

INDEX LEGEND

LOCATION: PT OUTLOT Q HERITAGE AT GRIMES PLAT 2
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
REQUESTOR: HOPE K FARMS LLC
PROPRIETOR: HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265-5765

HOPE COMMERCIAL PLAT 4
FINAL PLAT

OWNER / APPLICANT

HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265-5765

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

JUNE 29, 2021

ZONING

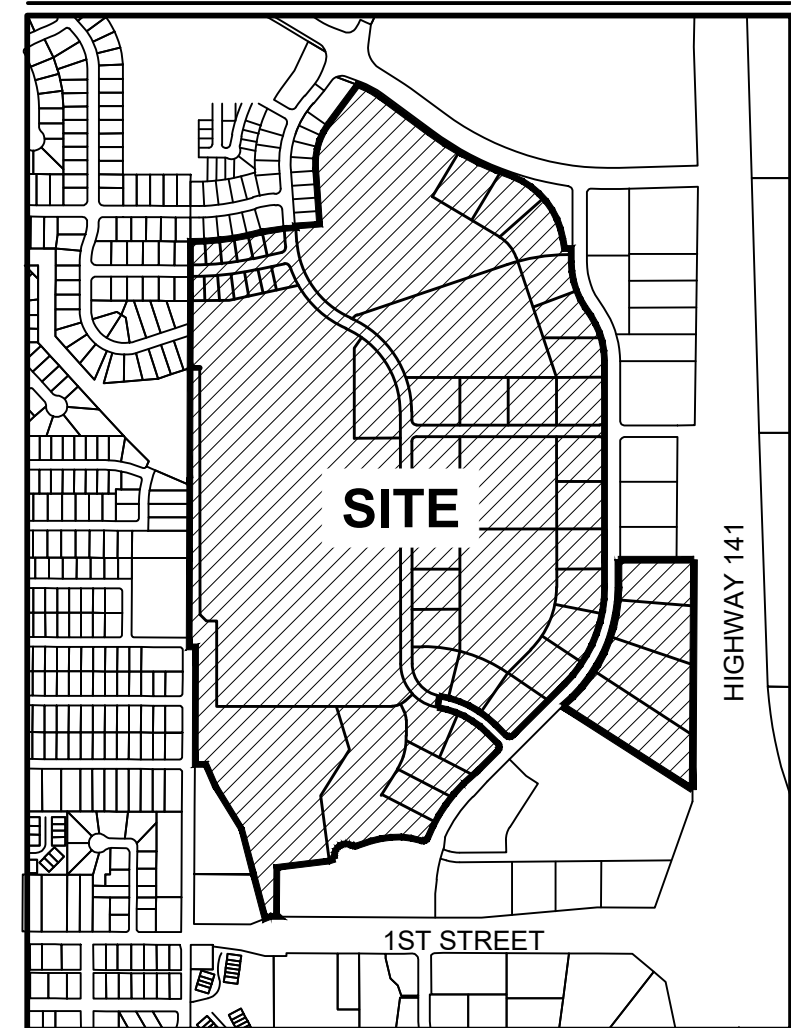
C-2 GENERAL AND HIGHWAY
SERVICE COMMERCIAL DISTRICT
(PORION OF THE SITE IS WITHIN
TRANSPORTATION CORRIDOR MIXED
USE DEVELOPMENT OVERLAY
DISTRICT)

R-4 HOPE COMMERCIAL PUD
(PLANNED UNIT DEVELOPMENT)

NOTES:

- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS A, B AND C TO BE DEDICATED TO THE CITY OF GRIMES.
4. OUTLOT 'Z' TO BE DEDICATED TO THE CITY OF GRIMES.

VICINITY MAP SCALE: 1"=500'



GRIMES, IOWA

PLAT DESCRIPTION

A PART OF OUTLOT Q, HERITAGE AT GRIMES PLAT 2, A PART OF OUTLOT X AND OUTLOT Y, HOPE COMMERCIAL PLAT 1, AND ALL OF LOTS 4 THROUGH 8, PART OF STREET LOT B AND STREET LOT C, HOPE COMMERCIAL PLAT 2, ALL OFFICIAL PLATS IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT Q; THENCE NORTH 00'10'21" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT Q; 681.65 FEET; THENCE NORTH 00'10'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 981.39 FEET TO THE SOUTHWEST CORNER OF BEAVERBROOKE POINTE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 88'21'01" EAST ALONG THE SOUTHERLY LINE OF SAID BEAVERBROOKE POINTE PLAT 3, A DISTANCE OF 75.32 FEET; THENCE NORTH 85'50'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 82'32'38" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 79'14'33" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 81'23'13" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 116.97 FEET; THENCE NORTH 86'01'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 03'58'04" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 9.73 FEET; THENCE NORTH 86'01'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 125.00 FEET TO THE SOUTHEAST CORNER OF SAID BEAVERBROOKE POINTE PLAT 3; THENCE NORTH 03'58'04" WEST ALONG THE EASTERLY LINE OF SAID BEAVERBROOKE POINTE PLAT 3, A DISTANCE OF 294.13 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 345.00 FEET, WHOSE ARC LENGTH IS 244.23 FEET AND WHOSE CHORD BEARS NORTH 16'18'46" EAST, 239.16 FEET; THENCE NORTH 36'35'35" EAST CONTINUING ALONG SAID EASTERLY LINE, 254.14 FEET TO THE NORTHERLY LINE OF SAID OUTLOT Q; THENCE SOUTH 69'29'49" EAST ALONG SAID NORTHERLY LINE, 6.77 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 438.50 FEET, WHOSE ARC LENGTH IS 122.13 FEET AND WHOSE CHORD BEARS SOUTH 61'36'21" EAST, 121.74 FEET; THENCE SOUTH 53'33'24" EAST CONTINUING ALONG SAID NORTHERLY LINE, 322.31 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1580.50 FEET, WHOSE ARC LENGTH IS 494.94 FEET AND WHOSE CHORD BEARS SOUTH 62'32'27" EAST, 492.92 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 434.49 FEET AND WHOSE CHORD BEARS SOUTH 38'30'03" EAST, 416.24 FEET; THENCE SOUTH 09'36'25" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.24 FEET; THENCE NORTH 89'56'37" EAST CONTINUING ALONG SAID NORTHERLY LINE, 34.52 FEET TO THE EASTERLY LINE OF SAID OUTLOT Q; THENCE SOUTH 00'06'01" EAST ALONG SAID EASTERLY LINE, 68.08 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 253.84 FEET AND WHOSE CHORD BEARS SOUTH 16'59'40" EAST, 250.17 FEET; THENCE SOUTH 33'59'47" EAST CONTINUING ALONG SAID EASTERLY LINE, 52.07 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 420.00 FEET, WHOSE ARC LENGTH IS 248.22 FEET AND WHOSE CHORD BEARS SOUTH 16'57'10" EAST, 244.63 FEET; THENCE SOUTH 00'02'34" EAST CONTINUING ALONG SAID EASTERLY LINE, 1035.03 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT X; THENCE SOUTH 00'02'25" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT X, 145.49 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 558.13 FEET AND WHOSE CHORD BEARS SOUTH 22'28'47" WEST, 543.87 FEET; THENCE SOUTH 45'00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 381.57 FEET TO THE NORTHEAST CORNER OF STREET LOT B OF SAID HOPE COMMERCIAL PLAT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID STREET LOT B AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90'00'00" WEST, 35.36 FEET; THENCE NORTH 45'00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 81.13 FEET; THENCE NORTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 331.07 FEET AND WHOSE CHORD BEARS NORTH 62'53'42" WEST, 325.71 FEET; THENCE SOUTH 09'12'35" WEST, 60.00 FEET TO THE SOUTHERLY LINE OF SAID STREET LOT B; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 293.59 FEET AND WHOSE CHORD BEARS SOUTH 62'53'42" EAST, 288.84 FEET; THENCE SOUTH 45'00'00" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 81.13 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 00'00'00" EAST, 35.36 FEET TO EASTERLY LINE OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTH 45'00'00" WEST ALONG SAID EASTERLY LINE, 147.92 FEET; THENCE SOUTH 47'51'45" WEST CONTINUING ALONG SAID EASTERLY LINE, 100.12 FEET; THENCE SOUTH 45'00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 9.27 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 333.25 FEET AND WHOSE CHORD BEARS SOUTH 32'59'29" WEST, 330.81 FEET TO THE NORTHERLY LINE OF STREET LOT 'A' OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.59 FEET AND WHOSE CHORD BEARS SOUTH 64'03'35" WEST, 34.15 FEET; THENCE NORTH 72'51'47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 3.40 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 264.75 FEET AND WHOSE CHORD BEARS SOUTH 89'29'53" WEST, 260.59 FEET; THENCE SOUTH 71'51'34" WEST CONTINUING ALONG SAID NORTHERLY LINE, 78.82 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 34.50 FEET, WHOSE ARC LENGTH IS 28.44 FEET AND WHOSE CHORD BEARS NORTH 84'31'16" WEST, 27.65 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 60.50 FEET, WHOSE ARC LENGTH IS 144.91 FEET AND WHOSE CHORD BEARS SOUTH 50'28'44" WEST, 112.67 FEET TO THE NORTH LINE OF LOT 1 OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTH 71'51'34" WEST ALONG SAID NORTH LINE, 31.74 FEET; THENCE SOUTH 83'07'18" WEST CONTINUING ALONG SAID NORTH LINE, 275.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00'11'36" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 246.06 FEET; THENCE SOUTH 44'48'05" EAST CONTINUING ALONG SAID WEST LINE, 14.14 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT X; THENCE NORTH 89'48'24" WEST ALONG SAID SOUTHERLY LINE, 40.55 FEET; THENCE SOUTH 68'23'31" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 30.70 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT X; THENCE NORTH 14'45'05" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT X, 239.08 FEET; THENCE NORTH 14'44'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 242.48 FEET; THENCE NORTH 31'26'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 265.70 FEET; THENCE NORTH 23'05'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 120.90 FEET; THENCE NORTH 89'46'31" WEST CONTINUING ALONG SAID WESTERLY LINE, 55.90 FEET; THENCE NORTH 00'11'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 610.94 FEET; THENCE NORTH 89'48'15" WEST CONTINUING ALONG SAID WESTERLY LINE, 33.00 FEET; THENCE NORTH 00'11'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 449.40 FEET TO THE POINT OF BEGINNING.

AND

OUTLOT 'Y', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

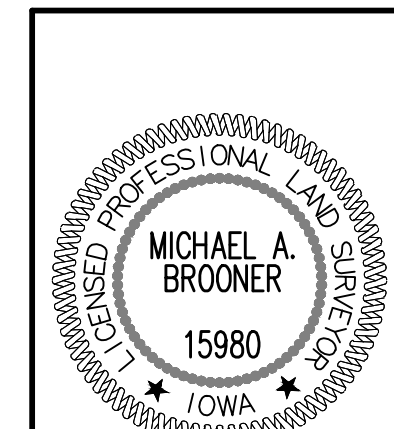
ALL CONTAINING 167.26 ACRES (7,285,628 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Contains curve data for curves C1 through C40.

BULK REGULATIONS

- C-2
MIN. FRONT YARD SETBACK = 25'
MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
MIN. REAR YARD SETBACK = 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
MAX HEIGHT = 45'
MAX # OF STORIES = 3 STORIES



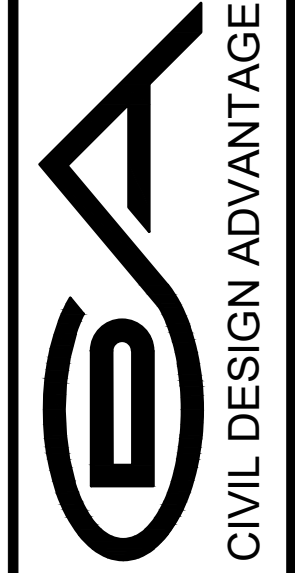
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
MICHAEL A. BROONER, P.L.S. DATE 10-20-2012
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-8

Vertical sidebar containing project title 'HOPE COMMERCIAL PLAT 4 FINAL PLAT', company logo 'CIVIL DESIGN ADVANTAGE', contact information '3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111', and revision table.

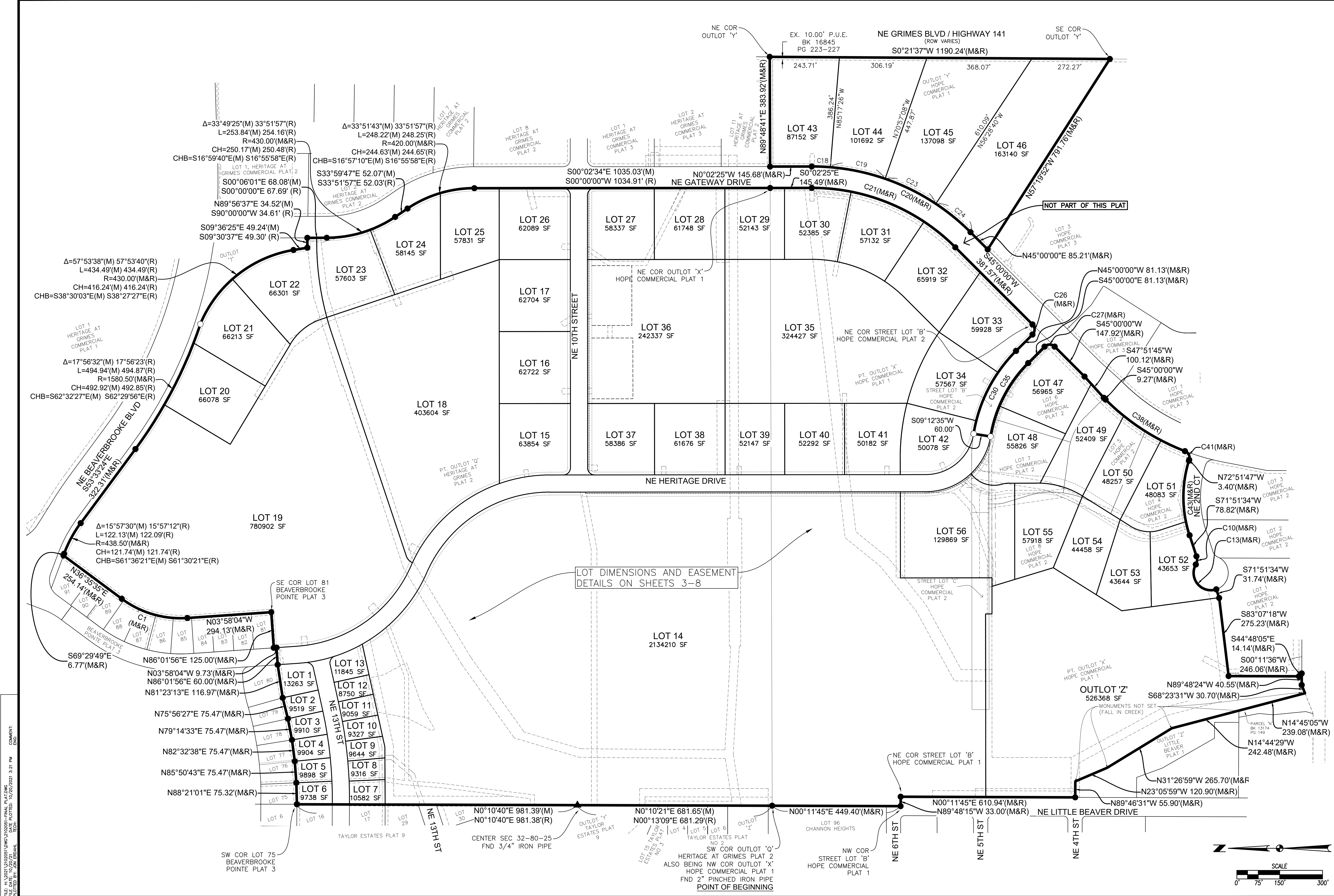


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REVISIONS	

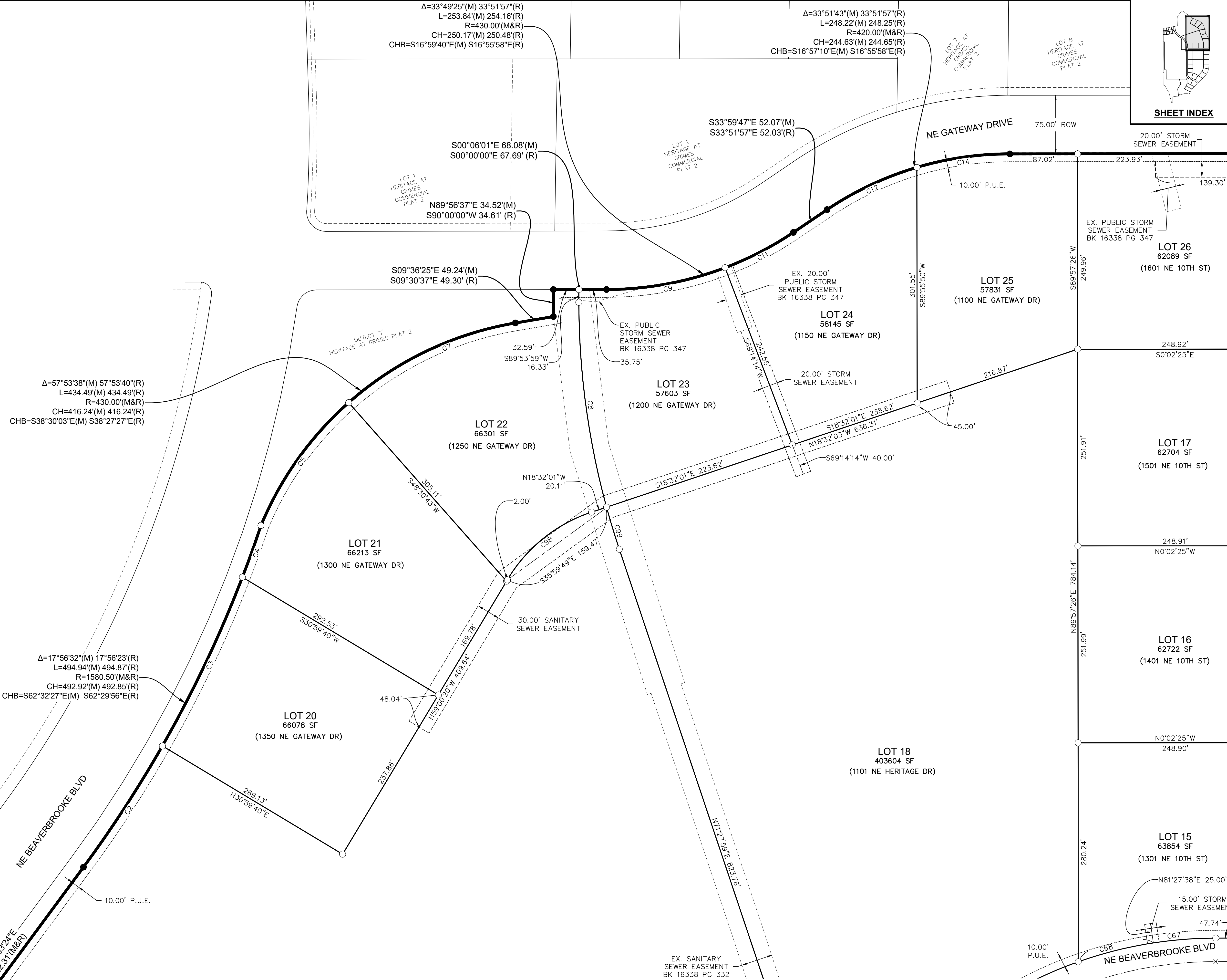
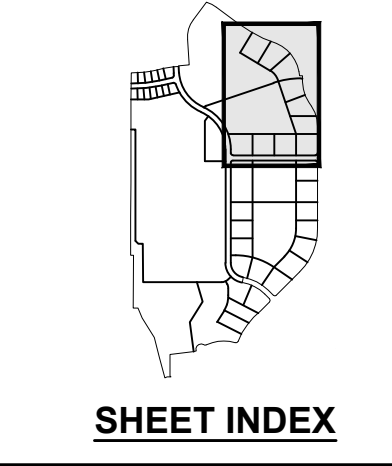
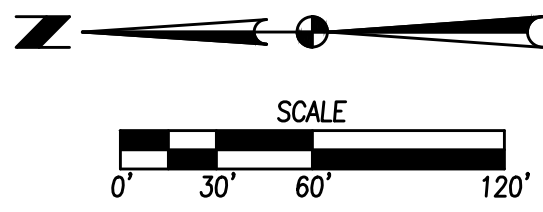
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 ENGINEER: JAT  
 TECH: JAE



