

# HERITAGE AT GRIMES PLAT 3 FINAL PLAT

## CITY OF GRIMES, POLK COUNTY, IOWA

Doc ID: 03182480013 Type: PLT  
 Kind: PLAT  
 Recorded: 09/16/2016 at 11:14:45 AM  
 Fee Amt: \$117.00 Page 1 of 13  
 POLK COUNTY IOWA  
 JULIE H. HAGBERTY RECORDER  
 File #: 2016-05024895  
 Bk 16183 Pg 205-217

### OWNER/PREPARED FOR:

HERITAGE AT GRIMES, LLC  
 1650 S 37TH ST  
 GRIMES, IOWA 50111

### SURVEYOR:

BISHOP ENGINEERING  
 ATTN: LARRY HYLER  
 3501 104TH ST  
 URBANDALE, IA 50322  
 PH: (515) 276-0467

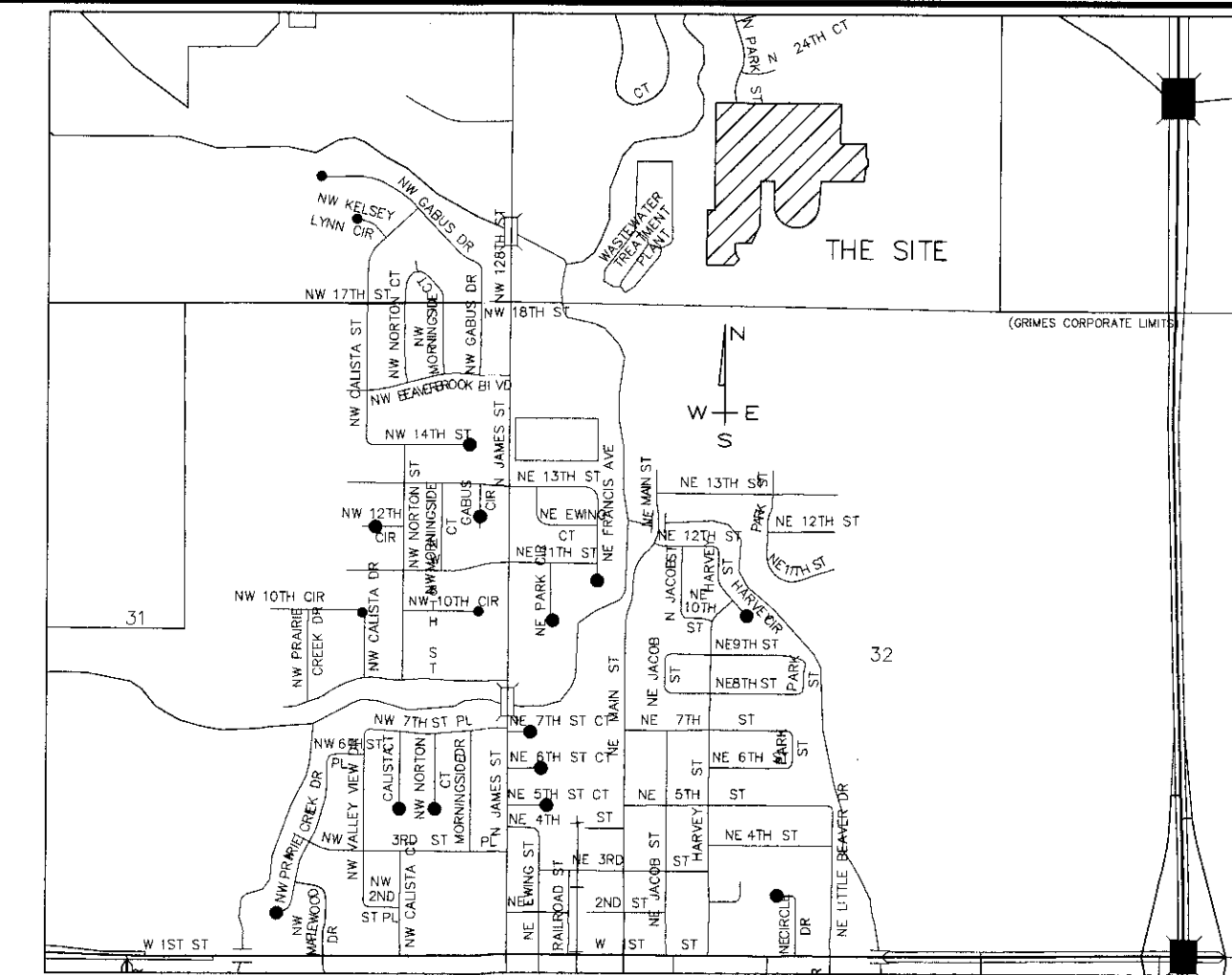
### ZONING:

PUD: PLANNED UNIT DEVELOPMENT  
 UNDERLYING ZONING:  
 SINGLE FAMILY TYPE 1 (PER PLANNED UNIT DEVELOPMENT)  
 BUILDING SETBACKS:  
 FRONT YARD = 30 FEET  
 SIDE YARD = 7 FEET ONE SIDE, 14 FEET COMBINED TOTAL  
 REAR YARD = 25 FEET

### BENCHMARK:

CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT  
 LOCATED ON THE EAST SIDE OF NORTH JAMES ST BY THE  
 NW CORNER HERITAGE AT GRIMES PLAT 1.  
 ELEVATION = 924.41 (NAVD 1988)

CITY BENCHMARK G6A-001: ARROWHEAD ON FIRE HYDRANT  
 LOCATED AT THE NE CORNER OF THE NE 13TH ST &  
 N JAMES ST INTERSECTION.  
 ELEVATION = 930.66 (NAVD 1988)



PROPERTY DESCRIPTION:  
 AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP  
 80 NORTH, RANGE 25 WEST OF THE 5th P.M., GRIMES, POLK COUNTY, IOWA; ALL LYING WITHIN PARCEL K AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11866 AT PAGE 944 SAID IRREGULAR  
 SHAPED PORTION OF LAND IS MORE PARTICULARLY DESCRIBED AS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE S89°29'08"E (BEARING BASIS IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE) ALONG THE SOUTH LINE OF THE  
 SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1580.92 FEET TO A BEND POINT IN THE NORTH LINE OF PARCEL P AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15900 AT PAGE  
 199; THENCE N00°16'20"E ALONG SAID NORTH LINE OF PARCEL P, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°16'20"E, A DISTANCE OF 389.98 FEET TO THE  
 SOUTH LINE OF PARCEL O AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15781 AT PAGE 373; THENCE N89°29'08"E, A DISTANCE OF 63.49 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL  
 O; THENCE N00°00'01"E ALONG THE EAST LINE OF SAID PARCEL O, A DISTANCE OF 878.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL O AND TO THE SOUTH LINE OF BRIDGE CREEK PLAT 3, AN  
 OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE S89°46'17"E ALONG THE SOUTH LINE OF SAID BRIDGE CREEK PLAT 3, A DISTANCE OF 1025.32 FEET TO THE SOUTHEAST CORNER OF LOT 11 IN  
 SAID BRIDGE CREEK PLAT 3 AND TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE S00°25'57"W ALONG THE EAST LINE OF THE  
 SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 325.00 FEET; THENCE S89°48'09"E, A DISTANCE OF 149.22 FEET; THENCE S89°37'23"E, A DISTANCE OF 60.00  
 FEET; THENCE S00°22'37"W, A DISTANCE OF 111.27 FEET; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 23.61 FEET, SAID CURVE HAVING A  
 CHORD BEARING OF S44°43'18"W AND A CHORD LENGTH OF 21.25 FEET; THENCE S89°48'09"E, A DISTANCE OF 9.13 FEET; THENCE S00°11'51"W, A DISTANCE OF 58.50 FEET; THENCE N89°48'09"W,  
 A DISTANCE OF 12.32 FEET; THENCE SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 22.40 FEET, SAID CURVE HAVING A CHORD BEARING OF  
 S47°25'24"W AND A CHORD LENGTH OF 20.37 FEET; THENCE SOUTHWESTERLY ALONG A 1030.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 123.92 FEET, SAID CURVE HAVING A CHORD  
 BEARING OF S08°10'54"W AND A CHORD LENGTH OF 123.85 FEET; THENCE N78°27'27"W, A DISTANCE OF 58.50 FEET; THENCE N89°48'09"W, A DISTANCE OF 285.85 FEET; THENCE S05°05'21"W, A DISTANCE  
 OF 213.83 FEET; THENCE SOUTHERLY ALONG A 183.50 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 583.30 FEET, SAID CURVE HAVING A CHORD BEARING OF N89°30'07"W AND A CHORD  
 LENGTH OF 366.76 FEET; THENCE N00°58'25"E, A DISTANCE OF 194.94 FEET; THENCE N89°48'09"W, A DISTANCE OF 111.94 FEET; THENCE S00°58'25"W, A DISTANCE OF 363.22 FEET; THENCE S25°05'01"W,  
 A DISTANCE OF 160.21 FEET; THENCE S89°10'04"E, A DISTANCE OF 134.15 FEET; THENCE S00°16'20"W, A DISTANCE OF 44.98 FEET; THENCE SOUTHEASTERLY ALONG A 120.00 FOOT RADIUS CURVE  
 CONCAVE EASTERLY, A DISTANCE OF 50.54 FEET, SAID CURVE HAVING A CHORD BEARING OF S11°47'33"E AND A CHORD LENGTH OF 50.16 FEET; THENCE S86°08'34"W, A DISTANCE OF 63.46 FEET;  
 THENCE S89°45'18"W, A DISTANCE OF 182.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.  
 SAID TRACT OF LAND CONTAINS 24.58 ACRES.

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	63.17	150.00	62.70	N11°47'33"W	24°07'46"
C2	108.23	150.00	105.89	N20°56'31"E	41°20'22"
C3	111.12	150.00	108.59	N20°23'23"E	42°26'38"
C4	222.57	2000.00	222.45	N02°21'21"E	6°22'34"
C5	215.96	2000.00	215.86	N02°27'02"E	6°11'13"
C6	199.16	500.00	197.85	S11°36'32"W	22°49'21"
C7	161.89	1000.00	161.72	N06°54'18"E	9°16'33"
C8	32.99	1000.00	32.99	N01°19'19"E	1°53'24"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C9	17.72	139.50	17.71	S14°38'45"E	7°16'47"
C10	35.48	180.00	35.43	S05°23'31"E	11°17'41"
C11	12.17	180.00	12.17	S02°12'32"W	3°52'23"
C12	83.68	180.00	82.93	S17°27'49"W	26°38'11"
C13	34.02	180.00	33.97	S36°11'48"W	10°49'47"
C14	58.99	120.00	58.40	S27°31'43"W	28°09'58"
C15	29.90	120.00	29.83	N06°16'24"E	14°16'40"
C16	56.65	2030.00	56.65	S00°01'57"E	1°35'57"
C17	79.06	2030.00	79.05	S01°52'57"W	2°13'53"
C18	79.23	2030.00	79.23	S04°06'59"W	2°14'11"
C19	10.96	2030.00	10.96	S05°23'22"W	0°18'33"
C20	68.34	1970.00	68.33	S04°33'01"W	1°59'15"
C21	79.09	1970.00	79.08	S02°24'23"W	2°18'01"
C22	65.30	1970.00	65.29	S00°18'24"W	1°53'57"
C23	23.34	15.00	21.06	N45°13'18"W	89°09'27"
C24	27.75	34.50	27.01	S67°08'12"W	46°08'18"
C25	37.19	58.50	36.57	S62°19'23"W	36°25'39"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C26	52.69	58.50	50.93	N73°39'35"W	51°38'24"
C27	48.93	58.50	47.51	N23°53'45"W	47°55'16"
C28	48.58	58.50	47.20	N23°51'28"E	47°35'05"
C29	52.13	58.50	50.42	N73°10'36"E	51°03'16"
C30	38.37	58.50	37.69	S62°30'18"E	37°34'55"
C31	27.75	34.50	27.01	S66°45'30"E	46°05'18"
C32	23.78	15.00	21.37	N44°46'38"E	90°50'26"
C33	29.95	2030.00	29.95	N00°13'13"W	0°50'43"
C34	23.56	15.00	21.21	N44°48'00"W	90°00'17"
C35	23.51	15.00	21.18	S45°17'14"W	89°49'14"
C36	109.88	971.50	109.82	S08°18'08"W	6°28'50"
C37	24.84	15.00	22.09	S42°22'13"E	94°52'19"
C38	23.56	15.00	21.21	S45°11'51"W	90°00'00"
C39	51.65	530.00	51.63	S02°59'22"W	5°35'01"
C40	75.78	530.00	75.71	S09°52'38"W	8°11'32"
C41	16.80	530.00	16.80	S14°52'54"W	1°49'00"
C42	25.64	34.50	25.05	S05°30'06"E	42°34'58"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C43	42.53	58.50	41.60	S05°57'49"E	41°39'32"
C44	52.40	58.50	50.67	S40°31'42"W	51°19'29"
C45	52.34	58.50	50.61	N68°10'36"W	51°15'57"
C46	50.69	58.50	49.12	N37°43'18"W	49°38'39"
C47	79.67	58.50	73.66	N26°07'02"E	78°02'00"
C48	11.38	34.50	11.33	N55°41'11"E	18°53'42"
C49	18.94	34.50	18.70	N30°30'46"E	31°27'08"
C50	65.02	470.00	64.97	N10°49'24"E	7°55'35"
C51	54.65	470.00	54.62	N03°31'44"E	6°39'45"
C52	23.56	15.00	21.21	N44°48'08"W	90°00'00"
C53	22.90	15.00	20.74	N46°27'40"E	87°28'22"
C54	99.88	2030.00	99.87	N04°08'04"E	2°49'09"
C55	11.07	1970.00	11.07	N05°22'59"E	0°19'19"
C56	84.94	1970.00	84.94	N03°59'12"E	2°28'14"
C57	84.78	1970.00	84.77	N01°31'07"E	2°27'57"
C58	38.44	1970.00	38.44	N00°16'23"W	1°07'05"
C59	60.31	180.00	60.02	N08°45'57"E	19°11'45"

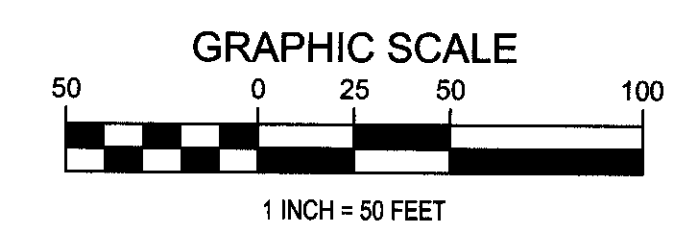
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C60	73.04	180.00	72.54	N29°59'16"E	23°14'53"
C61	26.68	120.00	26.63	N35°14'30"E	12°44'23"
C62	59.90	120.00	59.28	N14°34'18"E	28°35'58"
C63	89.37	2030.00	89.36	N01°27'49"E	2°31'21"
C64	31.31	183.50	31.27	S09°58'39"W	9°46'36"
C65	164.38	183.50	158.94	S40°31'42"W	51°19'29"
C66	164.19	183.50	158.77	N88°10'36"W	51°15'57"
C67	158.99	183.50	154.07	N37°43'18"W	49°38'39"
C68	44.43	183.50	44.32	N05°57'47"W	13°52'23"
C69	74.52	2000.00	74.51	S00°25'28"W	2°08'05"
C70	141.45	2000.00	141.42	S03°31'04"W	4°03'08"

### MINIMUM PROTECTION ELEVATION NOTES [APPLIES TO ALL LOTS]:

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR'S CERTIFICATION DOES NOT COVER ELEVATIONS SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE NOTES APPLY TO ALL LOTS, WITH OR WITHOUT MPE'S.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM THE HOUSE AND CONVEYED TO THE DRAINAGE SWALES OR STREETS WITHOUT ADVERSELY EFFECTING NEIGHBORING PROPERTIES.
- LOTS WITH MPE'S NOTED WITH AN ASTERISK (\*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- FOR LOTS WITH DIRECTIONS IN BRACKETS, THE MPE APPLIES IN THE LOCATION SHOWN IN BRACKETS. FOR EXAMPLE [NE] APPLIES TO THE NORTHEAST SIDE OF THE LOT.
- HOMEBUILDERS SHALL COMPLY WITH CITY ORDINANCES AND POLICIES FOR MINIMUM PROTECTION ADJACENT TO DRAINAGE WAYS.

### GENERAL NOTES:

- LOTS "A" THROUGH "E" ARE STREET LOTS 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 1" IN 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.

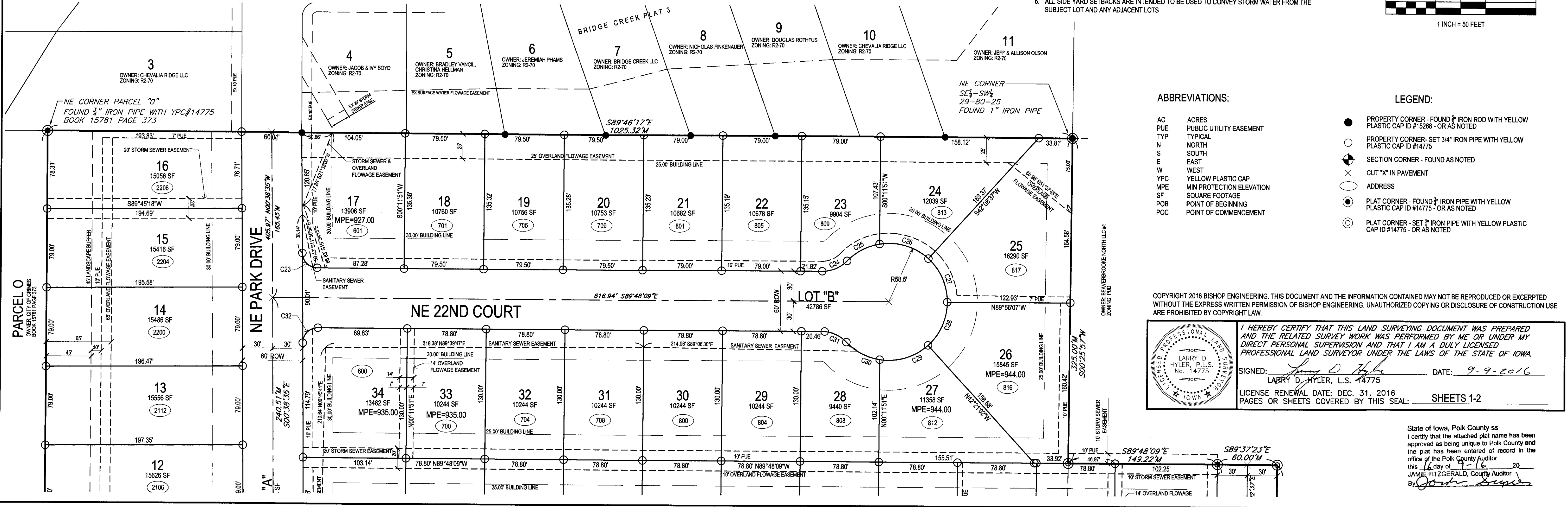


### ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MIN PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

### LEGEND:

- PROPERTY CORNER - FOUND 1" IRON ROD WITH YELLOW PLASTIC CAP ID #15268 - OR AS NOTED
- PROPERTY CORNER - SET 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ⊗ CUT "X" IN PAVEMENT
- ADDRESS
- PLAT CORNER - FOUND 1" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 - OR AS NOTED
- PLAT CORNER - SET 1" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 - OR AS NOTED



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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: *Larry D. Hyler* DATE: 9-9-2016  
 LARRY D. HYLER, P.L.S. #14775

LICENSE RENEWAL DATE: DEC. 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2

State of Iowa, Polk County ss  
 I certify that the attached plat name 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 16 day of 9-2016  
 JAMIE FITZGERALD, County Auditor  
 By: *John Sepp*

**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

HERITAGE AT GRIMES PLAT 3  
 GRIMES, IA  
**FINAL PLAT**

REFERENCE NUMBER:  
120101-4

DRAWN BY:  
LM

CHECKED BY:  
LH

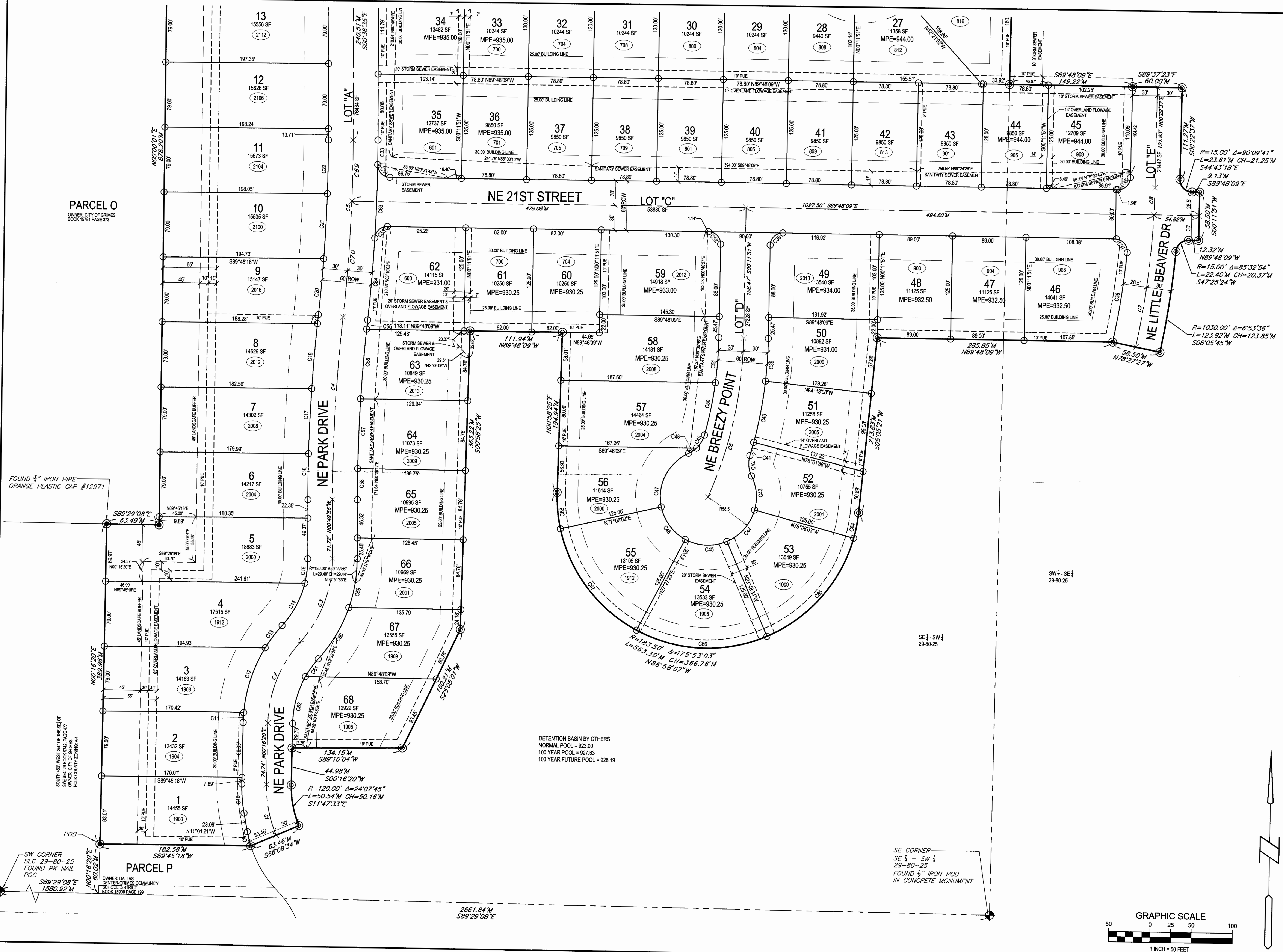
REVISION DATE:

PROJECT NUMBER:  
120101-8

SHEET NUMBER:  
1 OF 2



9/29/2016 10:04:23 AM  
MILAND PROJECTS 2012/12/01/01-8 PLAT 3/DIVIDING/FINAL PLATING



**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-0667 Fax: (515) 276-0217  
Civil Engineering & Land Surveying  
Established 1959

**HERITAGE AT GRIMES PLAT 3**  
**GRIMES, IA**  
**FINAL PLAT**

REFERENCE NUMBER: 120101-4
DRAWN BY: LM
CHECKED BY: LH
REVISION DATE:
PROJECT NUMBER: 120101-8
SHEET NUMBER: 2 OF 2



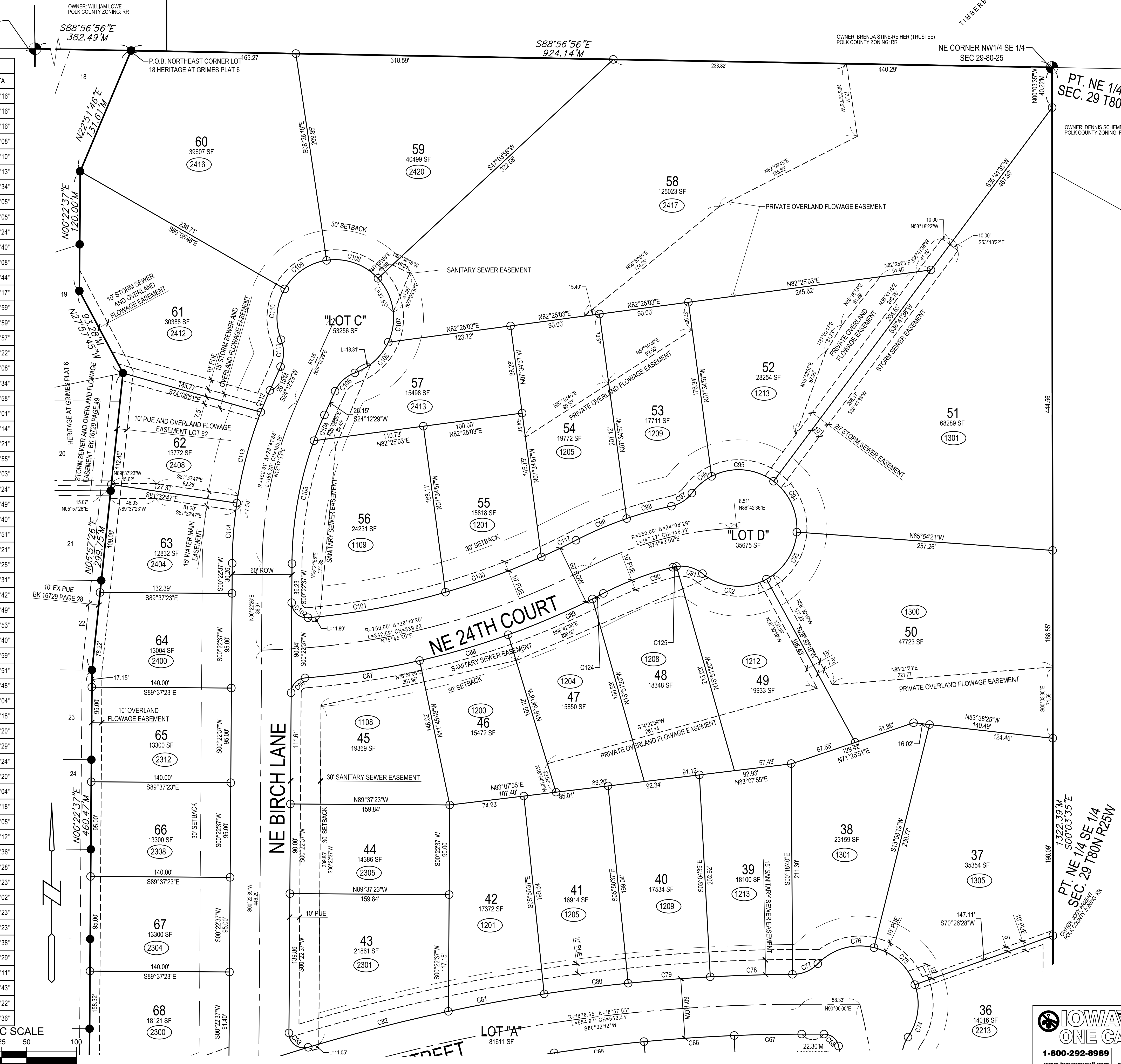


PRELIMINARY - NOT FOR CONSTRUCTION

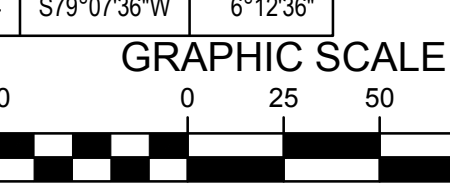
# HERITAGE AT GRIMES PLAT 7 FINAL PLAT

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	485.49	1170.00	482.02	S78°06'45"W	23°46'30"
C2	286.49	829.97	285.07	S76°06'49"W	19°46'39"
C3	19.67	697.60	19.67	N85°11'07"E	1°36'56"
C4	27.40	492.15	27.39	N82°46'01"E	3°11'22"
C5	57.92	350.12	57.86	N76°25'26"E	9°28'45"
C6	89.67	830.00	89.63	N82°54'24"E	6°11'25"
C7	89.67	830.00	89.63	N76°43'00"E	6°11'25"
C8	89.67	830.00	89.63	N70°31'35"E	6°11'25"
C9	59.54	1170.00	59.53	N67°40'58"E	2°54'56"
C10	76.14	1170.00	76.12	N71°00'17"E	3°43'43"
C11	76.14	1170.00	76.12	N74°44'00"E	3°43'43"
C12	76.14	1170.00	76.12	N78°27'42"E	3°43'43"
C13	76.14	1170.00	76.12	N82°11'25"E	3°43'43"
C14	76.14	1170.00	76.12	N85°50'07"E	3°43'43"
C15	45.27	1170.00	45.27	N88°53'29"E	2°13'01"
C16	23.62	15.00	21.25	N44°53'26"W	90°13'09"
C17	50.69	1310.00	50.69	S88°53'29"W	2°13'01"
C18	85.25	1310.00	85.23	S85°55'07"W	3°43'43"
C19	85.25	1310.00	85.23	S82°11'25"W	3°43'43"
C20	85.25	1310.00	85.23	S78°27'42"W	3°43'43"
C21	85.25	1310.00	85.23	S74°44'00"W	3°43'43"
C22	85.25	1310.00	85.23	S71°00'17"W	3°43'43"
C23	66.66	1310.00	66.65	S67°40'58"W	2°54'56"
C24	74.55	690.00	74.51	N70°31'35"E	6°11'25"
C25	74.55	690.00	74.51	N76°43'00"E	6°11'25"
C26	54.88	690.00	54.86	N82°05'25"E	4°33'25"
C27	95.20	630.00	95.11	N80°02'22"E	8°39'30"
C28	95.20	630.00	95.11	N71°22'53"E	8°39'30"
C29	9.10	630.00	9.09	N66°38'19"E	0°49'38"
C30	67.62	1370.00	67.61	S67°38'20"W	2°49'40"
C31	76.09	1370.00	76.08	S70°38'38"W	3°10'57"
C32	76.09	1370.00	76.08	S73°49'35"W	3°10'57"
C33	76.09	1370.00	76.08	S77°00'31"W	3°10'57"
C34	76.09	1370.00	76.08	S80°11'28"W	3°10'57"
C35	76.09	1370.00	76.08	S83°22'25"W	3°10'57"
C36	76.09	1370.00	76.08	S86°33'21"W	3°10'57"
C37	44.31	1370.00	44.30	S89°04'25"W	1°51'11"
C38	23.50	15.00	21.17	N45°06'34"E	89°46'51"
C39	70.47	970.00	70.46	S01°51'44"E	4°09'46"
C40	61.99	1510.00	61.99	S88°49'26"W	2°21'08"
C41	83.87	1510.00	83.86	S86°33'21"W	3°10'57"
C42	83.13	1510.00	83.12	S86°04'14"W	3°09'16"
C43	83.87	1510.00	83.86	S83°22'25"W	3°10'57"
C44	83.13	1510.00	83.12	S82°54'58"W	3°09'16"
C45	83.87	1510.00	83.86	S80°11'28"W	3°10'57"
C46	83.13	1510.00	83.12	S79°45'42"W	3°09'16"
C47	83.87	1510.00	83.86	S77°00'31"W	3°10'57"
C48	83.13	1510.00	83.12	S76°36'26"W	3°09'16"
C49	83.87	1510.00	83.86	S73°49'35"W	3°10'57"
C50	83.13	1510.00	83.12	S73°27'10"W	3°09'16"
C51	83.87	1510.00	83.86	S70°38'38"W	3°10'57"
C52	83.13	1510.00	83.12	S70°17'54"W	3°09'16"
C53	74.53	1510.00	74.52	S67°38'20"W	2°49'40"
C54	65.78	1510.00	65.78	S67°28'23"W	2°29'46"
C55	74.05	490.00	73.98	N71°22'53"E	8°39'30"
C56	109.19	490.00	108.96	N74°46'54"E	12°46'02"
C57	46.65	490.00	46.63	N78°26'16"E	5°27'17"
C58	20.07	350.00	20.06	N70°02'25"E	3°17'05"
C59	13.27	350.00	13.27	N67°18'41"E	2°10'23"
C60	71.88	1650.00	71.88	S67°28'23"W	2°29'46"
C61	90.84	1650.00	90.83	S70°17'54"W	3°09'16"
C62	90.84	1650.00	90.83	S73°27'10"W	3°09'16"
C63	90.84	1650.00	90.83	S76°36'26"W	3°09'16"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C64	90.84	1650.00	90.83	S79°45'42"W	3°09'16"
C65	90.84	1650.00	90.83	S82°54'58"W	3°09'16"
C66	90.84	1650.00	90.83	S86°04'14"W	3°09'16"
C67	67.74	1650.00	67.73	S88°49'26"W	2°21'08"
C68	20.53	15.00	18.96	N50°47'25"W	78°25'10"
C69	129.29	970.00	129.19	S07°45'44"E	7°38'13"
C70	13.65	1030.00	13.65	N00°09'38"W	0°45'34"
C71	80.02	1030.00	80.00	N02°45'57"W	4°27'05"
C72	80.02	1030.00	80.00	N07°13'02"W	4°27'05"
C73	26.65	34.50	25.99	S12°09'25"W	44°15'24"
C74	54.98	58.50	52.98	N07°21'48"E	53°50'40"
C75	57.66	58.50	55.35	N47°47'37"W	56°28'08"
C76	61.34	58.50	58.57	S73°55'57"W	60°04'44"
C77	27.59	34.50	26.86	N66°48'14"E	45°49'17"
C78	82.56	1710.00	82.55	N88°18'21"E	2°45'59"
C79	82.56	1710.00	82.55	N85°32'22"E	2°45'59"
C80	85.04	1710.00	85.03	N82°43'54"E	2°50'57"
C81	97.67	1710.00	97.66	N79°40'15"E	3°16'22"
C82	145.25	1710.00	145.21	N75°36'04"E	4°52'08"
C83	28.07	15.00	24.15	S53°13'40"E	107°12'34"
C84	18.23	15.00	17.13	N35°11'36"E	69°37'58"
C85	112.96	1565.63	112.93	S68°07'02"W	4°08'01"
C86	22.33	15.00	20.33	S43°01'44"W	85°18'14"
C87	116.48	780.00	116.37	N81°24'10"E	8°33'21"
C88	92.55	780.00	92.50	N73°43'32"E	6°47'55"
C89	91.90	780.00	91.85	N66°57'03"E	6°45'03"
C90	74.60	320.01	74.43	S69°20'35"W	13°21'24"
C91	27.80	34.50	27.05	N74°41'12"W	46°09'49"
C92	68.30	58.50	64.49	S85°03'07"E	66°53'40"
C93	58.60	58.50	56.18	N32°48'08"E	57°23'51"
C94	58.61	58.50	56.19	N24°35'58"W	57°24'21"
C95	65.73	58.50	62.32	N85°29'22"W	64°22'25"
C96	26.15	58.50	25.93	S49°31'10"W	25°36'31"
C97	24.90	34.50	24.36	N57°23'16"E	41°20'42"
C98	46.63	379.99	46.60	S74°32'42"W	7°01'49"
C99	55.48	379.99	55.43	S66°50'51"W	8°21'53"
C100	102.55	720.00	102.47	N69°49'02"E	8°09'40"
C101	140.52	720.00	140.29	N79°29'19"E	11°10'59"
C102	24.95	15.00	22.17	S47°16'18"E	95°17'51"
C103	125.90	370.00	125.30	S10°07'31"W	19°29'48"
C104	27.99	370.00	27.98	S22°02'27"W	4°20'04"
C105	27.75	34.50	27.01	S47°15'08"W	46°05'18"
C106	46.82	58.50	45.58	N47°22'07"E	45°51'20"
C107	68.79	58.50	64.90	N09°14'48"W	67°22'29"
C108	56.71	58.50	54.51	N70°42'14"W	55°32'24"
C109	52.71	58.50	50.94	S55°42'54"W	51°37'20"
C110	52.87	58.50	51.09	S04°00'42"W	51°47'04"
C111	27.75	34.50	27.01	N01°09'50"E	46°05'18"
C112	23.65	430.00	23.65	S22°37'56"W	3°09'05"
C113	94.59	430.00	94.40	S14°45'18"W	12°36'12"
C114	60.61	430.00	60.56	S04°24'55"W	8°04'36"
C115	27.62	290.00	27.61	N68°57'14"E	5°27'28"
C116	18.58	490.00	18.58	N67°18'41"E	2°10'23"
C117	38.54	720.00	38.54	N64°12'11"E	3°04'02"
C118	17.48	830.00	17.48	N66°49'41"E	1°12'23"
C119	14.53	690.00	14.53	N66°49'41"E	1°12'23"
C120	7.07	490.00	7.07	N66°38'19"E	0°49'38"
C121	94.25	1710.00	94.24	S71°35'19"W	3°09'29"
C122	48.83	1510.00	48.83	S89°04'25"W	1°51'11"
C123	9.50	1030.00	9.50	N09°42'26"W	0°31'43"
C124	12.34	780.00	12.34	N63°07'21"E	0°54'22"
C125	3.74	34.50	3.74	S79°07'36"W	6°12'38"



**LEGEND:**  
 ● PROPERTY CORNER - FOUND AS NOTED  
 ○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775  
 ⊕ SECTION CORNER - FOUND AS NOTED  
 ⊕ ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.



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

HERITAGE AT GRIMES PLAT 7  
 GRIMES, POLK COUNTY, IOWA  
**FINAL PLAT**

REFERENCE NUMBER:	120101-4 120101-11
DRAWN BY:	BA
CHECKED BY:	LH
REVISION DATE:	1ST SUBMITTAL 6-1-2018 2ND SUBMITTAL 6-20-18
PROJECT NUMBER:	120101-17
SHEET NUMBER:	2 OF 3

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PRELIMINARY - NOT FOR CONSTRUCTION

# HERITAGE AT GRIMES PLAT 7 FINAL PLAT

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	485.49	1170.00	482.02	S78°06'45"W	23°46'30"
C2	286.49	829.97	285.07	S76°06'49"W	19°46'39"
C3	19.67	697.60	19.67	N85°11'07"E	1°36'56"
C4	27.40	492.15	27.39	N82°46'01"E	3°11'22"
C5	57.92	350.12	57.86	N76°25'26"E	9°28'45"
C6	89.67	830.00	89.63	N82°54'24"E	6°11'25"
C7	89.67	830.00	89.63	N76°43'00"E	6°11'25"
C8	89.67	830.00	89.63	N70°31'35"E	6°11'25"
C9	59.54	1170.00	59.53	N67°40'58"E	2°54'56"
C10	76.14	1170.00	76.12	N71°00'17"E	3°43'43"
C11	76.14	1170.00	76.12	N74°44'00"E	3°43'43"
C12	76.14	1170.00	76.12	N78°27'42"E	3°43'43"
C13	76.14	1170.00	76.12	N82°11'25"E	3°43'43"
C14	76.14	1170.00	76.12	N85°55'07"E	3°43'43"
C15	45.27	1170.00	45.27	N88°53'29"E	2°13'01"
C16	23.62	15.00	21.25	N44°53'26"W	90°13'09"
C17	50.69	1310.00	50.69	S88°53'29"W	2°13'01"
C18	85.25	1310.00	85.23	S85°55'07"W	3°43'43"
C19	85.25	1310.00	85.23	S82°11'25"W	3°43'43"
C20	85.25	1310.00	85.23	S78°27'42"W	3°43'43"
C21	85.25	1310.00	85.23	S74°44'00"W	3°43'43"
C22	85.25	1310.00	85.23	S71°00'17"W	3°43'43"
C23	66.66	1310.00	66.65	S67°40'58"W	2°54'56"
C24	74.55	690.00	74.51	N70°31'35"E	6°11'25"
C25	74.55	690.00	74.51	N76°43'00"E	6°11'25"
C26	54.88	690.00	54.86	N82°05'25"E	4°33'25"
C27	95.20	630.00	95.11	N80°02'22"E	8°39'30"
C28	95.20	630.00	95.11	N71°22'53"E	8°39'30"
C29	9.10	630.00	9.09	N66°38'19"E	0°49'38"
C30	67.62	1370.00	67.61	S67°38'20"W	2°49'40"
C31	76.09	1370.00	76.08	S70°38'38"W	3°10'57"
C32	76.09	1370.00	76.08	S73°49'35"W	3°10'57"
C33	76.09	1370.00	76.08	S77°00'31"W	3°10'57"
C34	76.09	1370.00	76.08	S80°11'28"W	3°10'57"
C35	76.09	1370.00	76.08	S83°22'25"W	3°10'57"
C36	76.09	1370.00	76.08	S86°33'21"W	3°10'57"
C37	44.31	1370.00	44.30	S89°04'25"W	1°51'11"
C38	23.50	15.00	21.17	N45°06'34"E	89°46'51"
C39	70.47	970.00	70.46	S01°51'44"E	4°09'46"
C40	61.99	1510.00	61.99	S88°49'26"W	2°21'08"
C41	83.87	1510.00	83.86	S86°33'21"W	3°10'57"
C42	83.87	1510.00	83.86	S86°04'14"W	3°09'16"
C43	83.87	1510.00	83.86	S83°22'25"W	3°10'57"
C44	83.87	1510.00	83.86	S80°11'28"W	3°10'57"
C45	83.87	1510.00	83.86	S79°45'42"W	3°09'16"
C46	83.87	1510.00	83.86	S77°00'31"W	3°10'57"
C47	83.87	1510.00	83.86	S74°44'00"W	3°10'57"
C48	83.87	1510.00	83.86	S76°36'26"W	3°09'16"
C49	83.87	1510.00	83.86	S73°49'35"W	3°10'57"
C50	83.87	1510.00	83.86	S73°27'10"W	3°09'16"
C51	83.87	1510.00	83.86	S70°38'38"W	3°10'57"
C52	83.87	1510.00	83.86	S70°17'54"W	3°09'16"
C53	74.53	1510.00	74.52	S67°38'20"W	2°49'40"
C54	65.78	1510.00	65.78	S67°28'23"W	2°29'46"
C55	74.05	490.00	73.98	N71°22'53"E	8°39'30"
C56	109.19	490.00	108.96	N74°46'54"E	12°46'02"
C57	46.65	490.00	46.63	N78°26'16"E	5°27'17"
C58	20.07	350.00	20.06	N70°02'25"E	3°17'05"
C59	13.27	350.00	13.27	N67°18'41"E	2°10'23"
C60	71.88	1650.00	71.88	S67°28'23"W	2°29'46"
C61	90.84	1650.00	90.83	S70°17'54"W	3°09'16"
C62	90.84	1650.00	90.83	S73°27'10"W	3°09'16"
C63	90.84	1650.00	90.83	S76°36'26"W	3°09'16"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C64	90.84	1650.00	90.83	S79°45'42"W	3°09'16"
C65	90.84	1650.00	90.83	S82°54'58"W	3°09'16"
C66	90.84	1650.00	90.83	S86°04'14"W	3°09'16"
C67	67.74	1650.00	67.73	S88°49'26"W	2°21'08"
C68	20.53	15.00	18.96	N50°47'25"W	78°25'10"
C69	129.29	970.00	129.19	S07°45'44"E	7°38'13"
C70	13.65	1030.00	13.65	N00°09'38"W	0°45'34"
C71	80.02	1030.00	80.00	N02°45'57"W	4°27'05"
C72	80.02	1030.00	80.00	N07°13'02"W	4°27'05"
C73	26.65	34.50	25.99	S12°09'25"W	44°15'24"
C74	54.98	58.50	52.98	N07°21'48"E	53°50'40"
C75	57.66	58.50	55.35	N47°47'37"W	56°28'08"
C76	61.34	58.50	58.57	S73°55'57"W	60°04'44"
C77	27.59	34.50	26.86	N66°48'14"E	45°49'17"
C78	82.56	1710.00	82.55	N88°18'21"E	2°45'59"
C79	82.56	1710.00	82.55	N85°32'22"E	2°45'59"
C80	85.04	1710.00	85.03	N82°43'54"E	2°50'57"
C81	97.67	1710.00	97.66	N79°40'15"E	3°16'22"
C82	145.25	1710.00	145.21	N75°36'04"E	4°52'08"
C83	28.07	15.00	24.15	S53°13'40"E	107°12'34"
C84	18.23	15.00	17.13	N36°11'36"E	69°37'58"
C85	112.96	1565.63	112.93	S68°07'02"W	4°08'01"
C86	22.33	15.00	20.33	S43°01'44"W	85°18'14"
C87	116.48	780.00	116.37	N81°24'10"E	8°33'21"
C88	92.55	780.00	92.50	N73°43'32"E	6°47'55"
C89	91.90	780.00	91.85	N66°57'03"E	6°45'03"
C90	74.60	320.01	74.43	S69°20'35"W	13°21'24"
C91	27.80	34.50	27.05	N74°41'12"W	46°09'49"
C92	68.30	58.50	64.49	S85°03'07"E	66°53'40"
C93	58.60	58.50	56.18	N32°48'08"E	57°23'51"
C94	58.61	58.50	56.19	N24°35'58"W	57°24'21"
C95	65.73	58.50	62.32	N85°29'22"W	64°22'25"
C96	26.15	58.50	25.93	S49°31'10"W	25°36'31"
C97	24.90	34.50	24.36	N57°23'16"E	41°20'42"
C98	46.63	379.99	46.60	S74°32'42"W	7°01'49"
C99	55.48	379.99	55.43	S66°50'51"W	8°21'53"
C100	102.55	720.00	102.47	N69°49'02"E	8°09'40"
C101	140.52	720.00	140.29	N79°29'19"E	11°10'59"
C102	24.95	15.00	22.17	S47°16'18"E	95°17'51"
C103	125.90	370.00	125.30	S10°07'31"W	19°29'48"
C104	27.99	370.00	27.98	S22°02'27"W	4°20'04"
C105	27.75	34.50	27.01	S47°16'18"E	46°05'18"
C106	46.82	58.50	45.58	N47°22'07"E	45°51'20"
C107	68.79	58.50	64.90	N08°14'48"W	67°22'29"
C108	56.71	58.50	54.51	N70°42'14"W	55°32'24"
C109	52.71	58.50	50.94	S55°42'54"W	51°37'20"
C110	52.87	58.50	51.09	S04°00'42"W	51°47'04"
C111	27.75	34.50	27.01	N01°09'50"E	46°05'18"
C112	23.65	430.00	23.65	S22°37'56"W	3°09'05"
C113	94.59	430.00	94.40	S14°45'18"W	12°36'12"
C114	60.61	430.00	60.56	S04°24'55"W	8°04'36"
C115	27.62	290.00	27.61	N68°57'14"E	5°27'28"
C116	18.58	490.00	18.58	N67°18'41"E	2°10'23"
C117	38.54	720.00	38.54	N64°12'11"E	3°04'02"
C118	17.48	830.00	17.48	N66°49'41"E	1°12'23"
C119	14.53	690.00	14.53	N66°49'41"E	1°12'23"
C120	7.07	490.00	7.07	N66°38'19"E	0°49'38"
C121	94.25	1710.00	94.24	S71°35'19"W	3°09'29"
C122	48.83	1510.00	48.83	S89°04'25"W	1°51'11"
C123	9.50	1030.00	9.50	N09°42'26"W	0°31'43"
C124	12.34	780.00	12.34	N83°07'21"E	0°54'22"
C125	3.74	34.50	3.74	S79°07'36"W	6°12'36"



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**HERITAGE AT GRIMES PLAT 7  
 GRIMES, POLK COUNTY, IOWA**

REFERENCE NUMBER:  
 120101-4  
 120101-11

DRAWN BY:  
 BA

CHECKED BY:  
 LH

REVISION DATE:  
 1ST SUBMITTAL 6-1-2018  
 2ND SUBMITTAL 6-20-18

PROJECT NUMBER:  
 120101-17

SHEET NUMBER:  
 3 OF 3

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