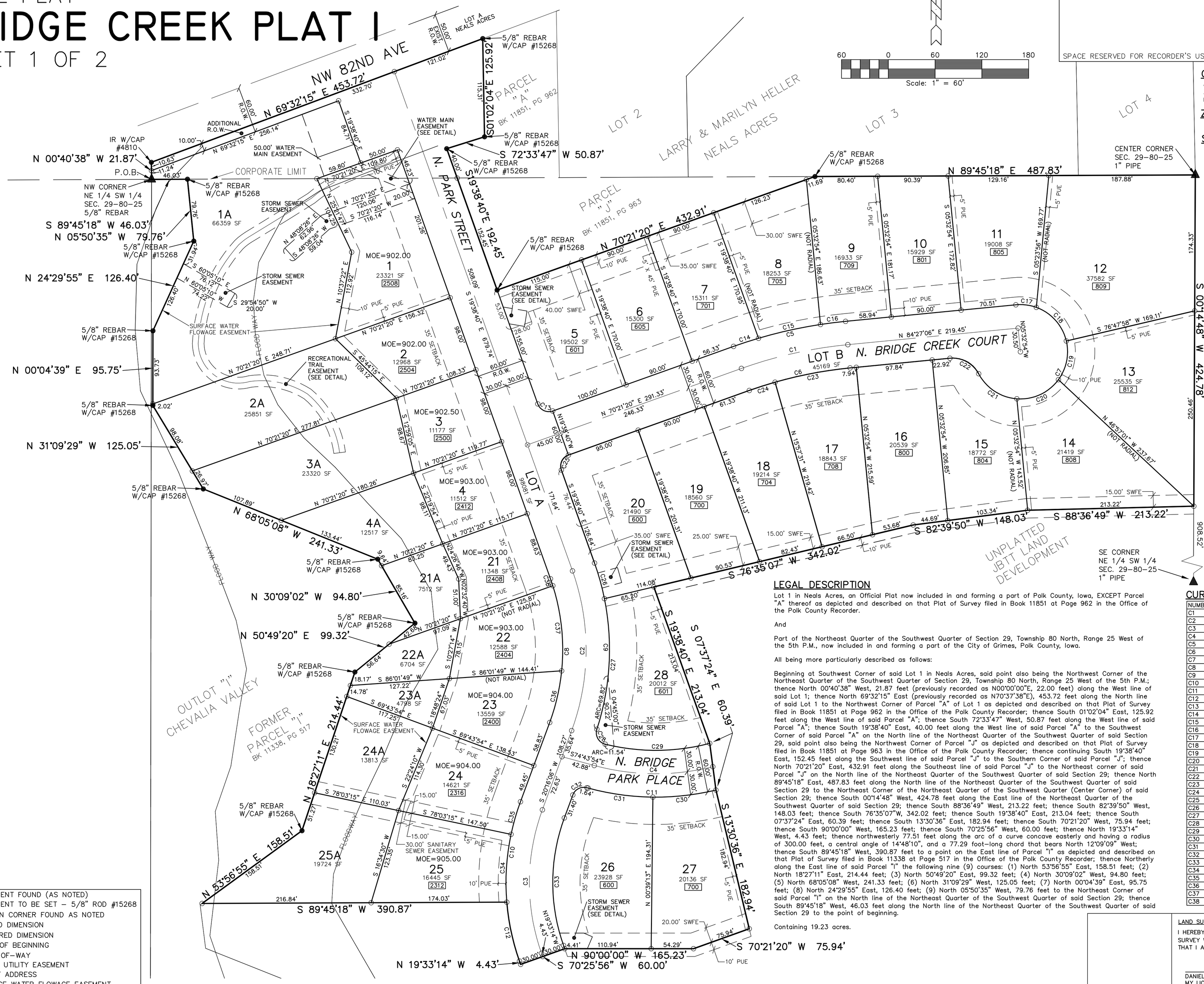
FINAL PLAT

BRIDGE CREEK PLAT I

SHEET 1 OF 2



Scale: 1" = 60'

