BRIDGE CREEK PLAT 3

GRIMES, POLK COUNTY, IOWA

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION

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, and being more particularly described as follows:

Beginning at the Southwest corner of Lot 26 in Bridge Creek Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa; thence

North 90°(degrees) 00'(minutes) 00"(seconds) East, 165.23 feet along the South line of said Bridge Creek Plat 1; thence

North 70°21'20" East, 352.52 feet along the South lines of said Bridge Creek Plat 1 and Bridge Creek Plat 4, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa, and extended; thence

North 77°09'14" East, 316.10 feet to the East line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence

South 00°14'48" West, 529.99 feet along the East line of the Northeast Quarter of the Southwest Quarter of said Section 29 to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 29; thence

North 89°57'56" West, 1,192.24 feet along the South line of the Northeast Quarter of the Southwest Quarter of said Section 29 to the East line of Outlot I in Chevalia Valley, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa; thence

North 00°02'04" East, 58.16 feet (previously recorded as North 00°03'04" East, 58.05 feet) along the East line of said Chevalia Valley; thence

North 58°11'27" East, 91.07 feet (previously recorded as North 58°12'27" East, 90.89 feet) along the East line of said Chevalia Valley; thence

North 02°56'20" West, 179.37 feet (previously recorded as North 02°58'14" West, 179.30 feet) along the East line of said Chevalia Valley; thence

North 68°16'55" West, 36.83 feet (previously recorded as North 68°13'10" West) along the East line of said Chevalia Valley to the Southwest corner of Parcel M of that Plat of Survey filed May 18, 2009, in Book 13041 at Page 630 in the Office of the Recorder for Polk County, Iowa; thence

North 89°45'18" East, 305.71 feet along the South lines of said Parcel M and Parcel L of that Plat of Survey filed May 18, 2009, in Book 13041 at Page 630 in the Office of the Recorder for Polk County, Iowa, to the Southeast corner of said Parcel L; thence

North 19°33'14" West, 21.39 feet along the East line of said Parcel L to the South line of said Bridge Creek Plat 1; thence

North 70°25'56" East, 60.00 feet along the South line of said Bridge Creek Plat 1 to the point of beginning.

Containing 10.19 acres.

PREPARED FOR/DEVELOPER

BRIDGE CREEK, LLC
3809 NW 109th STREET, SUITE D
URBANDALE, IA 50322

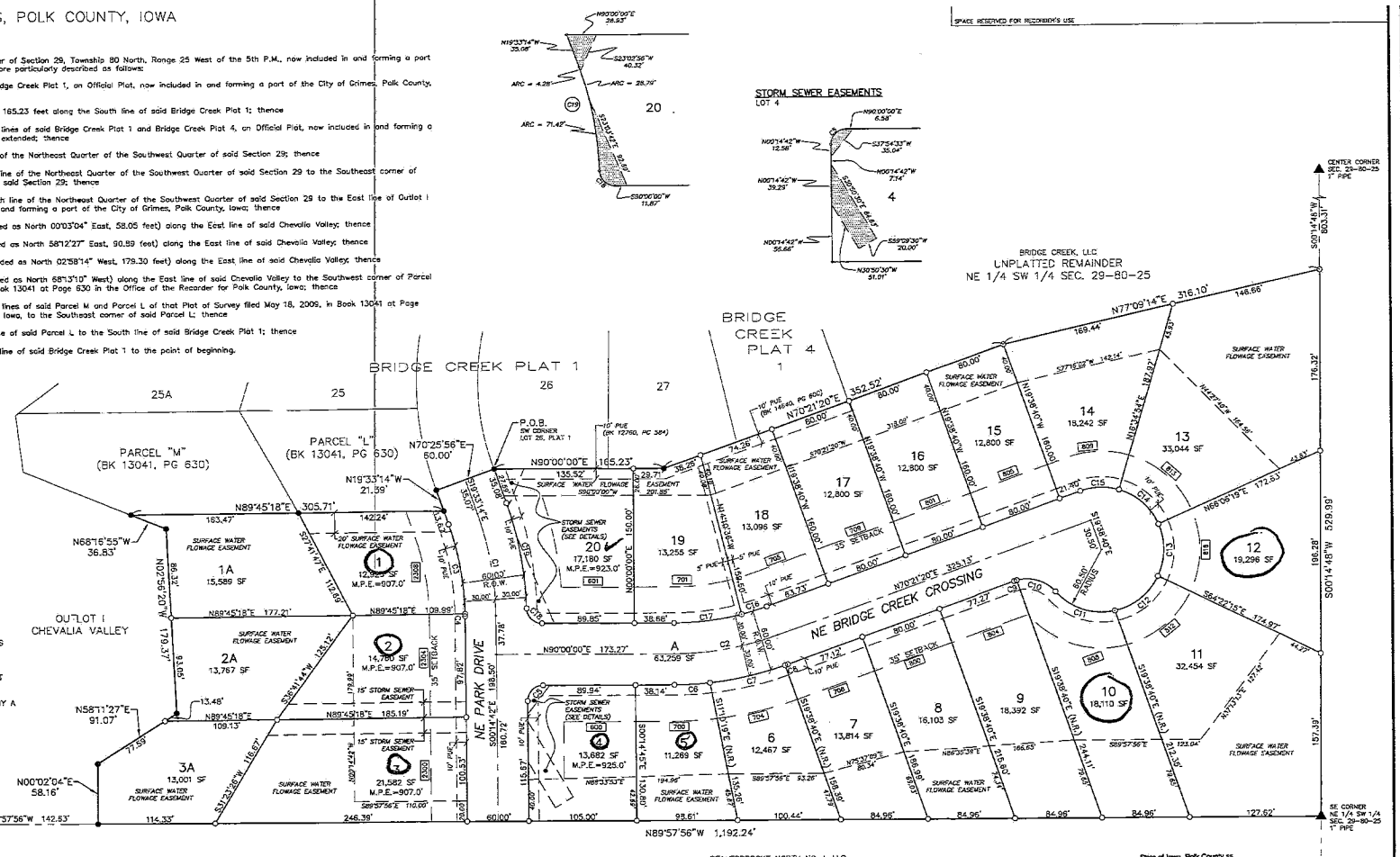
ZONING & SETBACKS

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

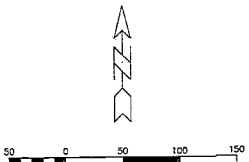
1. LOT A IS TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.
2. LOTS 1 THROUGH 5 AND 16 THROUGH 20 ARE AFFECTED BY THE 1000 FEET WASTEWATER TREATMENT PLANT SEPARATION DISTANCE.
3. LOTS 1A, 2A AND 3A ARE COMPLETELY COVERED BY A SURFACE WATER FLOWAGE EASEMENT.



STORM SEWER EASEMENTS
LOT 4

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	101.10	300.00	19°18'32"	N9°53'58"W	100.62
C2	102.86	300.00	19°38'40"	N80°10'40"E	102.36
C3	88.81	270.00	18°50'49"	N10°07'50"W	88.41
C4	2.18	270.00	0°27'43"	N0°28'33"W	2.18
C5	23.63	15.00	90°14'42"	S44°52'39"W	21.26
C6	34.89	330.00	6°03'25"	N86°58'18"E	34.87
C7	75.38	330.00	13°05'13"	N77°23'59"E	75.21
C8	2.88	330.00	0°30'02"	N70°36'21"E	2.88
C9	2.74	37.50	4°10'48"	S72°26'44"W	2.74
C10	41.66	37.50	63°38'16"	N73°38'44"W	39.54

CURVE DATA					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	63.57	60.50	60°12'23"	S71°55'47"E	60.69
C12	55.26	60.50	52°20'16"	N51°47'53"E	53.36
C13	52.29	60.50	49°31'26"	N0°52'02"E	50.68
C14	52.29	60.50	49°31'26"	N48°39'24"W	50.68
C15	38.25	60.50	36°13'34"	S88°28'07"W	37.62
C16	25.77	270.00	5°28'04"	N73°05'22"E	25.76
C17	66.81	270.00	14°10'36"	N82°54'42"E	66.64
C18	23.19	15.00	88°35'16"	S45°42'22"E	20.95
C19	104.49	330.00	18°08'31"	N10°28'59"W	104.05



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
- SWFE SURFACE WATER FLOWAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- (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 PROTECTED 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 3 APPROVED BY THE CITY OF GRIMES. REFERENCE: ENGINEERING RESOURCE GROUP, INC. PROJECT #12-112. THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE CORRECTNESS OF ANY M.P.E. NOTED HEREON.

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.

DANIEL F. RITTEL, P.L.S. #15268 — DATE 25 SEP 2013
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

State of Iowa, Polk County ss
I certify that the attached plat dated has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor this 27 day of September 2013
JAMIE FITZGERALD, County Auditor
By Cindy Wiegand

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
3405 SE Crossroads Dr. Suite G
DES MOINES, IOWA 50317
(515) 288-4863

NO.	REVISION	DATE	BY

FOR:
LOCATION:

SCALE:	1" = 50'	DESIGNED BY:	DRAWN BY:
DWG:	12-112FP.DWG	CHECKED BY: DFR	DATE:
FIELD BOOK:		SHEET 1 OF 1	FILE NO.: 12-112

2012 Proj\12-112\DESIGN\04-Subdivision Grd\Dr-Bas\FINAL PLAT\12-112FP.dwg, 9/25/2013 8:18:40 AM, DFR