BRIDGE CREEK PLAT 5

GRIMES, POLK COUNTY, IOWA

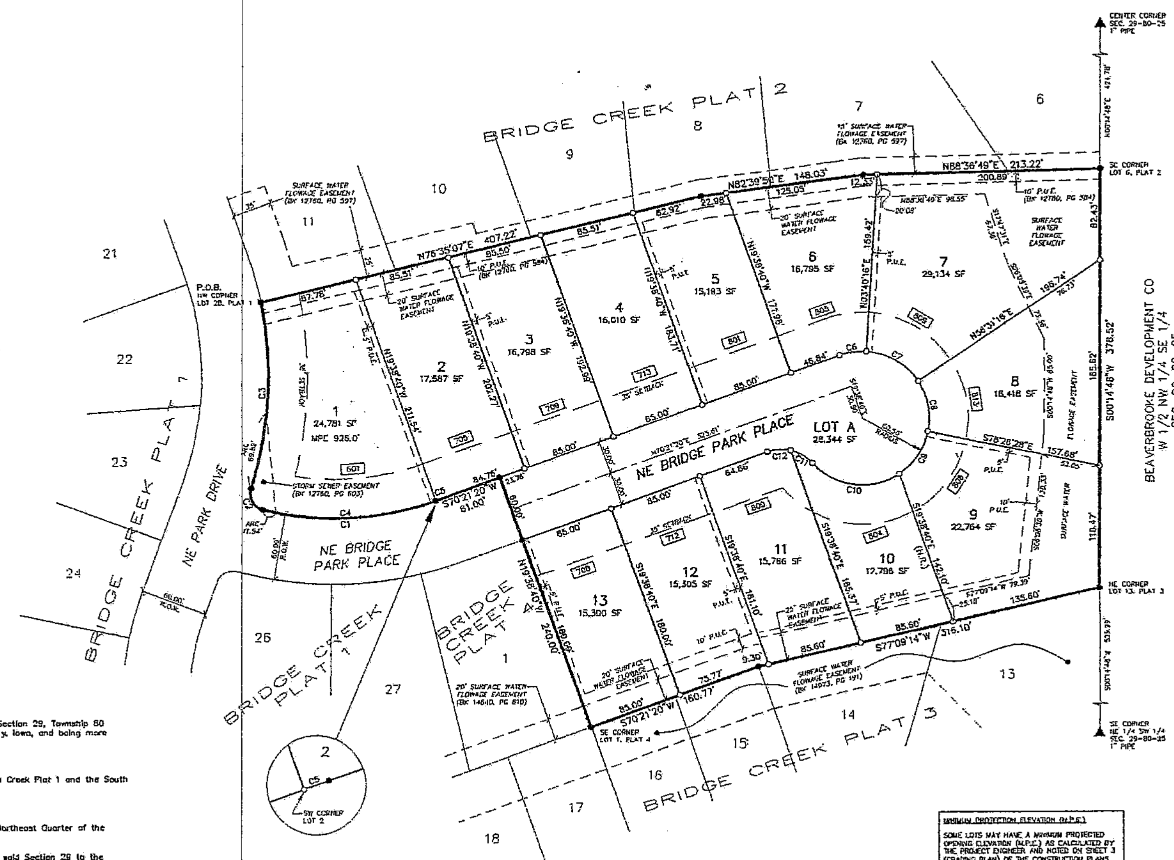
PREPARED FOR/DEVELOPER
BRIDGE CREEK, LLC
3809 NW 109th STREET, SUITE D
URBANDALE, IA 50322

ZONING & SETBACKS
ZONING DISTRICT: R1
SINGLE FAMILY DWELLING DISTRICT

SETBACKS:
FRONT YARD = 35 FT
REAR YARD = 35 FT
SIDE YARD = 7 FT 1-1/2 STORIES
10 FT 2 & 3 STORIES

NOTES
1. LOT A IS TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.
2. LOTS 1, 2 AND 13 ARE AFFECTED BY THE 1000 FEET WASTEWATER TREATMENT PLANT SEPARATION DISTANCE.

