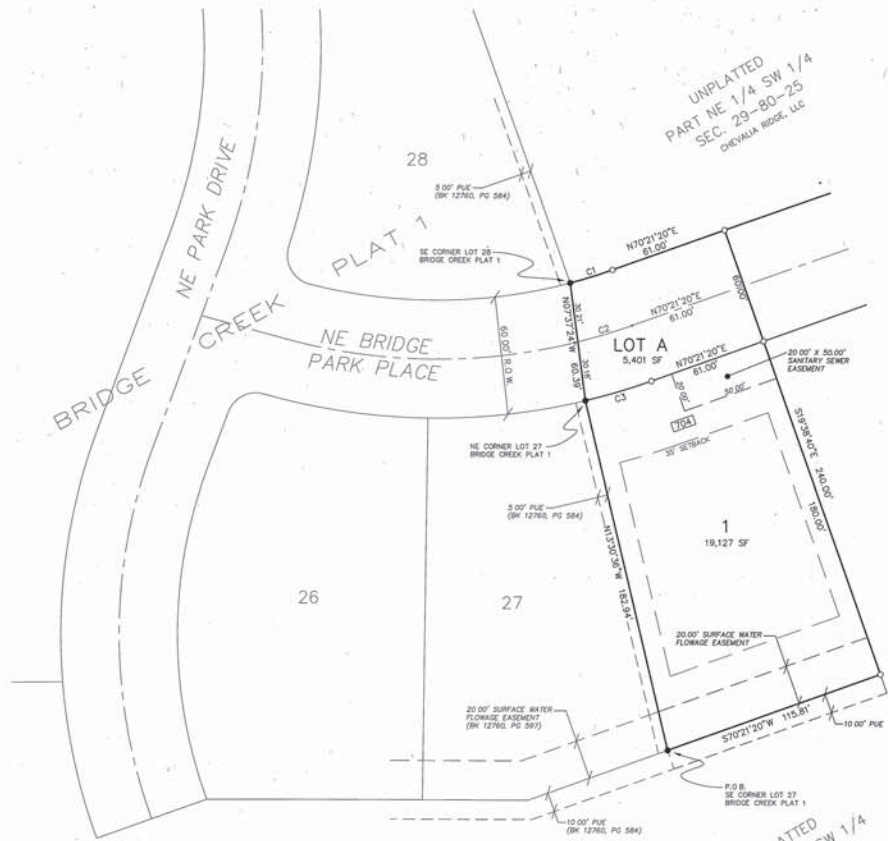


FINAL PLAT BRIDGE CREEK PLAT 4

SPACE RESERVED FOR RECORDER'S USE



UNPLATTED
PART NE 1/4 SW 1/4
SEC. 29-80-25
CHEVALIA RIDGE, LLC

UNPLATTED
PART NE 1/4 SW 1/4
SEC. 29-80-25
CHEVALIA RIDGE, LLC

OWNER/DEVELOPER
CHEVALIA RIDGE, LLC
3805 NW 103TH ST, STE. D
URBANDALE, IA 50322

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 27 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 13(degrees) 30(minutes) 36(seconds) West, 182.04 feet along the East line of said Bridge Creek Plat 1; thence North 07°37'24" West, 60.39 feet along the East line of said Bridge Creek Plat 1; thence northeasterly 22.71 feet along the arc of a curve concave northerly and having a radius of 270.00 feet, a central angle of 04°49'11", and a 22.71 feet long chord that bears North 72°45'56" East; thence North 70°21'20" East, 61.00 feet; thence South 19°38'40" East, 240.00 feet; thence South 70°21'20" West, 115.81 feet to the point of beginning.
Containing 24,528 square feet (0.56 acres).

LAND AREA
0.56 ACRES

ZONING & SETBACKS
R1 - SINGLE FAMILY DWELLING DISTRICT
FRONT YARD = 35'
REAR YARD = 35'
SIDE YARDS = 1 1/2 STORIES 7' EACH SIDE
2 AND 3 STORIES 10' EACH SIDE

- SURVEYOR'S NOTES**
- LOT 1 IS HEREBY DEDICATED TO THE CITY OF GRIMES, IOWA, FOR PUBLIC RIGHT-OF-WAY PURPOSES.
 - NE PARK DRIVE AND NE BRIDGE PARK PLACE THROUGH BRIDGE CREEK PLAT 1 ARE EXISTING PUBLIC STREETS WITHIN THE CITY OF GRIMES, IOWA.
 - THE FINAL PLAT OF BRIDGE CREEK PLAT 1 IS FILED IN BOOK 12760 AT PAGE 548 IN THE OFFICE OF THE POLK COUNTY RECORDER.
 - EXISTING PUBLIC UTILITY EASEMENTS DEPICTED ON THIS PLAT WERE CREATED FOR BRIDGE CREEK PLAT 1 AND ARE DOCUMENTED IN BOOK 12760 AT PAGE 584 IN THE OFFICE OF THE POLK COUNTY RECORDER.
 - EXISTING SURFACE WATER FLOWAGE EASEMENTS DEPICTED ON THIS PLAT WERE CREATED FOR BRIDGE CREEK PLAT 1 AND ARE DOCUMENTED IN BOOK 12760 AT PAGE 597 IN THE OFFICE OF THE POLK COUNTY RECORDER.
 - LOT 1 IS AFFECTED BY THE 1000 FEET WASTEWATER TREATMENT PLANT SEPARATION DISTANCE.

- LEGEND**
- MONUMENT FOUND (5/8" REBAR, YELLOW CAP #15268, UNLESS NOTED)
 - MONUMENT TO BE SET (5/8" REBAR, YELLOW CAP #15268)
 - ▲ SECTION CORNER FOUND AS NOTED
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - STREET ADDRESS
 - SWFE SURFACE WATER FLOWAGE EASEMENT

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	04°49'11"	N 72°45'56" E	270.00	22.71	22.71
C2	05°32'36"	N 73°07'38" E	300.00	29.02	29.01
C3	06°08'04"	N 73°25'22" E	330.00	35.33	35.31



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Daniel Rittel 31 Dec 2015
DANIEL T. RITTEL, P.L.S. #15208
BY REGISTRATION RENEVAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY

BRIDGE CREEK PLAT 4

NO.	REVISION	DATE	BY	FOR

SCALE: 1" = 30'
 DWG. NO. 12-15208-PLDING
 CHECKED BY: _____
 DATE: 1/02/2013
 SHEET 1 OF 1
 FILE NO. 12-115

FRG
 Engineering Resource Group, Inc.
 5415 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 288-4803