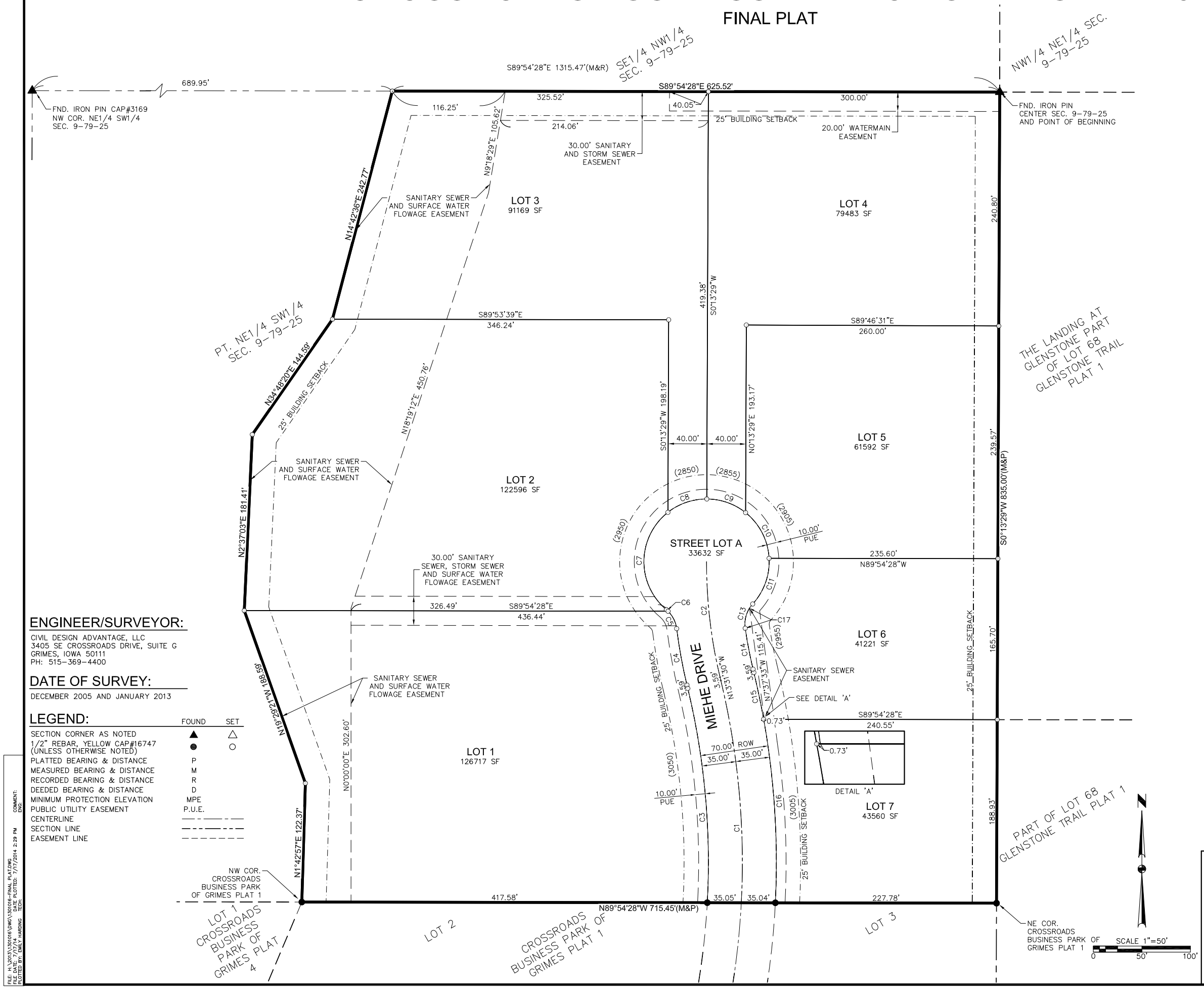
CROSSROADS BUSINESS PARK OF GRIMES PLAT 5

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 NORTHWEST CORNER OF SAID CROSSROADS BUSINESS PARK OF GRIMES PLAT 1; THENCE NORTH 1°42'57" EAST, 122.37 FEET; THENCE NORTH 19°29'21" WEST, 188.59 FEET; THENCE NORTH 2°37'03" EAST, 181.41 FEET; THENCE NORTH 34°48'20" EAST, 144.59 FEET; THENCE NORTH 14°42'36" 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 (599,969 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 73RD 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 A IS 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'	N5°16'08"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'	S5°12'09"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'	S26°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	13°01'09"	835.00'	189.74'	N3°38'37"W	189.33'
C17	40°38'12"	30.50'	21.63'	S12°04'37"W	21.18'

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

DATE OF SURVEY:

DECEMBER 2005 AND JANUARY 2013

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.

MICHAEL D. LEE, P.L.S. DATE

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
SECOND SUBMITTAL	7/17/14
FIRST SUBMITTAL	6/19/14

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

CROSSROADS BUSINESS PARK OF GRIMES PLAT 5
FINAL PLAT

1/1

1301.016

FILE: H:\2013\1301016\DWG\1301016-FINAL PLAT.DWG
PLOTTED BY: EMILY HARDING DATE PLOTTED: 7/17/2014 2:29 PM
COMMENT:
ENG:
TECH: