

INDEX LEGEND

PROPERTY DESCRIPTION:
OUTLOT 'Y' OF HERITAGE AT GRIMES PLAT 5, AN OFFICIAL PLAT RECORDED POLK COUNTY, IOWA

OWNER:
BEAVERBROOKE DEVELOPMENT COMPANY
1650 SE 37TH STREET
GRIMES, IA 50111

PREPARED BY:
LARRY D HYLER
BISHOP ENGINEERING CO., INC.
3501 104TH STREET
URBANDALE, IOWA 50322
(515) 276-0467

HERITAGE STATION CROSSING PLAT 1

FINAL PLAT

PROPERTY DESCRIPTION:

OUTLOT 'Y' OF HERITAGE AT GRIMES PLAT 5, AN OFFICIAL PLAT OF THE CITY OF GRIMES, POLK COUNTY, IOWA

AREA:
436,200 SF, SAID TRACT OF LAND CONTAINING 10.01 ACRES MORE OR LESS

ZONING:
PUD: PLANNED UNIT DEVELOPMENT HERITAGE AT GRIMES
UNDERLYING ZONING: MULTI FAMILY MEDIUM DENSITY

GENERAL NOTES:

- LOT A IS A STREET LOT 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.

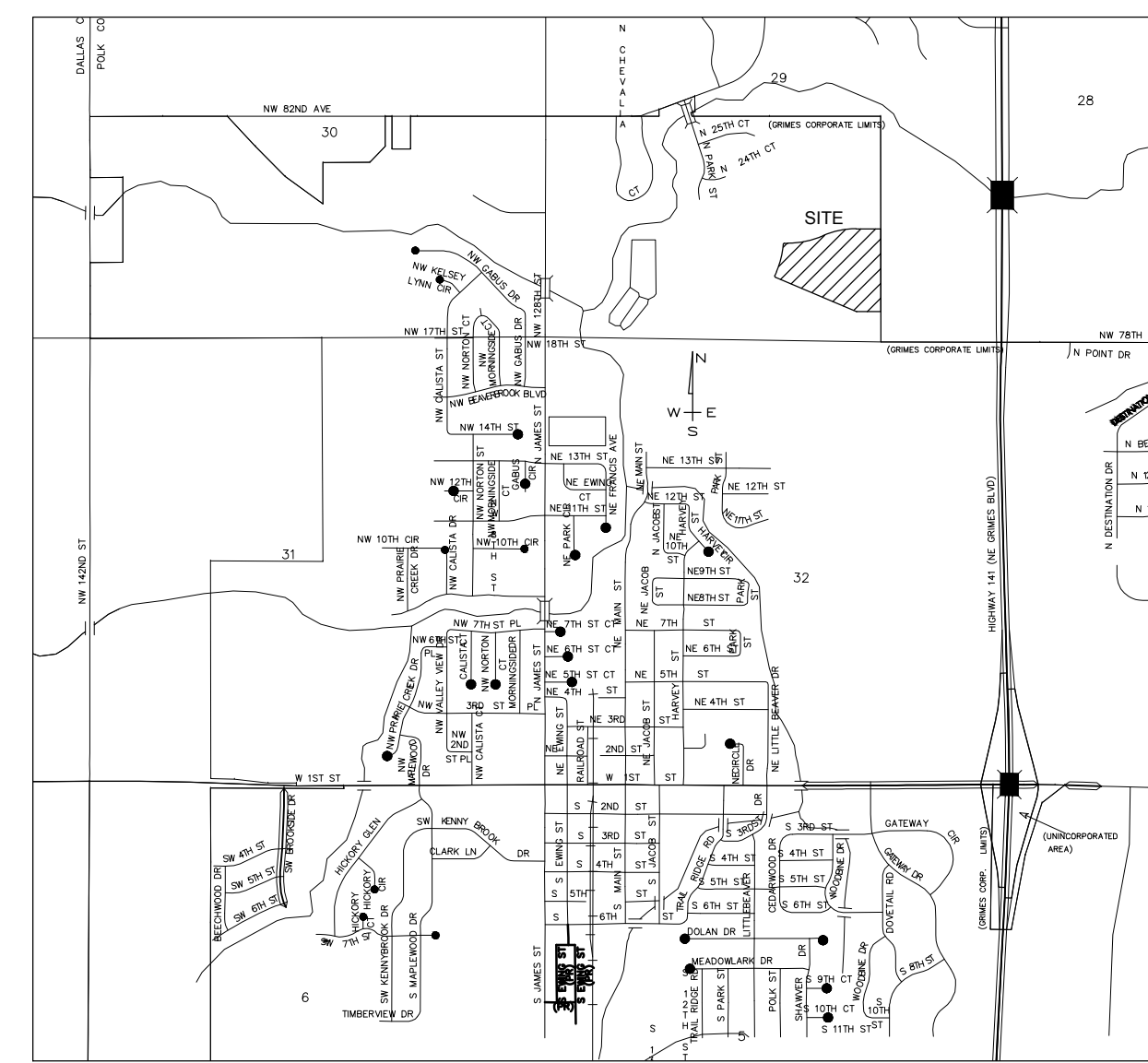
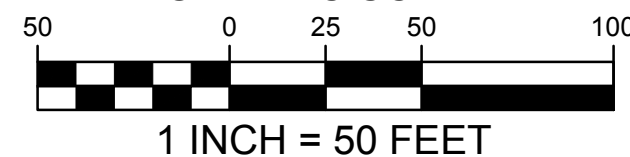
ABBREVIATIONS:

- AC ACRES
- BK BOOK
- D DECEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MBE MINIMUM BASEMENT ELEVATION
- MPE MINIMUM PROTECTION ELEVATION
- OL OUTLOT
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER
- (XXXX) PREVIOUSLY RECORDED
- YPC YELLOW PLASTIC CAP
- LOT ADDRESS

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	25.23	250.00	25.22	N56°27'09"W	5°47'00"
C2	58.44	250.00	58.30	S60°15'26"E	13°23'33"
C3	100.37	250.00	99.70	S78°27'19"E	23°00'15"
C4	43.01	50.00	41.70	S49°09'49"W	49°17'08"
C5	92.86	50.00	80.08	N52°59'14"W	106°24'45"
C6	12.67	250.00	12.67	N68°24'19"W	2°54'15"
C7	87.70	250.00	87.25	N79°54'27"W	20°06'00"
C8	22.71	225.00	22.70	N56°27'09"W	5°47'00"
C9	33.14	275.00	33.12	S57°00'46"E	6°54'14"
C10	31.14	275.00	31.13	S63°42'33"E	6°29'19"
C11	19.54	275.00	19.53	S68°59'19"E	4°04'15"
C12	47.13	275.00	47.08	S75°56'04"E	9°49'14"
C13	43.74	275.00	43.69	S85°24'04"E	9°06'46"
C14	40.49	225.01	40.44	S84°48'08"E	10°18'39"
C15	34.85	25.00	32.09	S39°42'50"E	79°51'56"
C16	30.83	75.00	30.62	S11°33'30"E	23°33'18"
C17	33.25	75.00	32.98	S36°02'07"E	25°23'55"
C18	33.23	75.00	32.96	S61°25'39"E	25°23'09"
C19	35.03	75.00	34.71	S87°30'03"E	26°45'41"
C20	6.95	75.00	6.95	N76°27'45"E	5°18'43"
C21	5.33	75.00	5.33	S71°46'14"W	4°04'18"
C22	39.71	75.00	39.25	S54°34'03"W	30°20'04"
C23	19.48	75.00	19.42	S31°57'38"W	14°52'46"
C24	43.88	25.00	38.46	N74°51'03"E	100°33'41"
C25	5.13	225.00	5.13	S54°12'53"E	1°18'27"
C26	27.76	275.00	27.75	S56°27'09"E	5°47'00"
C27	41.98	275.00	41.94	S57°56'04"E	8°44'49"
C28	39.91	25.00	35.81	S21°12'59"E	91°28'27"
C29	49.23	25.00	41.65	N66°37'58"E	112°49'39"
C30	46.43	25.00	40.04	S52°59'14"E	106°24'45"
C31	19.19	25.00	18.72	S51°49'13"W	43°58'20"
C32	2.32	25.00	2.32	S27°10'39"W	5°18'49"

HERITAGE STATION CROSSING PLAT 1
GRIMES, IA

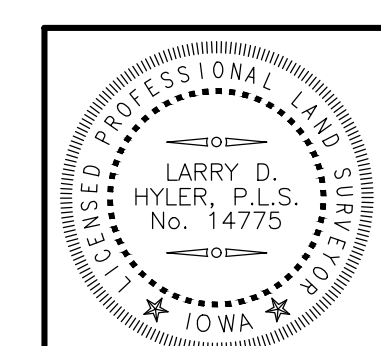
Bishop Engineering
"Planning Your Successful Development"

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

REFERENCE NUMBER:
DRAWN BY:
CHECKED BY:
REVISION DATE:
PROJECT NUMBER:
SHEET NUMBER:

EAV
LDH
07-13-17 1ST SUBMIT
09-08-17 2ND SUBMIT
09-22-17 3RD SUBMIT
10-17-17 FINAL PLANS
11-27-17 1ST FP
12-22-17 2ND FP
12-28-17 ELEC CONDUIT

120101-16
1 OF 1



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: PRELIMINARY LARRY D. HYLER, P.L.S. 14775 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

11/02/2018 10:53:41 AM M:\LAND PROJECTS\2012\101-16 STATION CROSSING (BRAD STANBROUGH)\DWG\FINAL PLAT.DWG

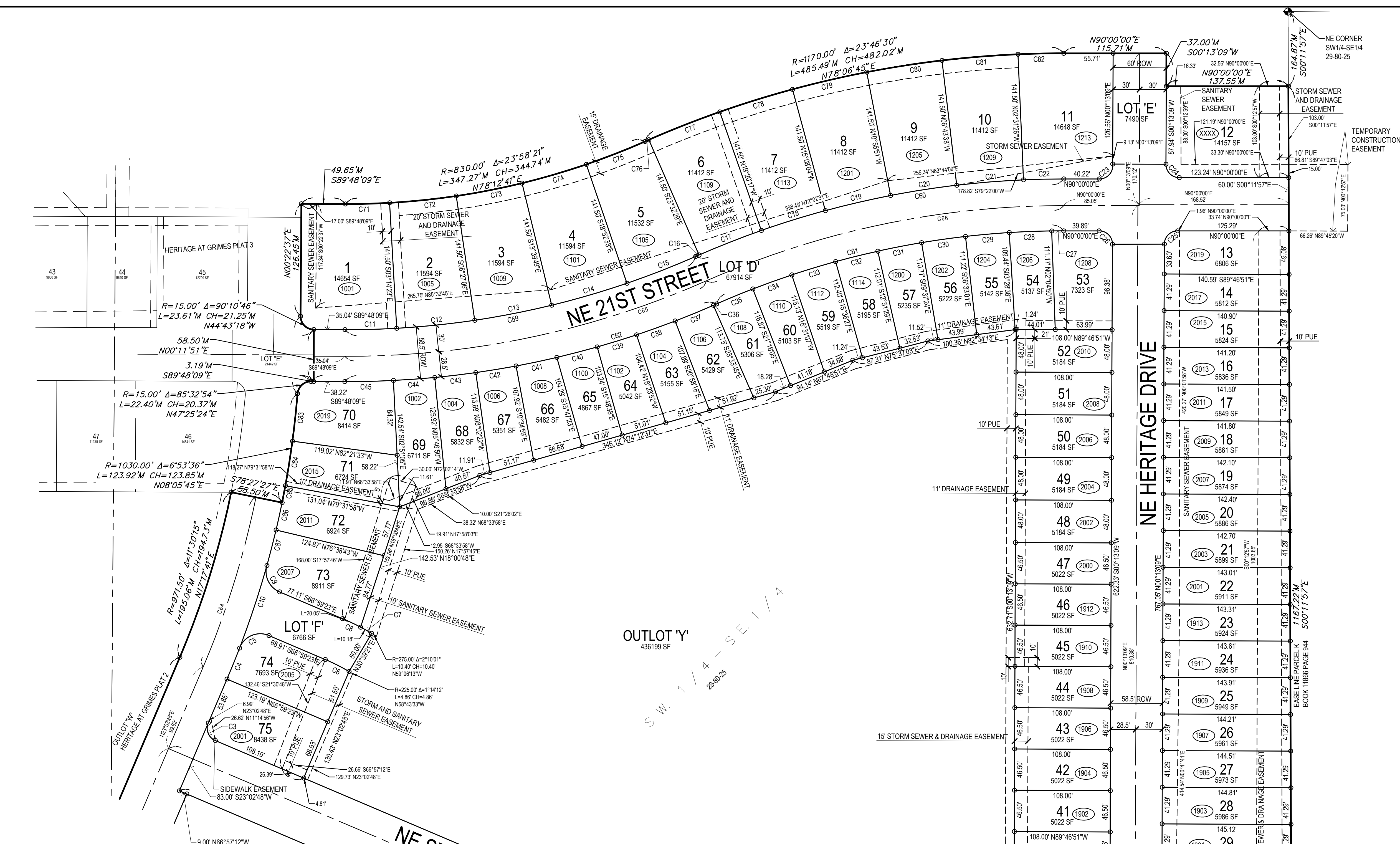
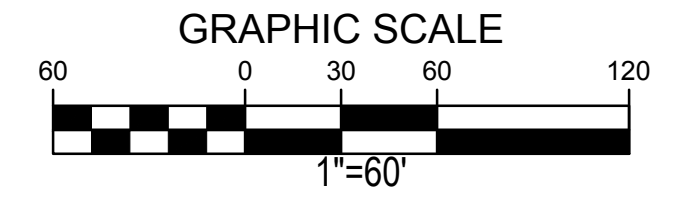
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	67.51	1552.50	67.50	N85°27'06.28"W	2°29'29"
C2	153.25	461.00	152.54	S13°31'23.98"W	19°02'48"
C3	23.56	15.00	21.21	S21°57'12.04"E	90°00'00"
C4	35.88	1030.00	35.88	N22°02'55.06"E	1°59'46"
C5	40.12	25.00	35.95	S67°01'49.65"W	91°57'35"
C6	30.02	225.00	30.00	N63°10'00.75"W	7°38'44"
C7	14.23	275.00	14.22	N60°49'33.42"W	2°57'50"
C8	22.47	275.00	22.47	N64°38'55.53"W	4°40'55"
C9	36.04	25.00	33.00	S25°41'42.41"E	82°35'21"
C10	97.99	1030.00	97.96	N18°19'30.10"E	5°27'04"
C11	58.28	971.50	58.27	N88°28'44.19"E	3°26'14"
C12	88.37	971.50	88.34	N84°09'15.45"E	5°12'43"
C13	88.37	971.50	88.34	N78°56'32.16"E	5°12'43"
C14	88.37	971.50	88.34	N73°43'48.86"E	5°12'43"
C15	83.07	971.50	83.05	N68°40'28.61"E	4°53'57"
C16	4.19	1028.50	4.19	S66°20'30.39"W	0°14'01"
C17	75.46	1028.50	75.44	S68°33'37.11"W	4°12'13"
C18	75.46	1028.50	75.44	S72°45'49.84"W	4°12'13"
C19	75.46	1028.50	75.44	S76°58'02.56"W	4°12'13"
C20	75.46	1028.50	75.44	S81°10'15.28"W	4°12'13"
C21	75.46	1028.50	75.44	S85°22'28.00"W	4°12'13"
C22	45.30	1028.50	45.30	S88°44'17.14"W	2°31'26"
C23	23.50	15.00	21.17	N45°06'34.27"E	89°46'51"
C24	23.62	15.00	21.25	S44°53'25.73"E	90°13'09"
C25	23.50	15.00	21.17	S45°06'34.27"W	89°46'51"
C26	23.62	15.00	21.25	N44°53'25.73"W	90°13'09"
C27	13.51	970.00	13.51	S89°36'03.13"W	0°47'54"
C28	47.87	970.00	47.87	S87°47'16.28"W	2°49'40"
C29	49.49	970.00	49.48	S84°54'44.11"W	2°55'24"
C30	49.95	970.00	49.94	S81°58'32.04"W	2°57'01"
C31	50.27	970.00	50.27	S79°00'56.31"W	2°58'10"
C32	48.92	970.00	48.92	S76°05'09.84"W	2°53'23"
C33	51.56	970.00	51.55	S73°07'06.95"W	3°02'43"
C34	46.72	970.00	46.71	S70°12'58.46"W	2°45'34"
C35	44.21	970.00	44.21	S67°31'50.77"W	2°36'41"
C36	3.82	1030.00	3.82	N66°19'52.37"E	0°12'45"
C37	46.58	1030.00	46.57	N67°43'58.46"E	2°35'27"
C38	46.27	1030.00	46.27	N70°18'55.22"E	2°34'26"
C39	46.31	1030.00	46.30	N72°53'25.00"E	2°34'34"
C40	46.98	1030.00	46.97	N75°29'05.70"E	2°36'48"
C41	47.00	1030.00	46.99	N78°05'55.32"E	2°36'52"
C42	45.92	1030.00	45.92	N80°40'59.54"E	2°33'17"
C43	46.61	1030.00	46.60	N83°15'24.44"E	2°35'33"
C44	46.66	1030.00	46.66	N85°51'02.98"E	2°35'44"
C45	54.81	1030.00	54.80	N88°40'23.14"E	3°02'56"
C46	39.19	25.00	35.30	S45°07'50.97"W	89°48'54"
C47	38.48	720.00	38.48	N01°45'01.01"E	3°03'45"
C48	40.68	25.00	36.34	N43°20'13.12"W	93°14'13"
C49	37.24	720.00	37.23	N04°45'47.11"E	2°57'48"
C50	53.18	720.00	53.17	N08°21'38.74"E	4°13'55"
C51	64.71	720.00	64.69	N13°03'05.26"E	5°08'58"
C52	25.50	15.00	22.54	N64°20'11.01"E	97°25'14"
C53	47.31	778.50	47.30	N14°56'54.26"E	3°28'55"
C54	42.13	778.50	42.13	N11°39'25.06"E	3°06'03"
C55	41.74	778.50	41.74	N08°34'13.73"E	3°04'19"
C56	41.47	778.50	41.47	N05°30'30.11"E	3°03'08"
C57	41.33	778.50	41.32	N02°27'41.16"E	3°02'30"
C58	9.80	778.50	9.80	N00°34'47.36"E	0°43'18"
C59	88.37	971.50	88.34	N78°56'32.16"E	5°12'43"
C60	75.46	1028.50	75.44	S81°10'15.28"W	4°12'13"
C61	48.92	970.00	48.92	S76°05'09.84"W	2°53'23"
C62	46.31	1030.00	46.30	N72°53'25.00"E	2°34'34"
C63	166.21	500.00	165.45	S13°31'23.98"W	19°02'48"
C64	200.78	1000.00	200.45	N17°17'40.58"E	11°30'15"
C65	419.03	1001.50	415.98	N78°12'40.65"E	23°58'21"
C66	414.33	998.50	411.36	S78°06'45.01"W	23°46'30"
C67	251.13	748.50	249.96	N09°49'50.98"E	19°13'25"
C68	21.24	500.00	21.24	N24°15'49.61"E	2°26'03"
C69	19.97	470.00	19.97	N24°15'49.61"E	2°26'03"
C70	47.08	750.00	47.07	N21°14'53.68"E	3°35'49"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C71	49.79	830.00	49.79	N88°28'44.19"E	3°26'14"
C72	75.50	830.00	75.48	N84°09'15.45"E	5°12'43"
C73	75.50	830.00	75.48	N78°56'32.16"E	5°12'43"
C74	75.50	830.00	75.48	N73°43'48.86"E	5°12'43"
C75	70.97	830.00	70.95	N68°40'28.61"E	4°53'57"
C76	4.77	1170.00	4.77	S66°20'30.39"W	0°14'01"
C77	85.84	1170.00	85.82	S68°33'37.11"W	4°12'13"
C78	85.84	1170.00	85.82	S72°45'49.84"W	4°12'13"
C79	85.84	1170.00	85.82	S76°58'02.56"W	4°12'13"
C80	85.84	1170.00	85.82	S81°10'15.28"W	4°12'13"
C81	85.84	1170.00	85.82	S85°22'28.00"W	4°12'13"
C82	51.54	1170.00	51.53	S88°44'17.18"W	2°31'26"
C83	53.78	1030.00	53.78	N06°08'42.24"E	2°59'31"
C84	50.81	1030.00	50.80	N09°03'14.53"E	2°49'34"
C85	19.33	1030.00	19.33	N11°00'17.38"E	1°04'32"
C86	31.66	1030.00	31.66	N12°25'23.40"E	1°45'40"
C87	41.27	1030.00	41.27	N14°27'05.83"E	2°17'44"



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
 - ⊙ SECTION CORNER - FOUND AS NOTED
 - (XXXX) PREVIOUSLY RECORDED
 - YPC YELLOW PLASTIC CAP



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Phone: (515) 275-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying Established 1959

HERITAGE AT GRIMES PLAT 5
GRIMES, IA

REFERENCE NUMBER:
120101-10

DRAWN BY:
EAV

CHECKED BY:
LH

REVISION DATE:

PROJECT NUMBER:
120101-10

SHEET NUMBER:
3 OF 3