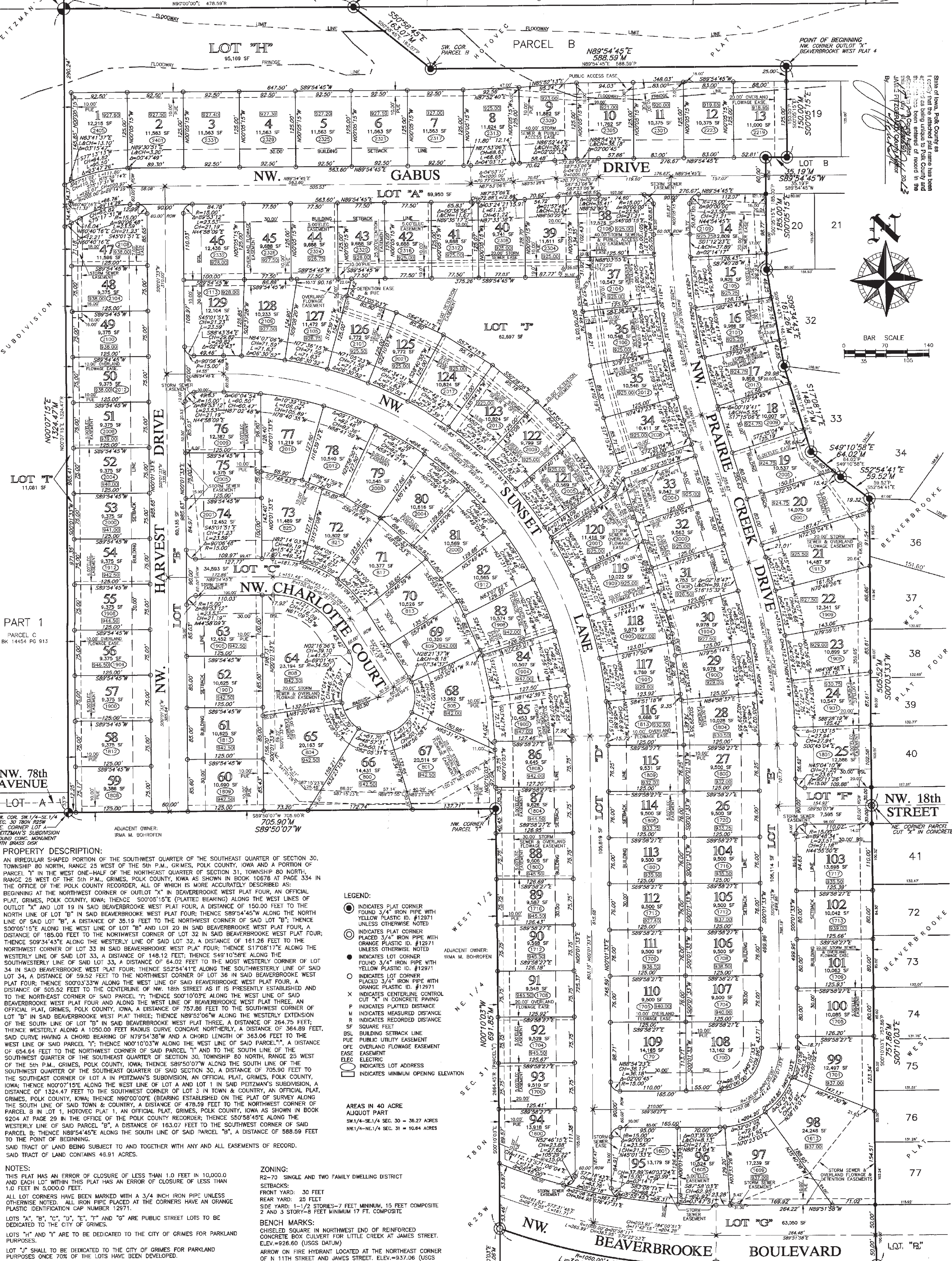


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File No: 865-00 Page 1 of 13
Polk County Iowa
FILED IN MAGISTRY RECORDER
FILE # 2014-20034869
BK 14996 Pg 865-877

Beaverbrooke West Plat Eight

PART 1
PARCEL F
BK 14984 PG 350
NW COR SW 1/4-SE 1/4
SEC. 30 T80N R25W
SW COR LOT 1
TOWN & COUNTRY



PART 1
PARCEL C
BK 14454 PG 913

NW. 78th AVENUE
LOT A

PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., GRIMES, POLK COUNTY, IOWA AND A PORTION OF PARCEL "Y" IN THE WESTERLY HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., GRIMES, POLK COUNTY, IOWA AS SHOWN IN BOOK 10678 AT PAGE 334 IN THE OFFICE OF THE POLK COUNTY RECORDER, ALL OF WHICH IS MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF OUTLOT "X" IN BEAVERBROOKE WEST PLAT FOUR, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA, THENCE S00°05'15"E (PLATED) BEARING ALONG THE WEST LINES OF OUTLOT "X" AND LOT 19 IN SAID BEAVERBROOKE WEST PLAT FOUR, A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF SAID LOT "B"; THENCE S89°54'45"W ALONG THE NORTH LINE OF SAID LOT "B", A DISTANCE OF 35.19 FEET TO THE NORTHWEST CORNER OF SAID LOT "B"; THENCE S00°05'15"E ALONG THE WEST LINE OF LOT "B" AND LOT 20 IN SAID BEAVERBROOKE WEST PLAT FOUR, A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF LOT 32 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S09°34'43"E ALONG THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 161.26 FEET TO THE NORTHWEST CORNER OF LOT 33 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S17°08'17"E ALONG THE WESTERLY LINE OF SAID LOT 33, A DISTANCE OF 148.12 FEET; THENCE S49°10'58"E ALONG THE WESTERLY LINE OF SAID LOT 33, A DISTANCE OF 64.02 FEET TO THE MOST WESTERLY CORNER OF LOT 34 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S2°54'41"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 34, A DISTANCE OF 59.52 FEET TO THE NORTHWEST CORNER OF LOT 36 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S00°03'33"W ALONG THE WEST LINE OF SAID BEAVERBROOKE WEST PLAT FOUR, A DISTANCE OF 505.52 FEET TO THE CENTERLINE OF NW. 18th STREET AS IT IS PRESENTLY ESTABLISHED AND TO THE NORTHEAST CORNER OF SAID PARCEL "Y", THENCE S00°10'03"E ALONG THE WEST LINE OF SAID BEAVERBROOKE WEST PLAT FOUR AND ALONG THE WEST LINE OF BEAVERBROOKE WEST PLAT THREE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA, A DISTANCE OF 757.86 FEET TO THE SOUTHWEST CORNER OF LOT "D" IN SAID BEAVERBROOKE WEST PLAT THREE; THENCE N89°52'06"W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "Y", A DISTANCE OF 264.75 FEET; THENCE WESTERLY ALONG A 1050.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 364.89 FEET, SAID CURVE HAVING A CHORD BEARING OF N79°54'38"W AND A CHORD LENGTH OF 363.06 FEET TO THE WEST LINE OF SAID PARCEL "Y"; THENCE N00°10'03"W ALONG THE WEST LINE OF SAID PARCEL "Y", A DISTANCE OF 654.64 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "Y", AND TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., GRIMES, POLK COUNTY, IOWA; THENCE S89°50'07"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 705.90 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°07'15"E ALONG THE WEST LINE OF LOT 1 AND LOT 1 IN SAID PEITZMAN'S SUBDIVISION, A DISTANCE OF 1324.47 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN TOWN & COUNTRY, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N90°00'00"E (BEARING ESTABLISHED ON THE PLAT OF SURVEY ALONG THE SOUTH LINE OF SAID TOWN & COUNTRY, A DISTANCE OF 478.59 FEET TO THE NORTHWEST CORNER OF PARCEL B IN LOT 1, HOTOVIC PLAT 1, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AS SHOWN IN BOOK 9204 AT PAGE 29 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE S50°54'45"E ALONG THE WESTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 163.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE N89°54'45"E ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 588.59 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 46.91 ACRES.

NOTES:
THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.00 AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.00 FEET.
ALL LOT CORNERS HAVE BEEN MARKED WITH A 3/4 INCH IRON PIPE UNLESS OTHERWISE NOTED. ALL IRON PIPE PLACED AT THE CORNERS HAVE AN ORANGE PLASTIC IDENTIFICATION CAP NUMBER 12971.
LOTS "A", "B", "C", "D", "E", "F", "G", "H" AND "I" ARE PUBLIC STREET LOTS TO BE DEDICATED TO THE CITY OF GRIMES.
LOTS "H" AND "I" ARE TO BE DEDICATED TO THE CITY OF GRIMES FOR PARKLAND PURPOSES.
LOT "J" SHALL BE DEDICATED TO THE CITY OF GRIMES FOR PARKLAND PURPOSES ONCE 70% OF THE LOTS HAVE BEEN DEVELOPED.

ZONING:
R2-70 SINGLE AND TWO FAMILY DWELLING DISTRICT
SETBACKS:
FRONT YARD: 30 FEET
REAR YARD: 25 FEET
SIDE YARD: 1-1/2 STORIES-7 FEET MINIMUM, 15 FEET COMPOSITE 2 AND 3 STORY-8 FEET MINIMUM 17 FT. COMPOSITE

BENCH MARKS:
CHISELED SQUARE IN NORTHWEST END OF REINFORCED CONCRETE BOX CULVERT FOR LITTLE CREEK AT JAMES STREET. ELEV.=926.60 (USGS DATUM)
ARROW ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF NW. 11TH STREET AND JAMES STREET. ELEV.=937.06 (USGS DATUM)

MINIMUM OPENING ELEVATION NOTE:
THE MINIMUM OPENING ELEVATIONS ARE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED BY JOEL JACKSON, PE FOR THE BEAVERBROOKE WEST DEVELOPMENT. THE CITY OF GRIMES REQUIRES THOSE MOES TO BE PLACED ON THE FINAL PLAT. THIS SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT.

- LEGEND:**
- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC ID. #12971 UNLESS OTHERWISE NOTED
 - INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID. #12971 UNLESS OTHERWISE NOTED
 - INDICATES LOT CORNER FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC ID. #12971
 - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID. #12971
 - X INDICATES CENTERLINE CONTROL CUT "X" IN CONCRETE PAVING
 - P INDICATES PLATTED DISTANCE
 - M INDICATES MEASURED DISTANCE
 - R INDICATES RECORDED DISTANCE
 - SF SQUARE FEET
 - BSL BEAVERBROOKE SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - OFE OVERLAND FLOWAGE EASEMENT
 - EASE EASEMENT
 - ELEC ELECTRIC
 - INDICATES LOT ADDRESS
 - INDICATES MINIMUM OPENING ELEVATION

AREAS IN 40 ACRE ALIQUOT PART
SW 1/4-SE 1/4 SEC. 30 = 36.27 ACRES
NW 1/4-NE 1/4 SEC. 31 = 10.64 ACRES

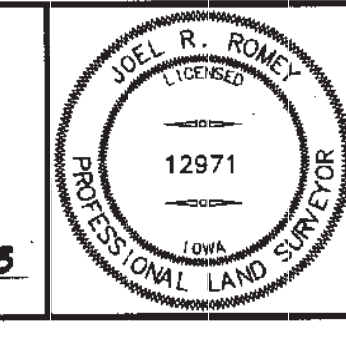
REFERENCE NUMBER
040098
040577
040541
030001

OWNER/DEVELOPER
BEAVERBROOKE DEVELOPMENT COMPANY
4545 MERLE HAY ROAD
DES MOINES, IOWA 50310

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DECEMBER 31, 2013. PAGES COVERED BY THIS SEAL: THIS PAGE ONLY.

BY: *Joel R. Rome* DATE: 10/16/2013



| NUMBER | REVISIONS | DATE | BY |
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Beaverbrooke West Plat Eight
final plat