

# CAYMUS PARK PLAT 1

FINAL PLAT

**LOT CORNER COORDINATES:**

Point #	Northing	Easting
122	800183.71	745584.40
123	800302.66	745572.51
124	800326.97	745563.29
125	800342.05	745602.82
128	800412.84	745418.61
129	800414.74	745373.45
130	800420.34	745336.24
131	800451.87	745262.53
132	800472.50	745219.72
133	800474.63	744943.05
134	800586.28	744943.75
135	800586.45	744915.80
136	800709.95	744916.57
137	800708.51	745147.50
138	800832.00	745148.27
139	800831.99	745150.47
140	800831.76	745157.63
141	800940.90	745164.31

**OWNER/DEVELOPER:**

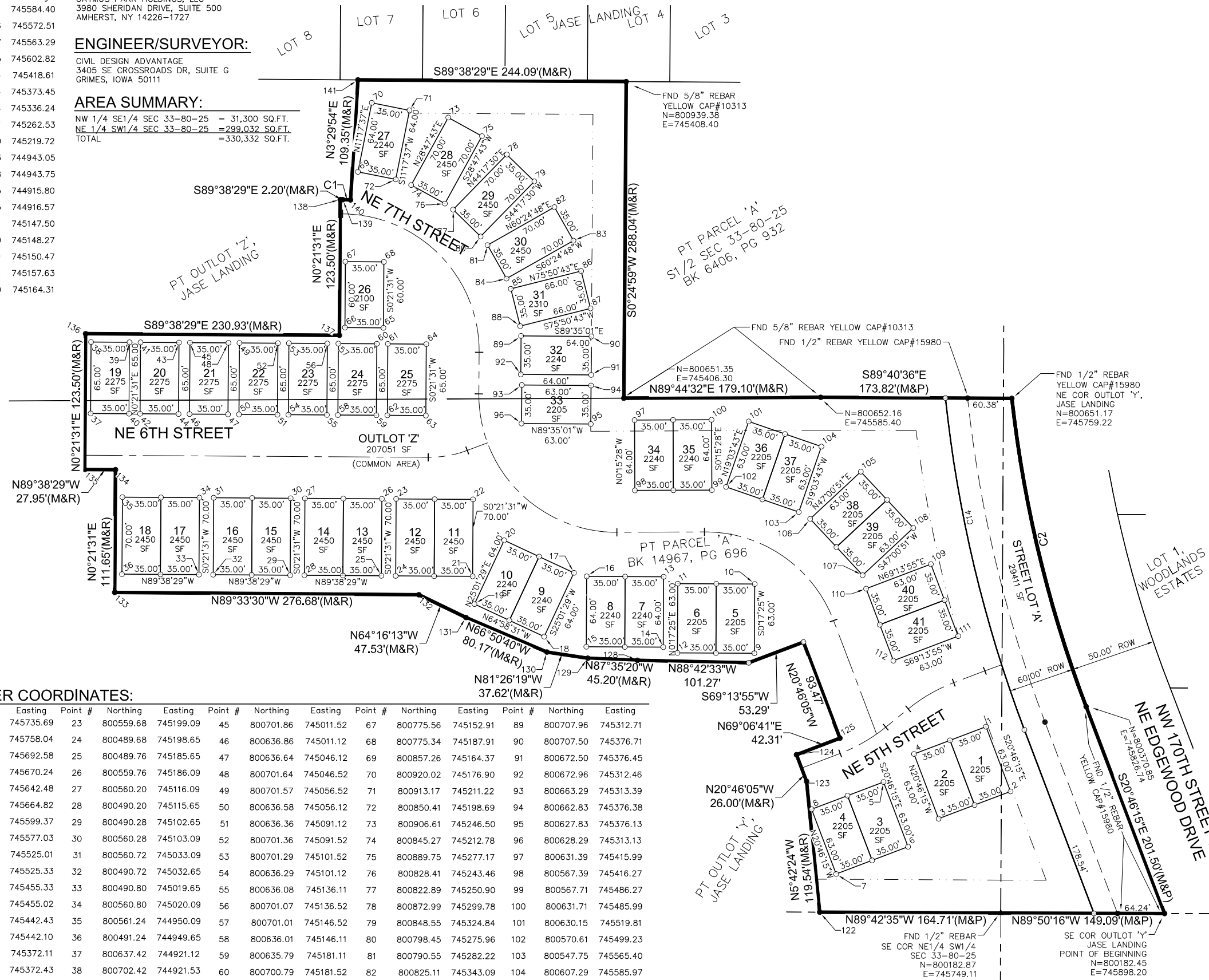
CAYMUS PARK HOLDINGS, LLC  
3980 SHERIDAN DRIVE, SUITE 500  
AMHERST, NY 14226-1727

**ENGINEER/SURVEYOR:**

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

**AREA SUMMARY:**

NW 1/4 SE1/4 SEC 33-80-25 = 31,300 SQ.FT.  
NE 1/4 SW1/4 SEC 33-80-25 = 299,032 SQ.FT.  
TOTAL = 330,332 SQ.FT.



**DATE OF SURVEY:**

MAY 20, 2014

**GENERAL NOTES:**

1. ALL STREETS AND STORM SEWER ARE PRIVATE AND SHALL BE MAINTAINED BY THE THE ASSOCIATION.
2. ALL WATERMAIN AND SANITARY SEWER WILL BE PUBLIC.
3. THE DEVELOPER WILL BE RESPONSIBLE TO CLEAN AND GRADE THE DITCH ALONG NE EDGEWOOD DRIVE.
4. THE PLAT IS LOCATED WITHIN ZONE 2 OF THE HIGHWAY 141 MIXED USE CORRIDOR.

**PLAT DESCRIPTION:**

A PART OF OUTLOT 'Y' AND PART OF OUTLOT 'Z', JASE LANDING, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 89°50'16" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Y', 149.09 FEET; THENCE NORTH 89°42'35" WEST CONTINUING ALONG SAID SOUTH LINE, 164.71 FEET; THENCE NORTH 5°42'24" WEST, 119.54 FEET; THENCE NORTH 20°46'05" WEST, 26.00 FEET; THENCE NORTH 69°06'41" EAST, 42.31 FEET; THENCE NORTH 20°46'05" WEST, 93.47 FEET; THENCE SOUTH 69°13'55" WEST, 53.29 FEET; THENCE NORTH 88°42'33" WEST, 101.27 FEET; THENCE NORTH 87°35'20" WEST, 45.20 FEET; THENCE NORTH 81°26'19" WEST, 37.62 FEET; THENCE NORTH 66°50'40" WEST, 80.17 FEET; THENCE NORTH 64°16'13" WEST, 47.53 FEET; THENCE NORTH 89°33'30" WEST, 276.68 FEET; THENCE NORTH 00°21'31" EAST, 111.65 FEET; THENCE NORTH 89°38'29" WEST, 27.95 FEET; THENCE NORTH 00°21'31" EAST, 123.50 FEET; THENCE SOUTH 89°38'29" EAST, 230.93 FEET; THENCE NORTH 00°21'31" EAST, 123.50 FEET; THENCE SOUTH 89°38'29" EAST, 2.20 FEET; THENCE EASTERLY AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 138.00 FEET, WHOSE ARC LENGTH IS 7.17 FEET AND WHOSE CHORD BEARS SOUTH 88°09'12" EAST, 7.17 FEET; THENCE NORTH 3°29'54" EAST, 109.35 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 89°38'29" EAST ALONG SAID NORTHERLY LINE, 244.09 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°24'59" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Z', 288.04 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°44'32" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 179.10 FEET; THENCE SOUTH 89°40'36" EAST CONTINUING ALONG SAID NORTH LINE, 173.82 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID OUTLOT 'Y' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1145.92 FEET, WHOSE ARC LENGTH IS 289.11 FEET AND WHOSE CHORD BEARS SOUTH 13°32'36" EAST, 288.34 FEET; THENCE SOUTH 20°46'15" EAST ALONG SAID EAST LINE, 201.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.58 ACRES (330,332 SQUARE FEET) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

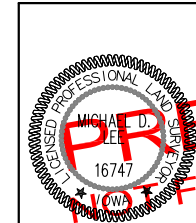
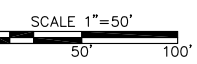
**LOT CORNER COORDINATES:**

Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting
1	800352.47	745735.69	23	800559.68	745199.09	45	800701.86	745011.52	67	800775.56	745152.91
2	800293.56	745758.04	24	800489.68	745198.65	46	800636.86	745011.12	68	800775.34	745187.91
3	800268.74	745692.58	25	800489.76	745185.65	47	800636.64	745046.12	69	800857.26	745164.37
4	800327.65	745670.24	26	800559.76	745186.09	48	800701.64	745046.52	70	800920.02	745176.90
5	800302.14	745642.48	27	800560.20	745116.09	49	800701.57	745056.52	71	800913.17	745211.22
6	800243.24	745664.82	28	800490.20	745115.65	50	800636.58	745056.12	72	800850.41	745198.69
7	800218.41	745599.37	29	800490.28	745102.65	51	800636.36	745091.12	73	800906.61	745246.50
8	800277.32	745577.03	30	800560.28	745103.09	52	800701.36	745091.52	74	800845.27	745212.78
9	800419.24	745525.01	31	800560.72	745033.09	53	800701.29	745101.52	75	800889.75	745277.17
10	800482.24	745525.33	32	800490.72	745032.65	54	800636.29	745101.12	76	800828.41	745243.46
11	800482.60	745455.33	33	800490.80	745019.65	55	800636.08	745136.11	77	800822.89	745250.90
12	800419.60	745455.02	34	800560.80	745020.09	56	800701.07	745136.52	78	800872.99	745299.78
13	800488.86	745442.43	35	800561.24	744950.09	57	800701.01	745146.52	79	800848.55	745324.84
14	800424.86	745442.10	36	800491.24	744949.65	58	800636.01	745146.11	80	800798.45	745275.96
15	800425.21	745372.11	37	800637.42	744921.12	59	800635.79	745181.11	81	800790.55	745282.22
16	800489.21	745372.43	38	800702.42	744921.53	60	800702.79	745181.52	82	800825.11	745343.09
17	800492.40	745360.84	39	800702.20	744956.52	61	800700.73	745191.52	83	800794.68	745360.37
18	800434.40	745333.77	40	800637.20	744956.12	62	800635.73	745191.11	84	800760.12	745299.50
19	800464.01	745270.34	41	800702.14	744966.52	63	800635.51	745226.11	85	800750.82	745303.38
20	800522.01	745297.41	42	800637.14	744966.12	64	800700.51	745226.52	86	800766.96	745367.37
21	800489.24	745268.65	43	800701.92	745001.52	65	800715.34	745187.53	87	800733.02	745375.93
22	800559.24	745269.09	44	800636.92	745001.12	66	800715.56	745152.53	88	800716.88	745311.94

Point #	Northing	Easting
111	800434.88	745710.39
112	800412.54	745651.49

**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	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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, S.I.L.S.  
16747  
DATE \_\_\_\_\_

LICENSE RENEWAL DATE IS DECEMBER 31, 2014  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 & 2

DATE: 06/27/14

REVISIONS: \_\_\_\_\_

FIRST SUBMITTAL

3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4410 Fax: (515) 369-4400

TECH: ---

ENGINEER: ---

**CIVIL DESIGN ADVANTAGE**

**GRIMES, IOWA**

**CAYMUS PARK PLAT 1**  
**FINAL PLAT**

1 / 2  
1211.450

**ZONING:**

EXISTING: R-3 HIGH MULTIPLE FAMILY DISTRICT

PROPOSED: R-4 P.U.D. (PLANNED UNIT DEVELOPMENT R-3 UNDERLYING)

**BULK REGULATIONS:**

R-3 MEDIUM MULTIPLE FAMILY DISTRICT REGULATIONS SHALL APPLY TO THIS PUD EXCEPT TO ALLOW THE CONSTRUCTION OF SINGLE-UNIT TOWNHOMES WITH POSTAGE STAMP LOTS AND A MINIMUM BUILDING SEPARATION OF 10 FEET FOR THE SINGLE UNIT BUILDINGS AND 14 FEET FOR THE BI-ATTACHED.

FRONT YARD: 30' FROM PUBLIC RIGHT-OF-WAYS; 25' FROM BACK OF CURB OF ALL PRIVATE DRIVES WHEN IN FRONT OF GARAGE AND 15' FROM BACK OF CURB OF ALL PRIVATE DRIVES WHEN NOT IN FRONT OF GARAGE

REAR YARD: 30' PERIMETER SETBACK

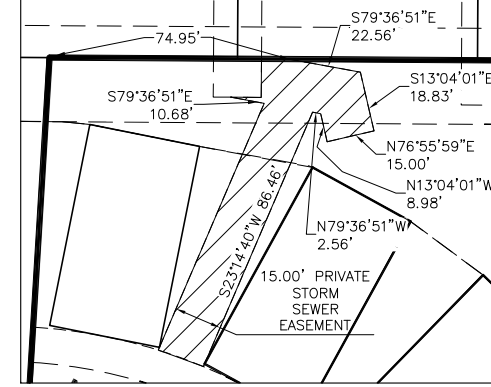
BUILDING SEPARATION: 10' (SINGLE UNIT) 14' (BI-ATTACHED)

EACH UNIT SHALL HAVE A MINIMUM OF TWO CAR GARAGE.

# CAYMUS PARK PLAT 1

## FINAL PLAT

**STORM SEWER EASEMENT DETAIL:**



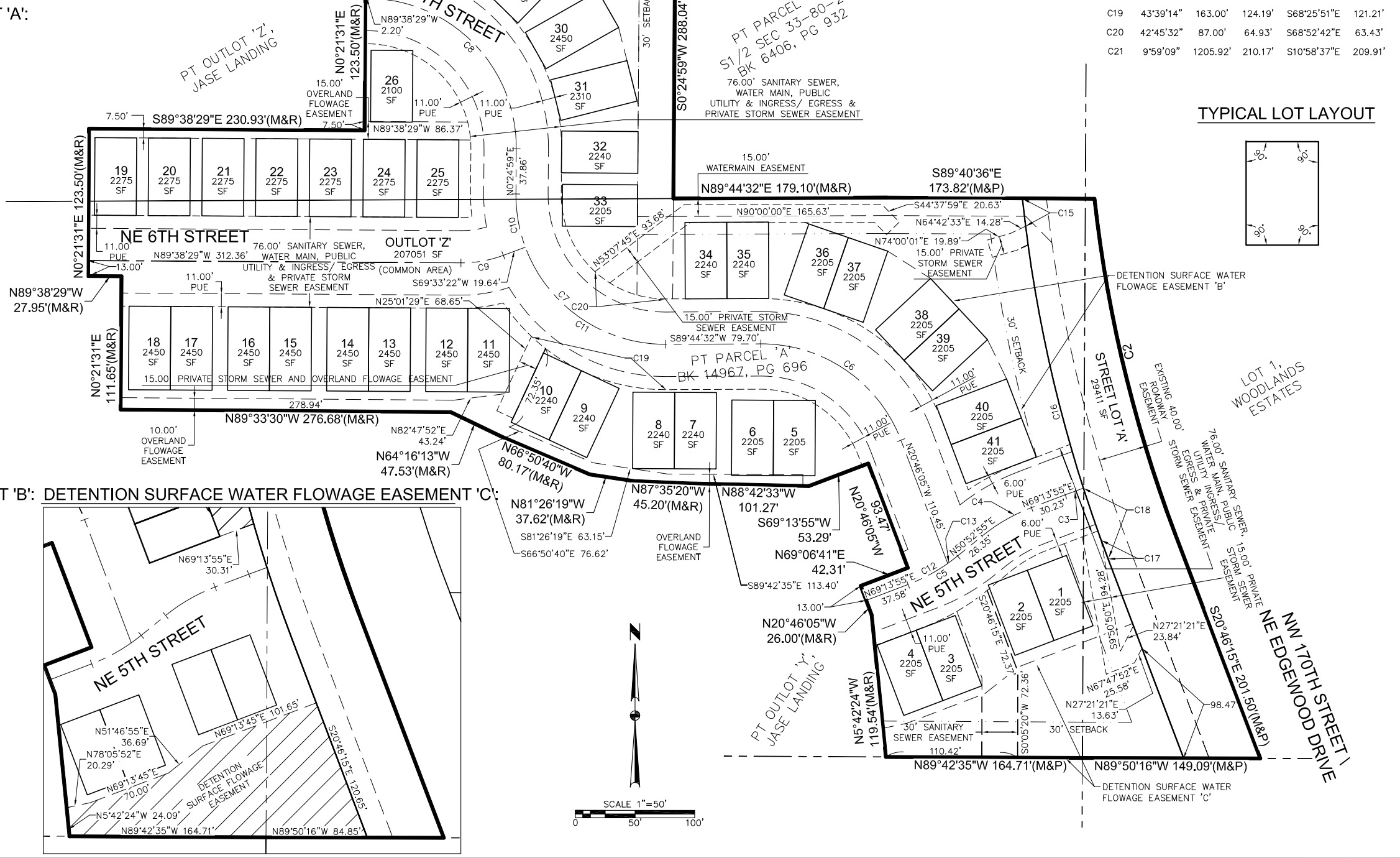
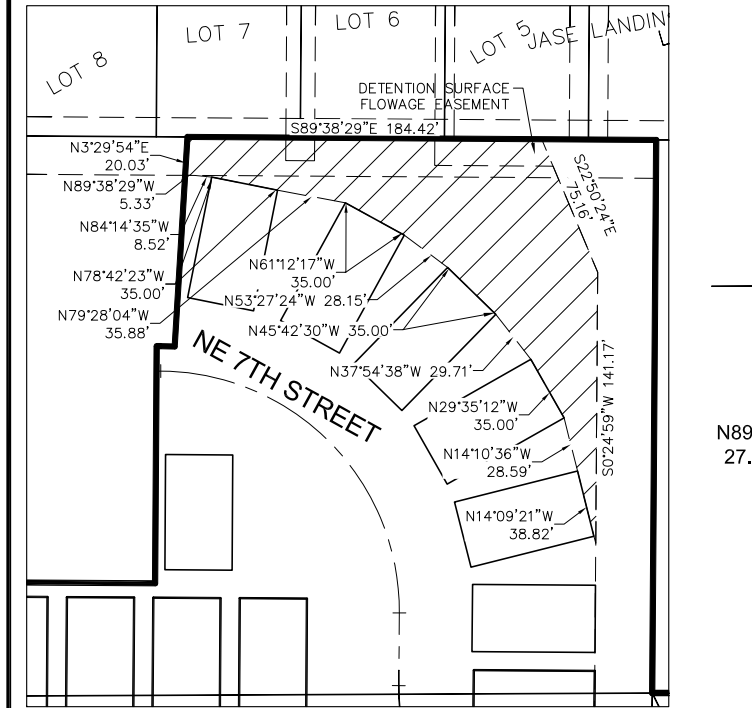
**LEGEND:**

SECTION CORNER AS NOTED (UNLESS OTHERWISE NOTED)	FOUND	SET
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	D
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	R	D
MINIMUM PROTECTION ELEVATION	MPE	P.U.E.
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

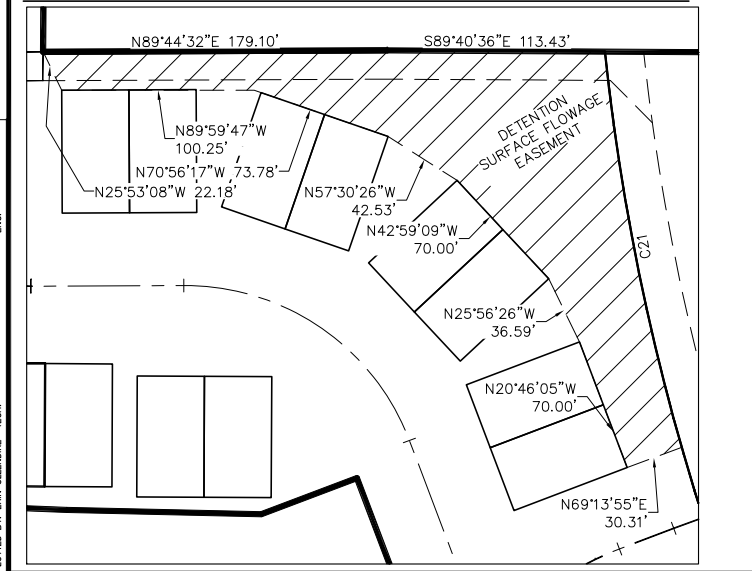
**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&R) C1	2°58'35"	138.00'	7.17'	S88°09'12"E	7.17'
(M&R) C2	14°27'19"	1145.92'	289.11'	S13°32'36"E	288.34'
C3	1°33'08"	600.00'	16.25'	N70°00'29"E	16.25'
C4	18°21'01"	150.00'	48.04'	N60°03'25"E	47.84'
C5	18°21'01"	150.00'	48.04'	N60°03'25"E	47.84'
C6	69°29'24"	125.00'	151.60'	N55°30'46"W	142.48'
C7	90°40'27"	125.00'	197.82'	N44°55'15"W	177.81'
C8	90°03'28"	125.00'	196.48'	N44°36'45"W	176.87'
C9	20°48'09"	100.00'	36.31'	S79°57'26"W	36.11'
C10	20°51'37"	125.00'	45.51'	S10°00'50"E	45.26'
C11	69°48'50"	125.00'	152.31'	S55°21'03"E	143.06'
C12	14°22'13"	150.00'	37.62'	N62°02'49"E	37.52'
C13	3°58'48"	150.00'	10.42'	N52°52'19"E	10.42'
C14	11°48'21"	1205.92'	248.48'	S11°53'13"E	248.04'
C15	1°06'52"	1205.92'	23.46'	S6°32'28"E	23.46'
C16	14°47'13"	1205.92'	311.22'	S13°22'39"E	310.36'
C17	0°47'43"	1205.92'	16.74'	S20°22'24"E	16.74'
C18	2°58'52"	1205.92'	62.74'	S19°16'50"E	62.74'
C19	43°39'14"	163.00'	124.19'	S68°25'51"E	121.21'
C20	42°45'32"	87.00'	64.93'	S68°52'42"E	63.43'
C21	9°59'09"	1205.92'	210.17'	S10°58'37"E	209.91'

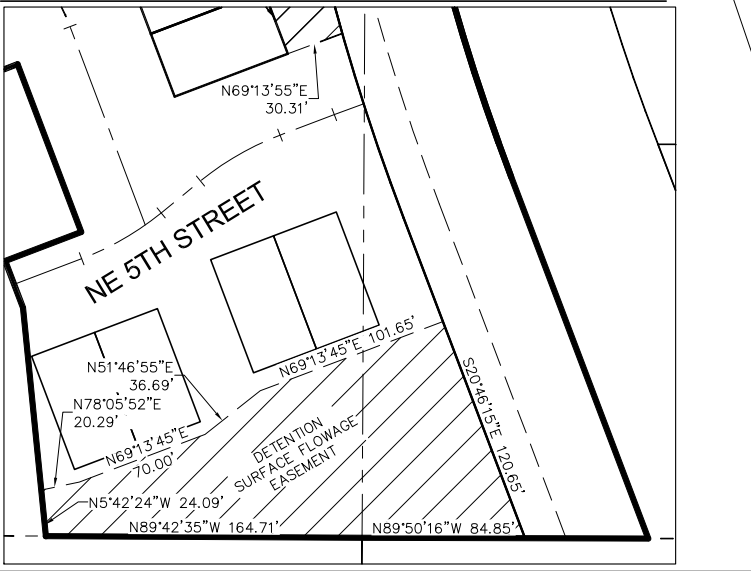
**DETENTION SURFACE WATER FLOWAGE EASEMENT 'A':**



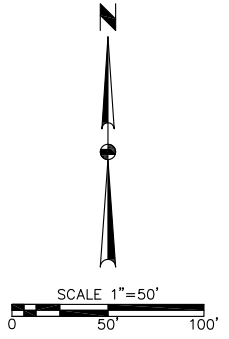
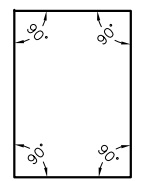
**DETENTION SURFACE WATER FLOWAGE EASEMENT 'B':**



**DETENTION SURFACE WATER FLOWAGE EASEMENT 'C':**



**TYPICAL LOT LAYOUT**



FILE: H:\2024\171450\171450-FINAL PLAT.DWG  
 PLOTTED: 7/16/2024 11:47 AM  
 COMMENT: ENG:

**CIVIL DESIGN ADVANTAGE**

**CAYMUS PARK PLAT 1**

**FINAL PLAT**

2 / 2

1211.450

GRIMES, IOWA

3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: ---  
ENGINEER: ---

FIRST SUBMITTAL

DATE: 06/27/24