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	158.20	270.00	33°34'14"	S87°08'27"W	155.94
C2	24.63	15.00	94°05'51"	N29°01'31"W	21.96
C3	169.50	330.00	29°25'46"	N03°18'32"E	167.64
C4	157.96	270.00	33°31'13"	N87°08'57"E	155.72
C5	0.24	270.00	0°03'00"	N70°22'50"E	0.24
C6	24.62	60.50	23°18'55"	S82°00'49"W	24.45
C7	55.81	60.50	52°51'00"	N59°54'14"W	53.85
C8	47.56	60.50	45°02'15"	N10°57'36"W	46.34
C9	47.56	60.50	45°02'15"	N34°04'39"E	46.34
C10	86.14	60.50	81°34'38"	S82°36'54"E	79.05
C11	23.13	37.50	35°20'26"	N59°29'48"W	22.77
C12	21.26	37.50	32°28'39"	S86°35'39"W	20.97



LEGAL DESCRIPTION
Lot 28 in Bridge Creek Plat 1, an Official Plat, and part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 80 North, Range 25 West of the 5th P.M., all now included in and forming a part of the City of Grimes, Polk County, Iowa, and being more particularly described as follows:

Beginning at the Northwest corner of Lot 28 in said Bridge Creek Plat 1; thence

North 76°(degrees) 35'(minutes) 07"(seconds) East, 407.22 feet along the North line of said Lot 28 in Bridge Creek Plat 1 and the South line of Bridge Creek Plat 2, an Official Plat in the City of Grimes, Polk County, Iowa; thence

North 82°39'50" East, 148.03 feet along the South line of said Bridge Creek Plat 2; thence

North 88°36'49" East, 213.22 feet along the South line of said Bridge Creek Plat 2 to the East line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence

South 00°14'48" West, 378.52 feet along the East line of the Northeast Quarter of the Southwest Quarter of said Section 29 to the North line of Bridge Creek Plat 3, an Official Plat in the City of Grimes, Polk County, Iowa; thence

South 77°09'14" West, 316.10 feet along the North line of said Bridge Creek Plat 3; thence

South 70°21'20" West, 160.77 feet along the North line of said Bridge Creek Plat 3 to the East line of Bridge Creek Plat 4, an Official Plat in the City of Grimes, Polk County, Iowa; thence

North 19°38'40" West, 240.00 feet along the East line of said Bridge Creek Plat 4 to the Northeast corner of said Bridge Creek Plat 4; thence

South 70°21'20" West, 61.00 feet along the North line of said Bridge Creek Plat 4; thence

Southwesterly 158.20 feet along the arc of a curve in the North line of said Bridge Creek Plat 4 and the South line of said Lot 28 in Bridge Creek Plat 1 concave northerly and having a radius of 270.00 feet, a central angle of 33°34'14" and a 155.94 feet long chord that bears South 87°08'27" West; thence

Northwesterly 24.63 feet along the arc of a curve in the southwesterly line of said Lot 28 in Bridge Creek Plat 1 concave northeasterly and having a radius of 15.00 feet, a central angle of 94°05'51" and a 21.96 feet long chord that bears North 29°01'31" West; thence

Northerly 169.50 feet along the arc of a curve in the West line of said Lot 28 in Bridge Creek Plat 1 concave westerly and having a radius of 330.00 feet, a central angle of 29°25'46" and a 167.64 feet long chord that bears North 03°18'32" East to the point of beginning.

Containing 6.08 acres.

Scale: 1" = 50'

LEGEND
- ● FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #15268, UNLESS NOTED
- ○ SET 5/8" REBAR W/YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (N.R.) NOT RADIAL
- [123] STREET ADDRESS NUMBER
- M.P.E. MINIMUM PROTECTION ELEVATION

MINIMUM PROTECTION ELEVATION (M.P.E.)
SOME LOTS MAY HAVE A MINIMUM PROJECTED OPENING ELEVATION (M.P.E.) AS CALCULATED BY THE PROJECT ENGINEER AND NOTED ON SHEET 3 (GRADING PLAN) OF THE CONSTRUCTION PLANS FOR BRIDGE CREEK PLAT 5 APPROVED BY THE CITY OF GRIMES. REFERENCE: ENGINEERING RESOURCE GROUP, INC. PROJECT #13-230. THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE CORRECTNESS OF ANY M.P.E. NOTED HEREON.

SPACE RESERVED FOR RECORDER'S USE

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

[illegible], P.L.S. [illegible] DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

NO.	REVISION	DATE	BY	FOR:	LOCATION:		
						SCALE: 1" = 50'	DESIGNED BY:
						DWG: 13-230FP.DWG	CHECKED BY: DFR
						FIELD BOOK:	SHEET 1 OF 1

DRAWN BY: DFR
DATE: 7/01/2014
FILE NO.: 13-230.00

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

13-230