# HOPE COMMERCIAL PLAT 4 FINAL PLAT



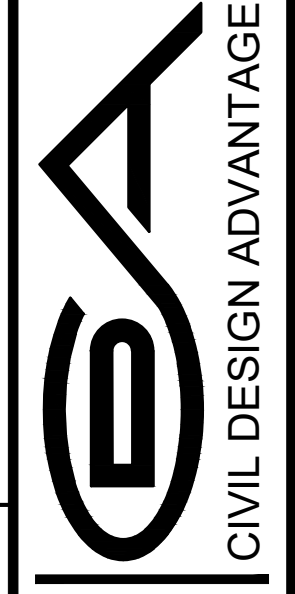
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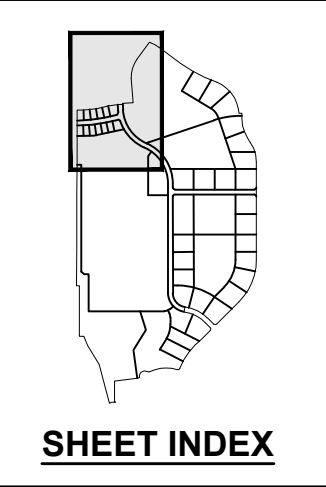
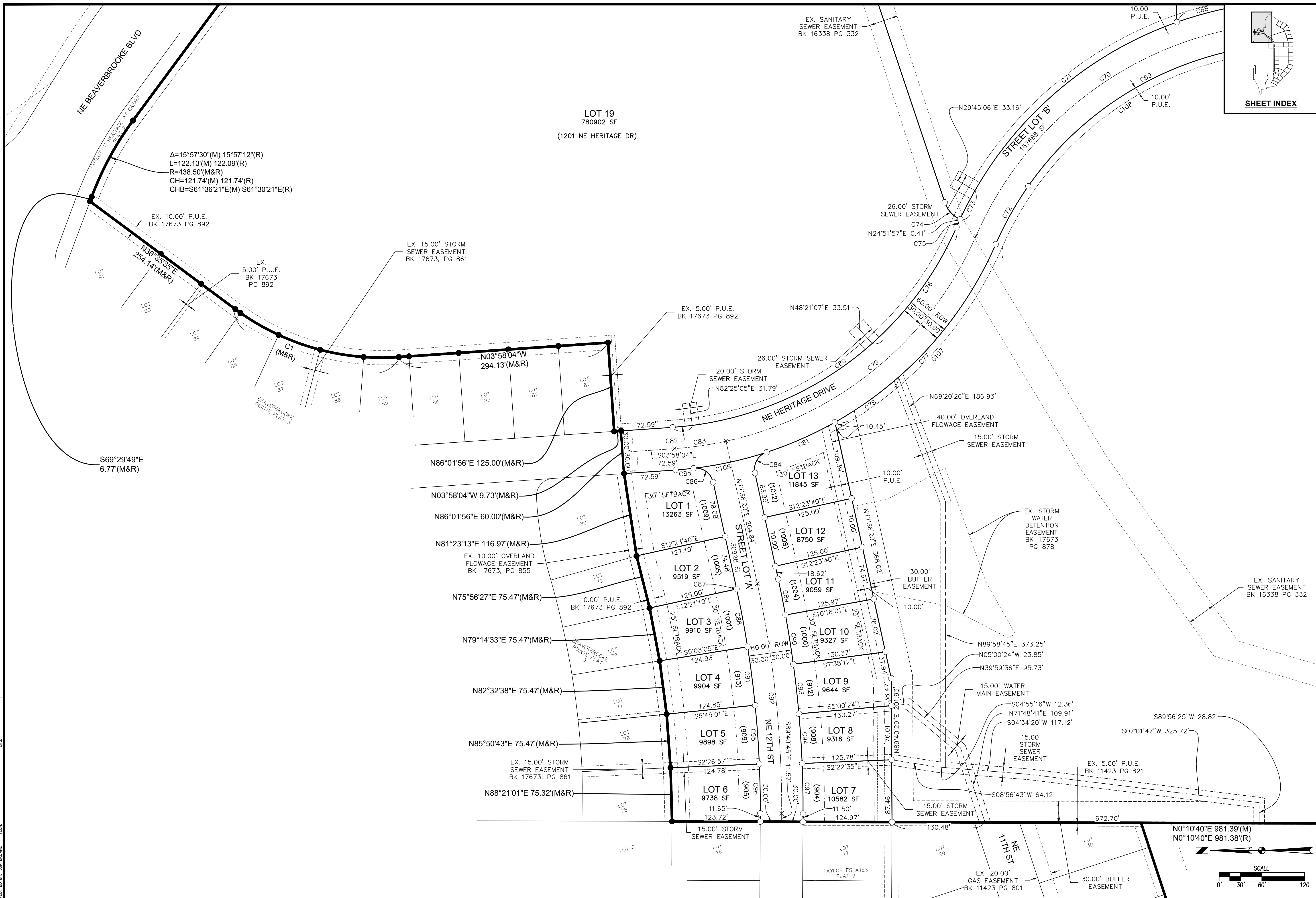
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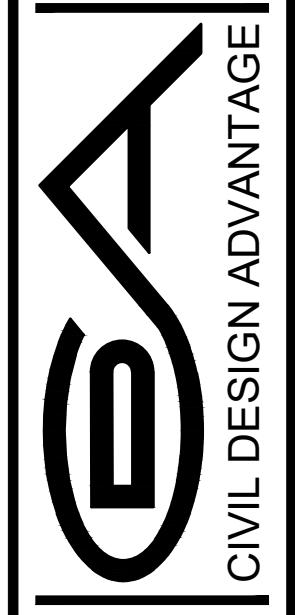
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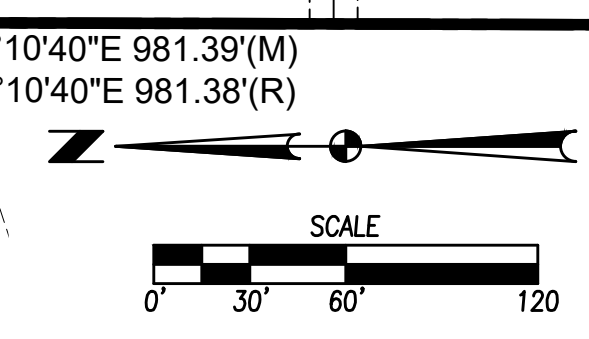
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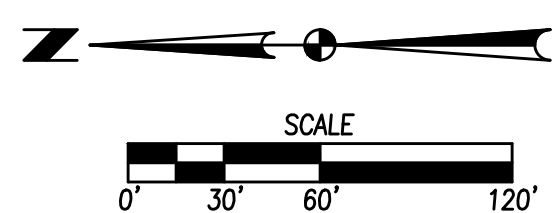
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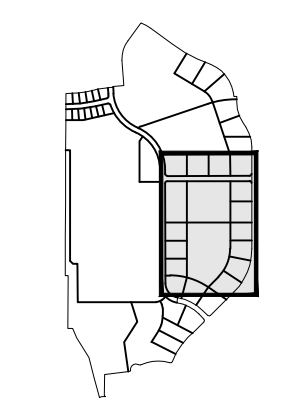
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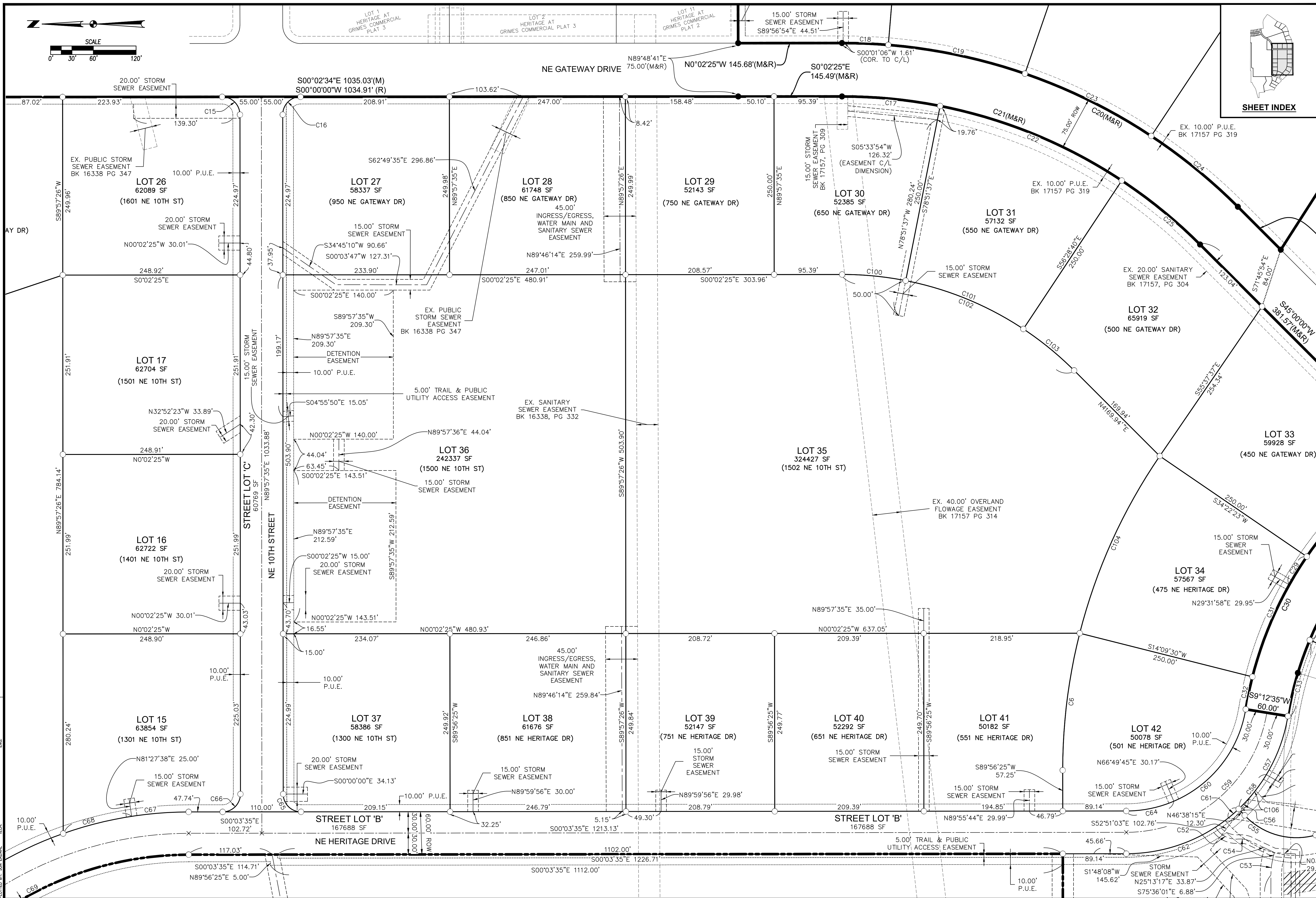




LOT 1 HERITAGE AT GRIMES COMMERCIAL PLAT 3  
LOT 2 HERITAGE AT GRIMES COMMERCIAL PLAT 3  
LOT 11 HERITAGE AT GRIMES COMMERCIAL PLAT 2

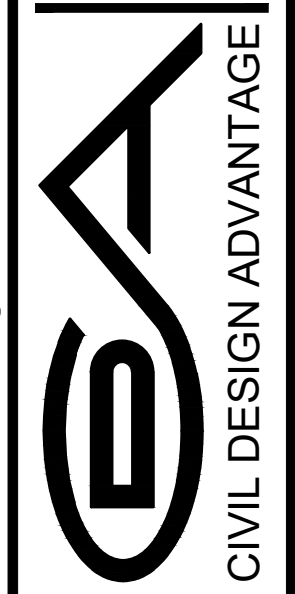


SHEET INDEX



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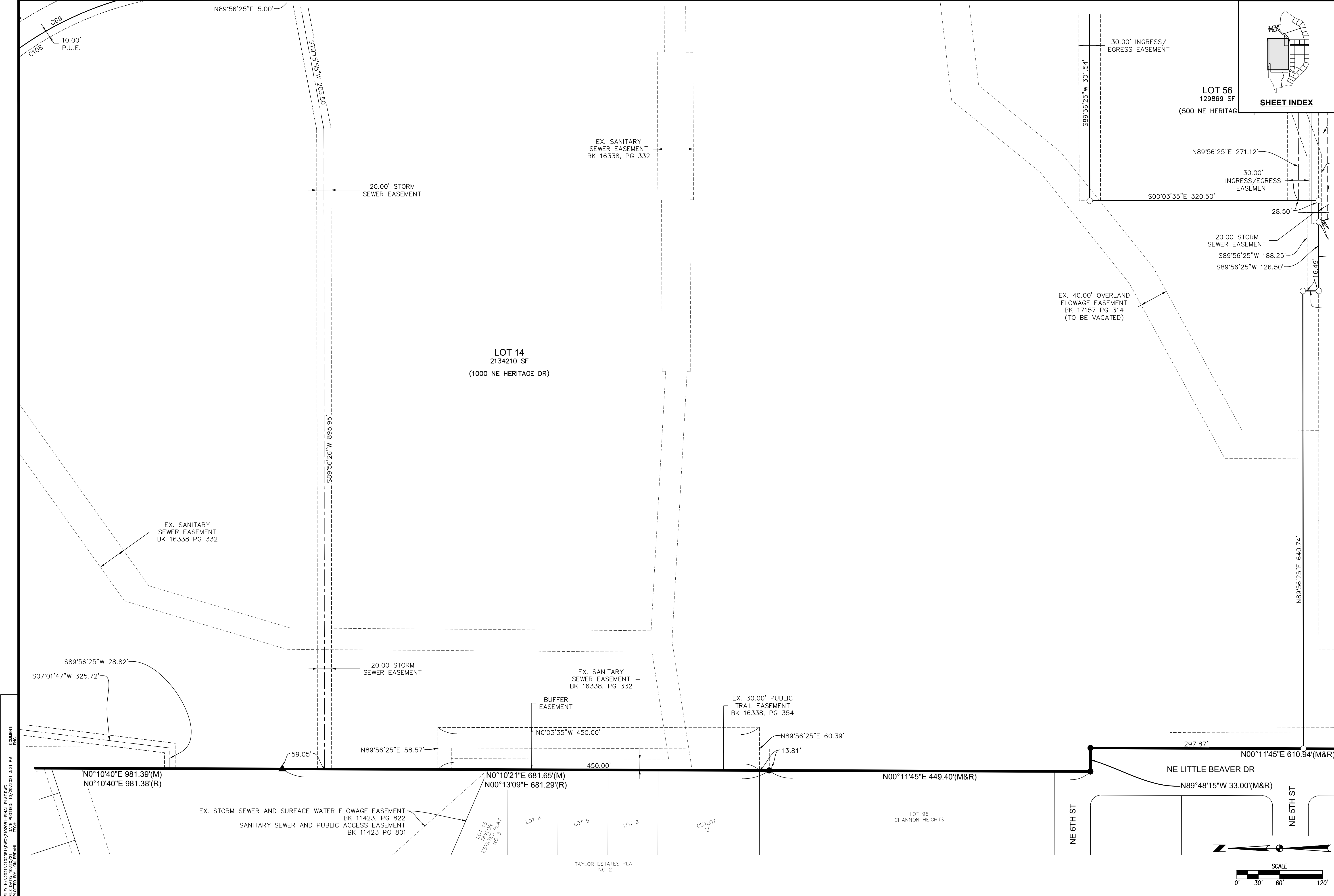
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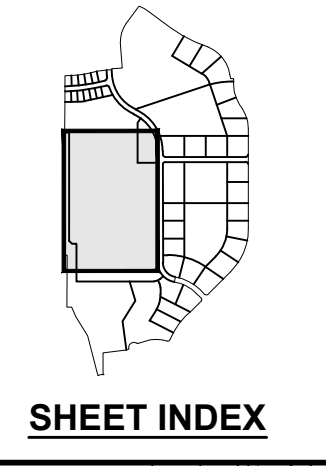
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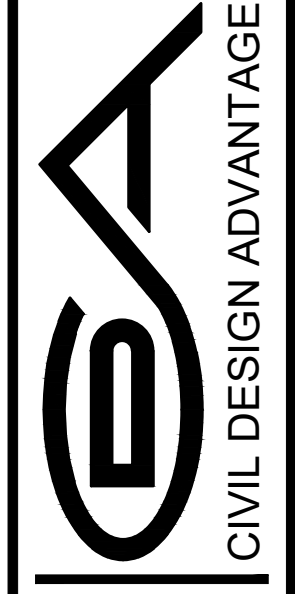


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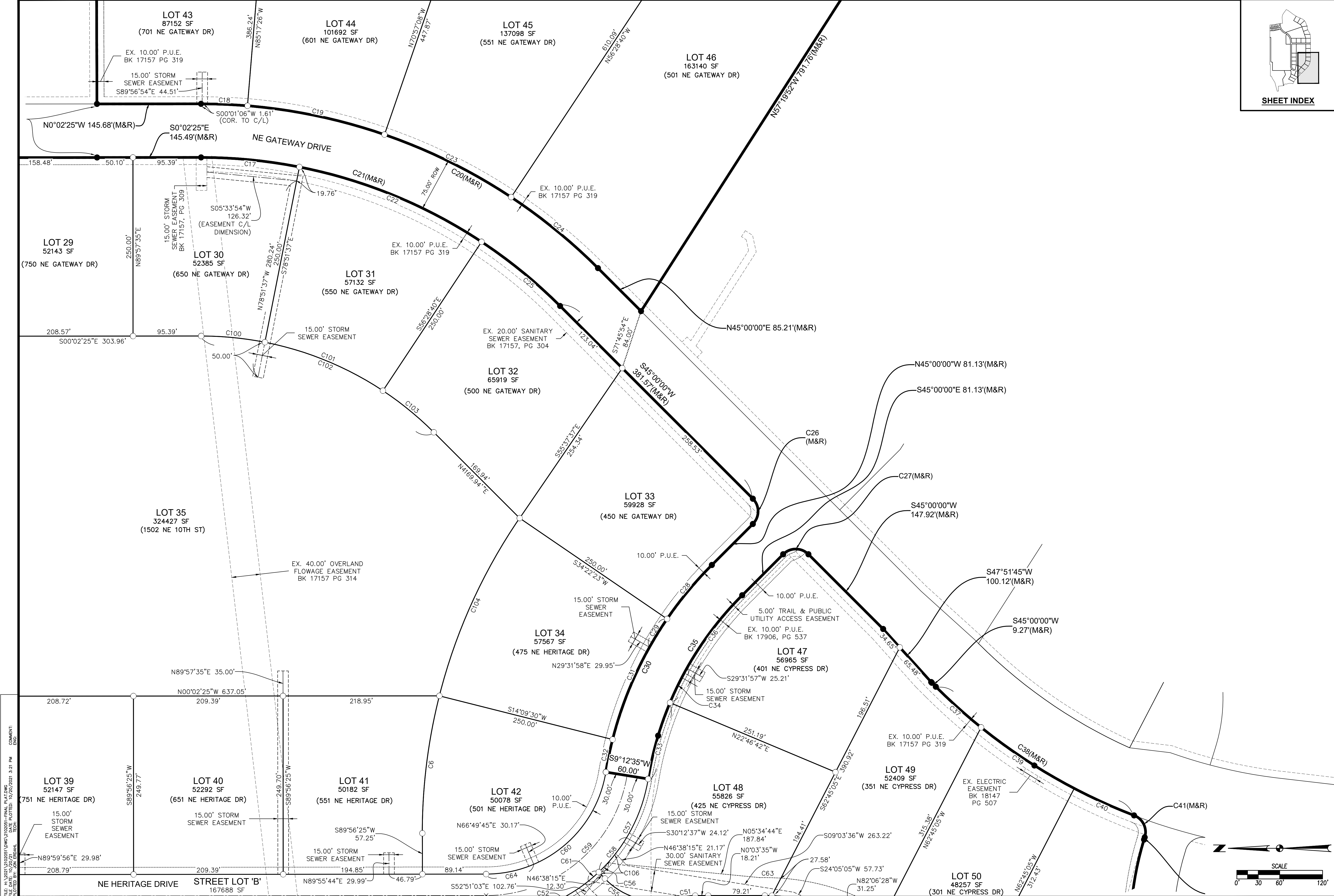


