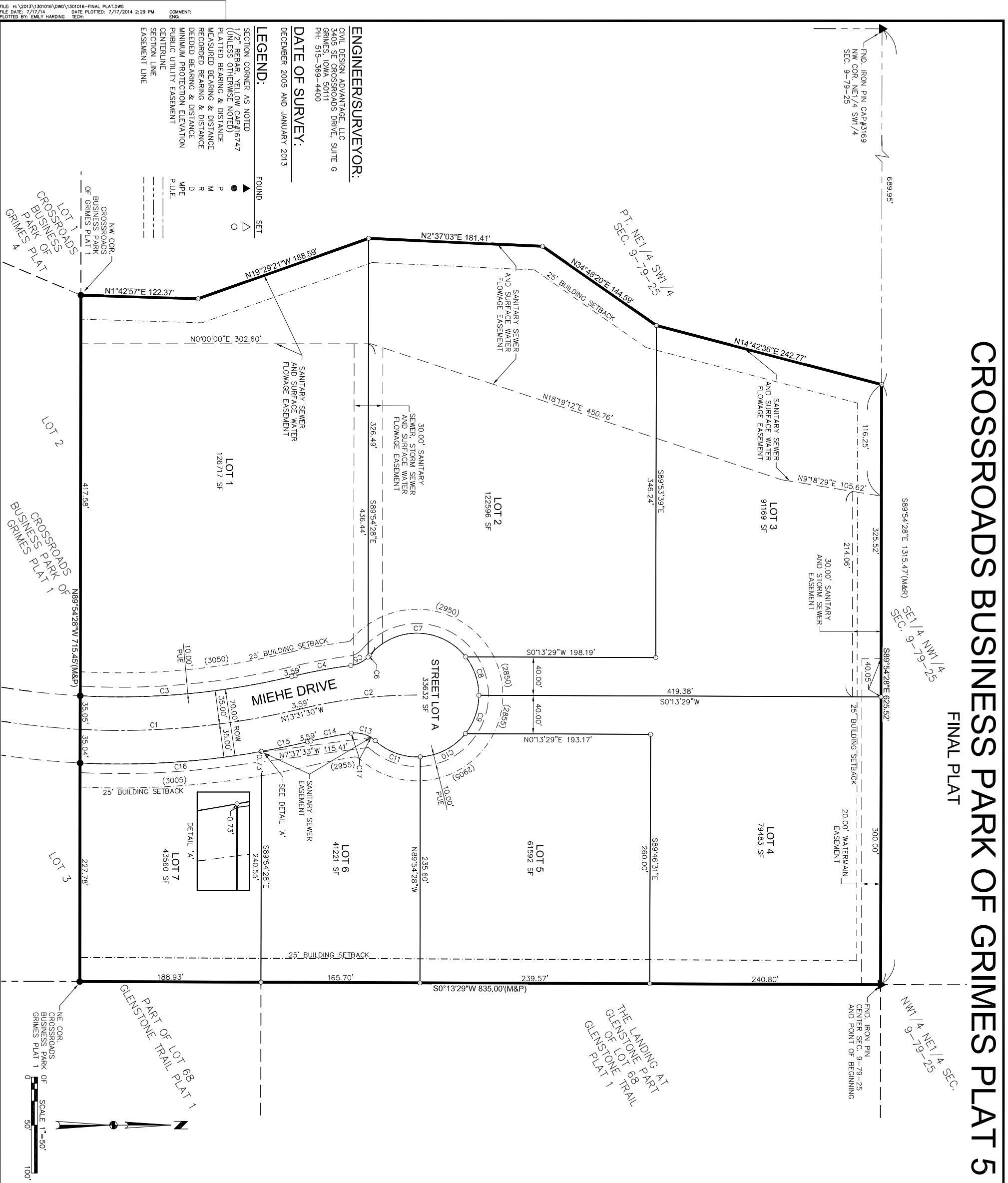


# CROSSROADS BUSINESS PARK OF GRIMES PLAT 5 FINAL PLAT



**PLAT DESCRIPTION:**  
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF SAID SECTION 9; THENCE SOUTH 00°13'29" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 835.00 FEET TO THE NORTHEAST CORNER OF CROSSROADS BUSINESS PARK OF GRIMES PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°54'28" WEST, 715.45 FEET TO THE NORTHEAST CORNER OF SAID CROSSROADS BUSINESS PARK OF GRIMES PLAT 1; THENCE NORTH 142°57' EAST, 122.37 FEET; THENCE NORTH 197°21' WEST, 188.59 FEET; THENCE NORTH 237°03' EAST, 181.41 FEET; THENCE NORTH 344°8'20" EAST, 144.59 FEET; THENCE NORTH 144°2'36" EAST, 242.77 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°54'28" EAST ALONG SAID NORTH LINE, 625.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.77 ACRES (699,969 SQUARE FEET).  
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**BULK REGULATIONS:**  
SETBACKS:  
FRONT 25 FEET  
REAR 25 FEET  
SIDE 00 FEET

**OWNER/DEVELOPER:**  
PREMIER DEVELOPMENT, LLC  
2540 3RD STREET  
URBANDALE, IOWA 50322

**ZONING:**  
M-2, LIGHT INDUSTRIAL DISTRICT

**GENERAL NOTES:**  
1. DRIVEWAY LOCATIONS TO EACH LOT SHALL BE APPROVED BY THE CITY ENGINEER AND SHARING OF ENTRANCE DRIVEWAYS WILL BE ENCOURAGED.  
2. LOT EASEMENTS ARE TO BE DEDICATED TO THE CITY OF GRIMES.  
3. EACH LOT WILL PROVIDE ITS OWN DETENTION WHEN DEVELOPED.

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°30'45"	800.00'	230.56'	N51°6'08"W	229.76'
C2	13°44'59"	500.00'	119.99'	N6°39'01"W	119.70'
C3	16°38'42"	765.00'	222.24'	S51°2'09"E	221.46'
C4	6°19'49"	535.00'	59.11'	S10°21'36"E	59.08'
C5	38°13'58"	30.50'	20.35'	S28°18'41"E	19.98'
C6	4°34'59"	30.50'	2.44'	S47°43'09"E	2.44'
C7	101°54'29"	64.50'	114.72'	S0°56'35"W	100.19'
C8	38°19'39"	64.50'	43.15'	S71°03'39"W	42.35'
C9	38°19'39"	64.50'	43.15'	N70°36'42"W	42.35'
C10	48°25'22"	64.50'	54.51'	N27°14'11"W	52.90'
C11	45°34'36"	64.50'	51.31'	N19°45'48"E	49.97'
C13	50°47'36"	30.50'	27.04'	N17°09'18"E	26.16'
C14	5°17'01"	465.00'	42.88'	N10°53'00"W	42.87'
C15	3°22'18"	835.00'	49.14'	N11°50'21"W	49.13'
C16	1°30'10"	835.00'	189.74'	N3°38'37"W	189.33'
C17	40°38'12"	30.50'	21.63'	S120°43'37"W	21.18'

**PRELIMINARY**  
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS REVIEWED 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.  
DATE: 12/15/14  
LICENSE RENEWAL DATE: 12/31/2014  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET