.58'	75.12'	N07°28'44"W
C23	3°40'46"	1170.00'	75.14'	37.58'	75.12'	N03°47'58"W
C24	2°15'46"	1170.00'	46.21'	23.11'	46.20'	N00°49'42"W
C25	89°59'55"	25.00'	39.27'	25.00'	35.35'	N45°18'04"E

STREET R.O.W. CENTERLINE

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	24°16'36"	1200.00'	508.45'	258.10'	504.65'	N11°50'06"W
C102	38°27'28"	350.00'	234.92'	122.08'	230.54'	N04°44'40"W
C103	37°48'56"	1500.00'	490.01'	513.71'	912.14'	N18°36'17"W
C104	24°57'49"	850.00'	370.34'	188.16'	367.42'	N35°38'09"E
C105	10°23'03"	850.00'	154.05'	77.24'	153.84'	N53°18'35"E

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C26	4°51'41"	1272.50'	107.97'	54.02'	107.93'	N11°19'37"W
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°41'49"E
C28	1°45'16"	1530.00'	46.85'	23.43'	46.85'	S00°34'27"E
C29	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S02°44'12"E
C30	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S05°18'28"E
C31	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S07°52'43"E
C32	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S10°26'54"E
C33	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S13°01'14"E
C34	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S15°35'30"E
C35	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S18°09'45"E
C36	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S20°44'00"E
C37	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S23°18'16"E
C38	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S25°52'31"E
C39	2°34'15"	1530.00'	68.65'	34.33'	68.65'	S28°26'47"E
C40	2°44'43"	1530.00'	73.31'	36.66'	73.30'	S31°06'16"E
C41	3°29'12"	1530.00'	93.11'	46.57'	93.09'	S34°13'14"E
C42	80°49'10"	25.00'	35.26'	21.26'	32.41'	S04°26'45"W
C43	7°03'49"	872.50'	107.57'	53.85'	107.50'	N48°23'14"E
C44	92°32'55"	25.00'	40.38'	26.14'	36.13'	N81°48'24"W
C45	3°32'44"	1470.00'	90.97'	45.50'	90.95'	N33°45'34"W
C46	2°43'46"	1470.00'	70.03'	35.02'	70.02'	N30°37'20"W
C47	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N27°44'01"W
C48	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N24°41'09"W
C49	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N21°38'17"W
C50	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N18°35'26"W

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C51	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N15°32'34"W
C52	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N12°29'42"W
C53	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N09°26'50"W
C54	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N06°23'59"W
C55	3°02'52"	1470.00'	78.19'	39.11'	78.18'	N03°21'07"W
C56	2°07'52"	1470.00'	54.68'	27.34'	54.68'	N00°45'45"W
C57	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°18'11"E
C58	10°33'08"	872.50'	160.69'	80.57'	160.46'	N39°34'45"E
C59	5°29'10"	872.50'	83.54'	41.80'	83.51'	N31°33'36"E
C60	5°20'59"	872.50'	81.47'	40.76'	81.44'	N26°08'32"E
C61	5°52'44"	1272.50'	130.56'	65.34'	130.51'	N66°09'20"W
C62	5°48'05"	1272.50'	128.84'	64.48'	128.79'	N71°59'44"W
C63	5°45'30"	1272.50'	127.89'	64.00'	127.84'	N82°38'12"W
C64	0°47'29"	872.50'	12.05'	6.03'	12.05'	N59°01'16"E
C65	6°42'22"	872.50'	102.12'	51.12'	102.06'	N55°16'20"E

SCALE: 1"=50'

 ON 34"x22" SHEET
 1"=100' ON 11"x17" SHEET

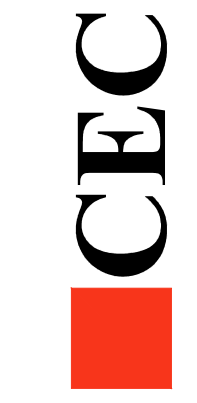


SHEET
 OF 04

A2116

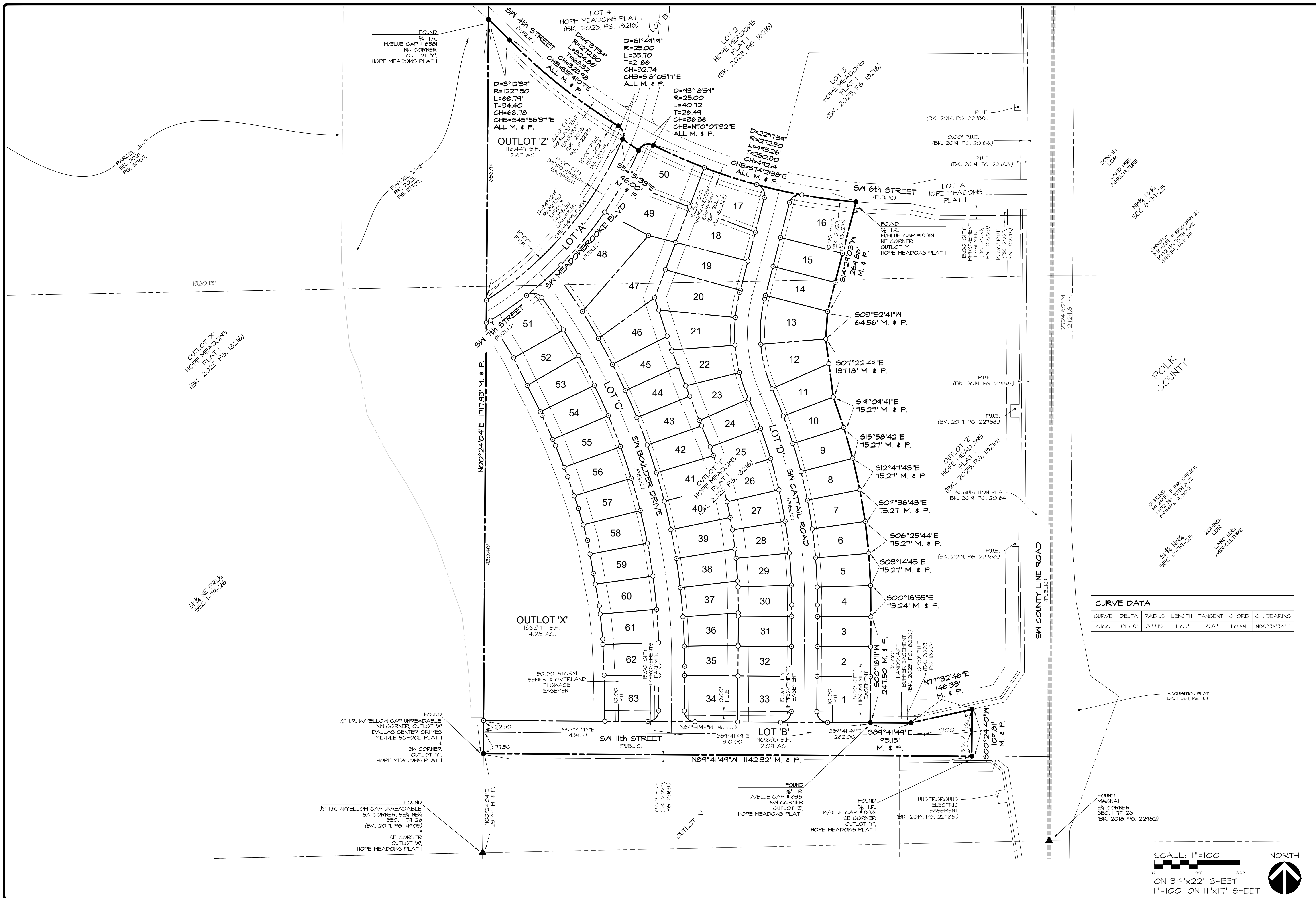
HOPE MEADOWS PLAT 2
 NE FR/4 - SEC 01-14-26, GRIMES, IA 50111
 TABLES & INFORMATION SHEET

DATE: PRINTED ON: August 26, 2024
 DATE OF SURVEY: JUL 13, 2021
 DESIGNED BY: PC
 DRAWN BY: MEH



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 Urbandale, Iowa 50322
 515.276.4884 mail@cecinc.com

9-A-FILES-A-2100A-2110_51d.dwg (P:\2116 (02)\P2.dwg, 8/26/2024, 8:06:59 AM, mchill, 1)



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	7°15'18"	877.15'	111.07'	55.61'	110.94'	N86°34'34"E



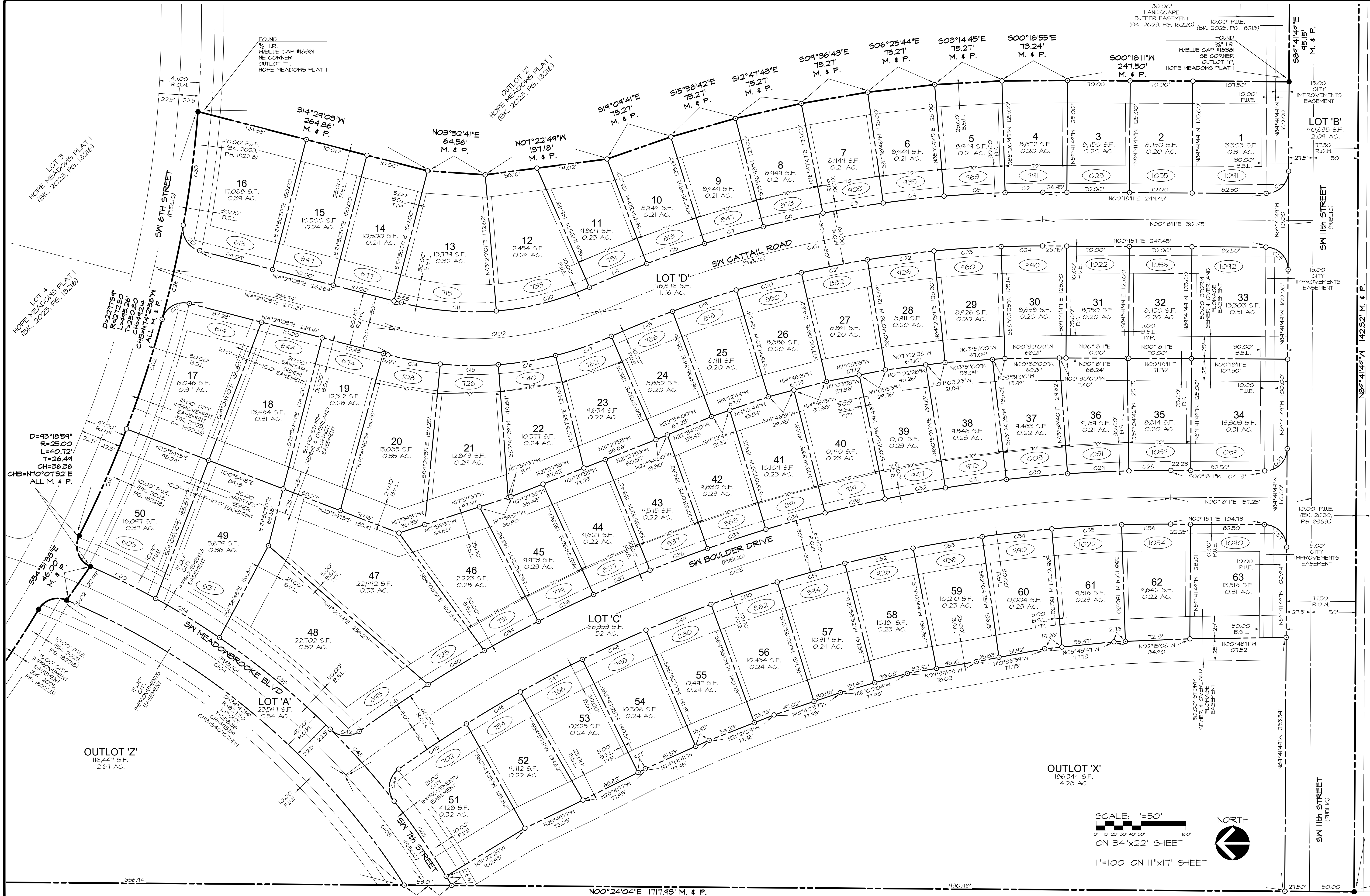
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 Urbandale, Iowa 50322
 515.276.4884 . mail@cecinc.com

CEC

DATE: PRINTED ON: August 26, 2024
 DATE OF SURVEY: JUL 13, 2021
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 DRAWN BY: MEH

HOPE MEADOWS PLAT 2
 NE 1/4 - SEC 01-14-26, GRIMES, IA 50111
FINAL PLAT

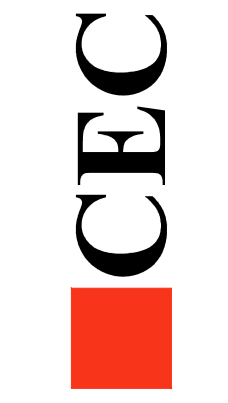
SHEET 03 OF 04
 A2116



SCALE: 1"=50'
 ON 34"x22" SHEET
 1"=100' ON 11"x17" SHEET



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HOPE MEADOWS PLAT 2
 NE 1/4 - SEC 01-14-26, GRIMES, IA 50111
 FINAL PLAT - DETAIL

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