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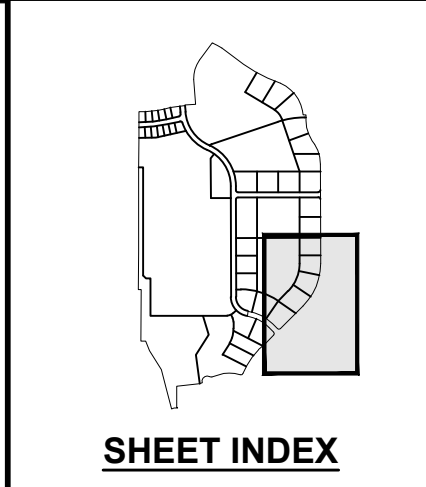
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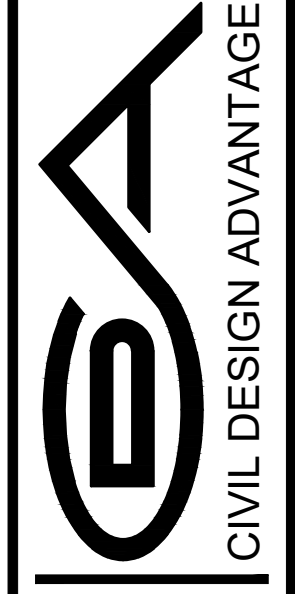


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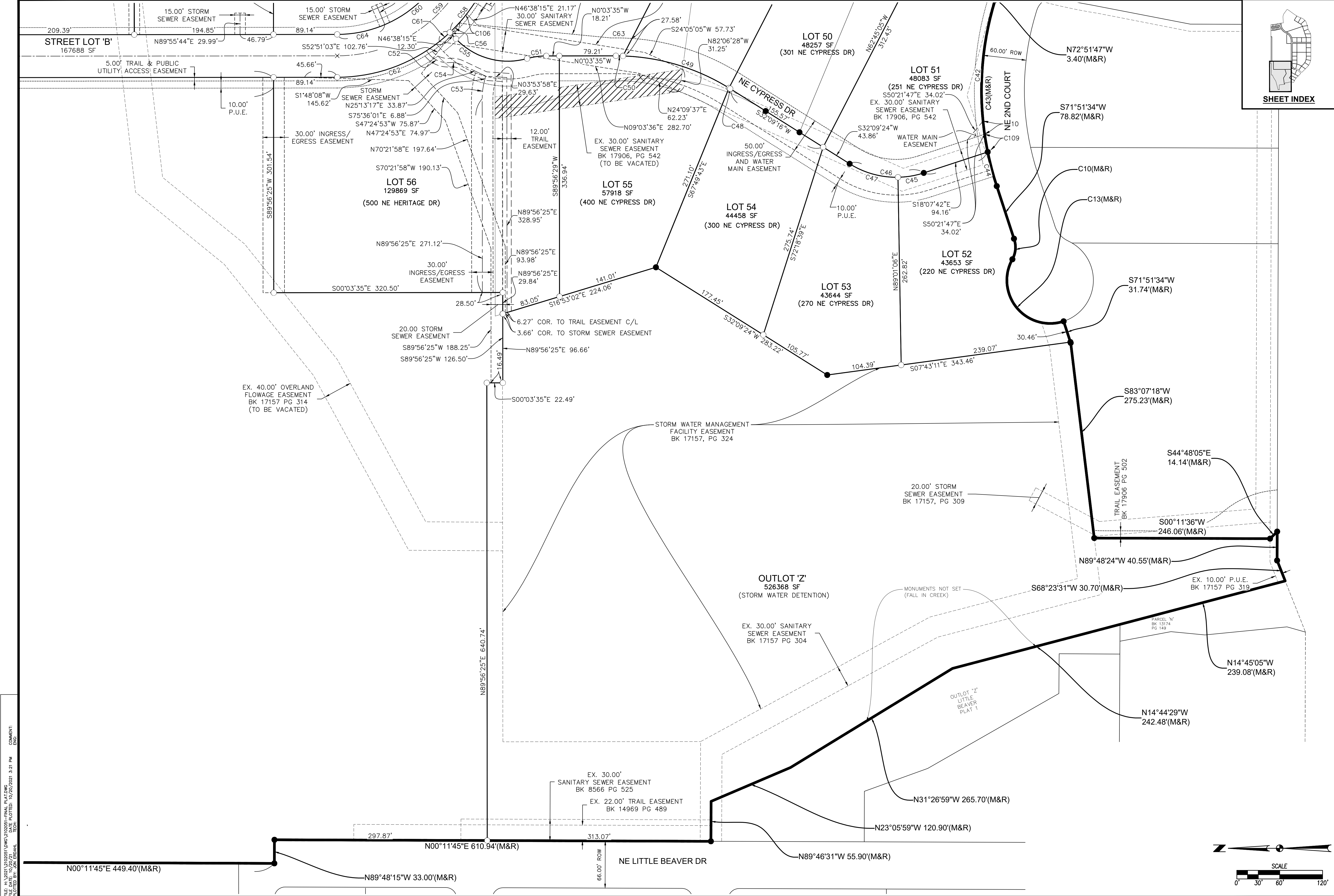


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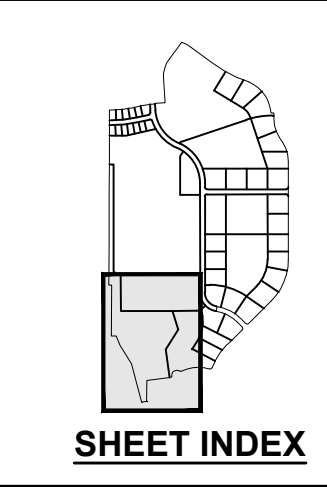
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**FINAL PLAT**  
 GRIMES, IOWA  
 7/8  
 2102.051

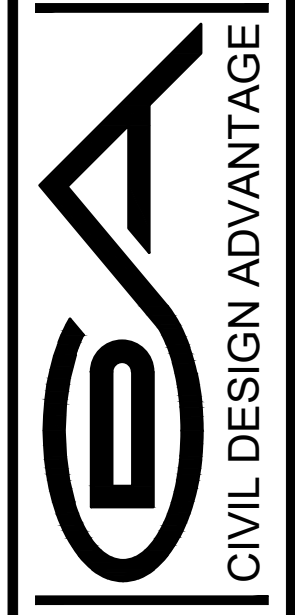


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