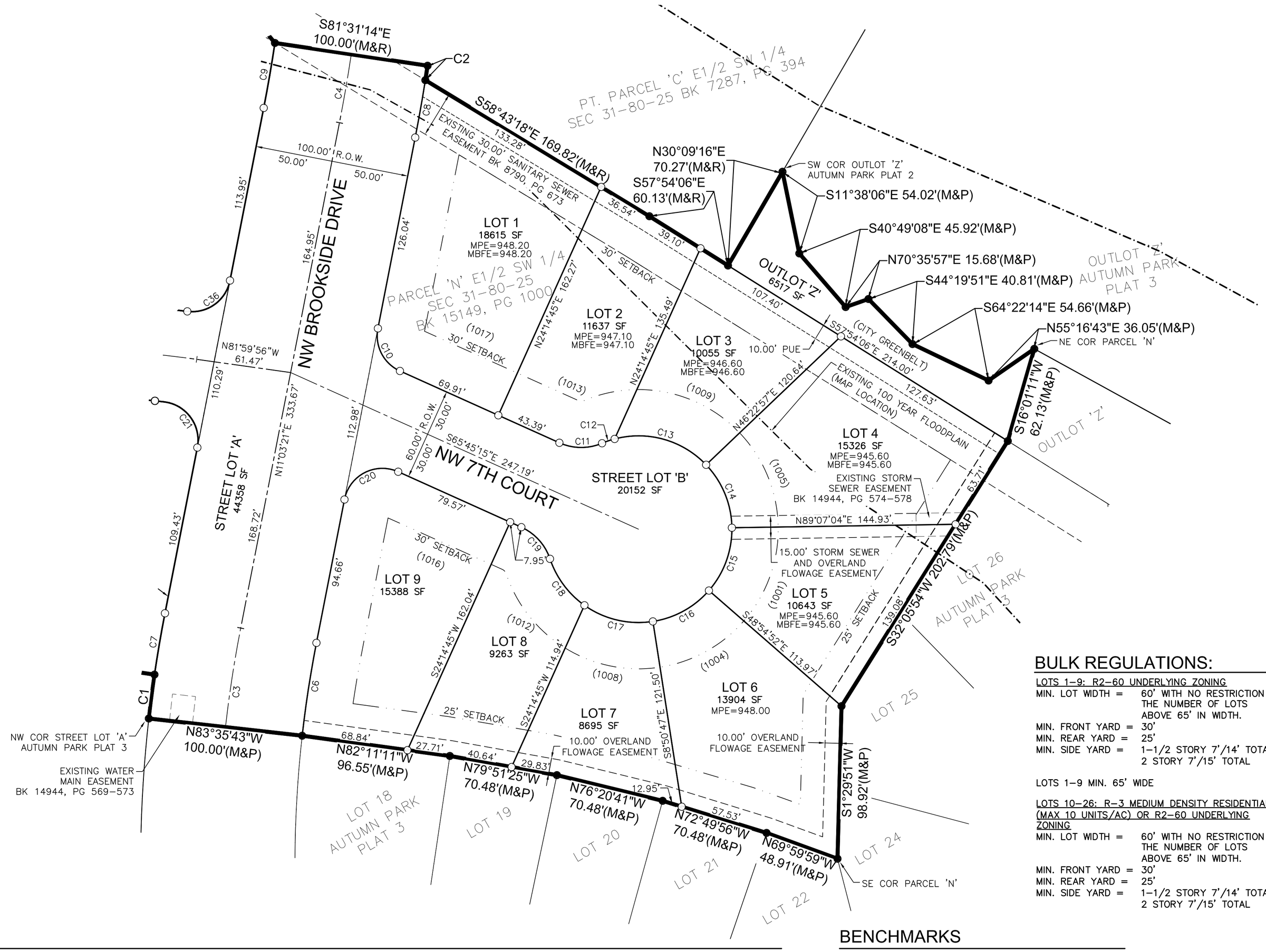
AUTUMN PARK PLAT 4

FINAL PLAT



OWNER / DEVELOPER:

GRIMES LOTS, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322-4306

PLAT DESCRIPTION:

PARCEL 'N' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15149, PAGE 1000, BEING A PART OF PARCEL 'C' IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

ZONING:

R-4 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

DATE OF SURVEY:

MARCH 10, 2014

NOTE:

INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.

BULK REGULATIONS:

LOTS 1-9: R2-60 UNDERLYING ZONING

MIN. LOT WIDTH =	60' WITH NO RESTRICTION ON THE NUMBER OF LOTS ABOVE 65' IN WIDTH.
MIN. FRONT YARD =	30'
MIN. REAR YARD =	25'
MIN. SIDE YARD =	1-1/2 STORY 7'/14' TOTAL 2 STORY 7'/15' TOTAL

LOTS 1-9 MIN. 65' WIDE

LOTS 10-26: R-3 MEDIUM DENSITY RESIDENTIAL (MAX 10 UNITS/AC) OR R2-60 UNDERLYING ZONING

MIN. LOT WIDTH =	60' WITH NO RESTRICTION ON THE NUMBER OF LOTS ABOVE 65' IN WIDTH.
MIN. FRONT YARD =	30'
MIN. REAR YARD =	25'
MIN. SIDE YARD =	1-1/2 STORY 7'/14' TOTAL 2 STORY 7'/15' TOTAL

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
MINIMUM BASEMENT FLOOR ELEVATION	MBFE	
PUBLIC UTILITY EASEMENT	PUE	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

CURVE DATA:

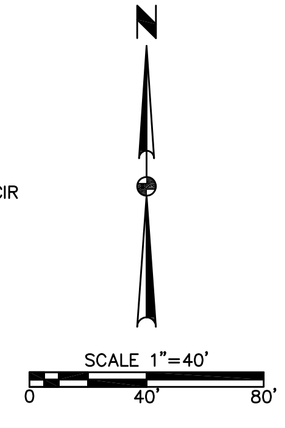
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°56'04"	850.00'	28.70'	N7°22'19"E	28.69'
C2	0°31'01"	1050.00'	9.47'	S8°44'16"W	9.47'
C3	4°39'04"	800.00'	64.94'	S8°43'49"W	64.93'
C4	2°34'35"	1000.00'	44.97'	N9°46'04"E	44.96'
C5	12°10'51"	700.00'	148.82'	N88°05'21"W	148.54'
C6	4°39'04"	750.00'	60.88'	S8°43'49"W	60.87'
C7	2°43'01"	850.00'	40.31'	S9°41'51"W	40.30'
C8	2°03'34"	1050.00'	37.74'	N10°01'34"E	37.74'
C9	2°34'35"	950.00'	42.72'	N9°46'04"E	42.72'
C10	76°48'36"	25.00'	33.51'	S27°20'57"E	31.06'
C11	47°14'19"	34.50'	28.44'	N89°22'24"W	27.65'
C12	8°09'38"	60.50'	8.62'	S71°05'16"W	8.61'
C13	61°12'53"	60.50'	64.64'	N74°13'29"W	61.61'
C14	42°44'06"	60.50'	45.13'	N22°14'59"W	44.09'
C15	41°58'05"	60.50'	44.31'	N20°06'06"E	43.33'
C16	40°04'04"	60.50'	42.31'	N61°07'11"E	41.45'
C17	44°14'30"	60.50'	46.72'	S76°43'32"E	45.56'
C18	36°05'22"	60.50'	38.11'	S36°33'37"E	37.48'
C19	47°14'19"	34.50'	28.44'	S42°08'05"E	27.65'
C20	103°11'24"	25.00'	45.03'	N62°39'03"E	39.18'
C21	94°31'41"	25.00'	41.25'	S36°12'29"E	36.72'
C22	5°35'43"	670.00'	65.43'	S86°16'12"E	65.40'
C23	5°06'44"	670.00'	59.78'	N88°22'35"E	59.76'
C24	47°14'19"	34.50'	28.44'	N62°12'04"E	27.65'
C25	39°47'13"	60.50'	42.01'	N58°28'30"E	41.17'
C26	47°52'59"	60.50'	50.56'	S77°41'24"E	49.10'
C27	44°57'25"	60.50'	47.47'	S31°16'12"E	46.26'
C28	44°57'25"	60.50'	47.47'	S13°41'13"W	46.26'
C29	44°57'25"	60.50'	47.47'	S58°38'37"W	46.26'
C30	51°56'12"	60.50'	54.84'	N72°54'34"W	52.98'
C31	43°38'55"	34.50'	26.28'	N68°45'56"W	25.65'
C32	3°35'23"	34.50'	2.16'	S87°36'55"W	2.16'
C33	3°51'01"	730.00'	49.06'	S87°44'44"W	49.05'
C34	5°39'23"	730.00'	72.07'	N87°30'04"W	72.04'
C35	1°51'41"	730.00'	23.72'	N83°44'32"W	23.72'
C36	86°07'58"	25.00'	37.58'	S54°07'20"W	34.14'

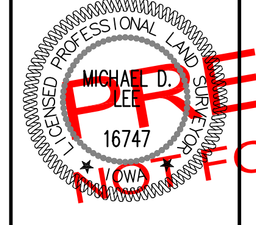
BENCHMARKS

F6G-002:
BURY BOLT ON FH ON THE NE CORNER OF NW 8TH ST AND NW PRAIRIE CREEK DR BY LOT ADDRESS 801.
ELEVATION=943.59

F6G-003:
BURY BOLT ON FH ON THE EAST SIDE OF NW PRAIRIE CREEK DR BY LOT ADDRESSES 813 AND 809.
ELEVATION=947.00

F6G-004:
BURY BOLT ON FH ON THE NORTH SIDE OF NW 10TH CIR BETWEEN LOT ADDRESSES 601 AND 521.
ELEVATION=957.93





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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. LEE, PLS — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:

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PLOTTED BY: AARON COLLINS

COMMENT:
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7/9/2014 8:28 AM
TECH:

REVISIONS	DATE
REVISED	7/14/14

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

AUTUMN PARK PLAT 4
FINAL PLAT

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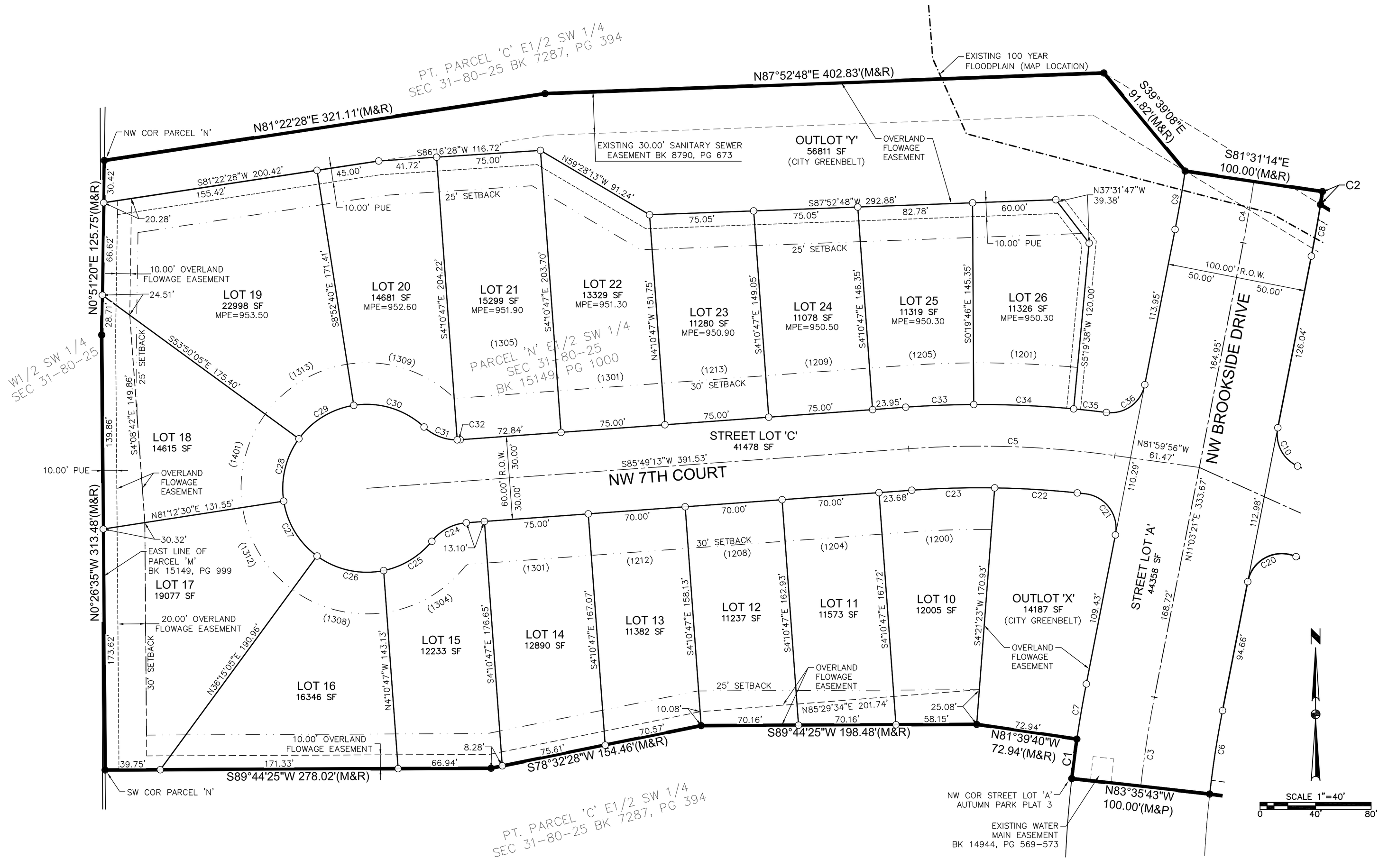

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ENGINEER: | TECH:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

AUTUMN PARK PLAT 4

FINAL PLAT

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1312.488

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