SPACE RESERVED FOR RECORDER'S USE

OWNER/DEVELOPER
JBTT LAND DEVELOPMENT
3809 NW 109TH ST. STE. D
URBANDALE, IA 50322

BENCHMARK
STUBBY NAIL AT INTERSECTION OF NW 82ND AVE. AND NW 128TH ST.
ELEVATION = 930.20

ZONING
R1

SETBACKS
FRONT = 35'
REAR = 35'
SIDES = 1 1/2 STORIES 7' EACH SIDE
2 AND 3 STORIES 10' EACH SIDE

NOTES

1. LOTS A AND B ARE HEREBY DEDICATED TO THE CITY OF GRIMES, IOWA, FOR PUBLIC RIGHT-OF-WAY.
2. THE FOLLOWING LOTS ARE AFFECTED BY THE 1,000 FEET WASTEWATER TREATMENT PLANT SEPARATION: 2A, 3A, 4, 4A, 21, 21A, 22, 22A, 23, 23A, 24, 24A, 25, 25A, 26, 27, AND 28.
3. SOME LOTS HAVE A MINIMUM STRUCTURE OPENING ELEVATION REQUIREMENT. THE ELEVATIONS SHOWN WITHIN THE LOTS AS DESIGNATED "MOE" ARE BASED ON CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR CANNOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS SHOWN.
4. LOTS 1A, 2A, 3A, 4, 4A, 21A, 22A, 23A, 24A, AND 25A ARE COMPLETELY COVERED BY A SURFACE WATER FLOWAGE EASEMENT.

LEGEND

●	MONUMENT FOUND (AS NOTED)
○	MONUMENT TO BE SET – 5/8" ROD #15268
▲	SECTION CORNER FOUND AS NOTED
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
0000	STREET ADDRESS
SWFE	SURFACE WATER FLOWAGE EASEMENT
STM	STORM SEWER EASEMENT
SAN	SANITARY SEWER EASEMENT
STE	STREET TREE EASEMENT
M.O.E.	MINIMUM STRUCTURE OPENING ELEVATION

LEGAL DESCRIPTION

Lot 1 in Neals Acres, an Official Plat now included in and forming a part of Polk County, Iowa, EXCEPT Parcel "A" thereof as depicted and described on that Plat of Survey filed in Book 11851 at Page 962 in the Office of the Polk County Recorder.

And

Part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of Grimes, Polk County, Iowa.

All being more particularly described as follows:

Beginning at Southwest Corner of said Lot 1 in Neals Acres, said point also being the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M.; thence North 00°40'38" West, 21.87 feet (previously recorded as N00°00'00"E, 22.00 feet) along the West line of said Lot 1; thence North 69°32'15" East (previously recorded as N70°37'38"E), 453.72 feet along the North line of said Lot 1 to the Northwest Corner of Parcel "A" of Lot 1 as depicted and described on that Plat of Survey filed in Book 11851 at Page 962 in the Office of the Polk County Recorder; thence South 01°02'04" East, 125.92 feet along the West line of said Parcel "A"; thence South 72°33'47" West, 50.87 feet along the West line of said Parcel "A"; thence South 19°38'40" East, 40.00 feet along the West line of said Parcel "A" to the Southwest Corner of said Parcel "A" on the North line of the Northeast Quarter of the Southwest Quarter of said Section 29, said point also being the Northwest Corner of Parcel "J" as depicted and described on that Plat of Survey filed in Book 11851 at Page 963 in the Office of the Polk County Recorder; thence continuing South 19°38'40" East, 152.45 feet along the Southwest line of said Parcel "J" to the Southern Corner of said Parcel "J"; thence North 70°21'20" East, 432.91 feet along the Southeast line of said Parcel "J" to the Northeast corner of said Parcel "J" on the North line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence North 89°45'18" East, 487.83 feet along the North line of the Northeast Quarter of the Southwest Quarter of said Section 29 to the Northeast Corner of the Northeast Quarter of the Southwest Quarter (Center Corner) of said Section 29; thence South 00°14'48" West, 424.78 feet along the East line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence South 88°36'49" West, 213.22 feet; thence South 82°39'50" West, 148.03 feet; thence South 76°35'07"W, 342.02 feet; thence South 19°38'40" East, 213.04 feet; thence South 07°37'24" East, 60.39 feet; thence South 13°30'36" East, 182.94 feet; thence South 70°21'20" West, 75.94 feet; thence South 90°00'00" West, 165.23 feet; thence South 70°25'56" West, 60.00 feet; thence North 19°33'14" West, 4.43 feet; thence northwesterly 77.51 feet along the arc of a curve concave easterly and having a radius of 300.00 feet, a central angle of 14°48'10", and a 77.29 foot-long chord that bears North 12°09'09" West; thence South 89°45'18" West, 390.87 feet to a point on the East line of Parcel "I" as depicted and described on that Plat of Survey filed in Book 11338 at Page 517 in the Office of the Polk County Recorder; thence Northerly along the East line of said Parcel "I" the following nine (9) courses: (1) North 53°56'55" East, 158.51 feet; (2) North 18°27'11" East, 214.44 feet; (3) North 50°49'20" East, 99.32 feet; (4) North 30°09'02" West, 94.80 feet; (5) North 68°05'08" West, 241.33 feet; (6) North 31°09'29" West, 125.05 feet; (7) North 00°04'39" East, 95.75 feet; (8) North 24°29'55" East, 126.40 feet; (9) North 05°50'35" West, 79.76 feet to the Northeast Corner of said Parcel "I" on the North line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence South 89°45'18" West, 46.03 feet along the North line of the Northeast Quarter of the Southwest Quarter of said Section 29 to the point of beginning.

Containing 19.23 acres.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°05'46"	S 77°24'13" W	570.00	140.23	139.88
C2	39°54'46"	N 00°18'43" E	300.00	208.98	204.78
C3	39°49'20"	S 00°21'26" W	270.00	187.66	183.90
C4	29°22'11"	N 89°24'59" W	300.00	153.78	152.10
C5	14°05'46"	N 77°24'13" E	600.00	147.61	147.24
C6	14°05'46"	N 77°24'13" E	540.00	132.85	132.52
C7	247°49'05"	N 28°21'38" E	60.50	261.68	100.42
C8	39°54'46"	N 00°18'43" E	270.00	188.08	184.30
C9	37°40'05"	N 00°48'38" W	330.00	216.95	213.07
C10	25°01'10"	S 07°45'31" W	300.00	131.00	129.96
C11	28°46'43"	S 89°07'15" E	330.00	165.75	164.02
C12	14°48'10"	S 12°09'09" E	300.00	77.51	77.29
C13	90°00'00"	N 64°38'40" W	15.00	23.56	21.21
C14	03°12'59"	S 71°57'50" W	600.00	33.68	33.68
C15	07°46'44"	N 77°27'42" E	600.00	81.46	81.40
C16	03°06'02"	N 82°54'05" E	600.00	32.47	32.47
C17	25°18'09"	S 82°53'50" E	60.50	26.72	26.50
C18	57°02'43"	S 41°43'23" E	60.50	60.24	57.78
C19	49°27'12"	S 11°31'34" W	60.50	52.22	50.61
C20	58°04'20"	S 65°17'21" W	60.50	61.32	58.73
C21	57°56'40"	S 56°42'09" E	60.50	61.18	58.61
C22	67°49'05"	N 61°38'22" W	37.50	44.39	41.84
C23	10°24'37"	S 79°14'47" W	540.00	98.12	97.98
C24	03°41'09"	S 72°11'54" W	540.00	34.74	34.73
C25	90°00'00"	S 25°21'20" W	15.00	23.56	21.21
C26	08°14'19"	S 15°31'31" E	330.00	47.45	47.41
C27	29°25'46"	S 03°18'32" W	330.00	169.50	167.64
C28	94°05'51"	N 29°01'31" W	15.00	24.63	21.96
C29	28°45'02"	N 89°33'02" E	270.00	135.48	134.07
C30	14°09'50"	S 83°34'18" W	330.00	81.58	81.37
C31	14°36'53"	N 82°02'20" W	330.00	84.17	83.95
C32	85°00'00"	S 62°46'06" W	15.00	22.25	20.27
C33	39°49'20"	S 00°21'26" W	240.00	166.81	163.47
C34	16°41'49"	N 03°35'51" E	300.00	87.43	87.12
C35	08°19'21"	N 16°06'26" E	300.00	43.58	43.54
C36	14°28'10"	N 13°02'01" E	270.00	68.19	68.00
C37	23°27'16"	N 05°55'41" E	270.00	110.53	109.76
C38	01°59'20"	N 18°39'00" W	270.00	9.37	9.37

LAND SURVEYOR 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL, P.L.S. #15268 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

PAGES OR SHEETS COVERED BY THIS SEAL
SHEETS 1 AND 2 ONLY.

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

6112.00

FINAL PLAT - BRIDGE CREEK PLAT I

NO.	REVISION	DATE	BY

FOR:

LOCATION:	SCALE: 1" = 60'	DESIGNED BY: DJS	DRAWN BY: PJV
	DWG: 6112FP.DWG	CHECKED BY: DJS	DATE: 2/29/2008
	FIELD BOOK:	SHEET 1 OF 2	FILE NO.: 6112