

# FINAL PLAT BRIDGE CREEK PLAT 2

Doc ID: 02893980012 Type: PLT  
Kind: PLAT  
Recorded: 05/14/2012 at 11:04:24 AM  
Fee Amt: \$87.00 Page 1 of 12  
Polk County Iowa  
JULIE H. HAGBERTY RECORDER  
File# 2012-0007145  
Bk 14269 pg 322-333

SPACE RESERVED FOR RECORDER'S USE

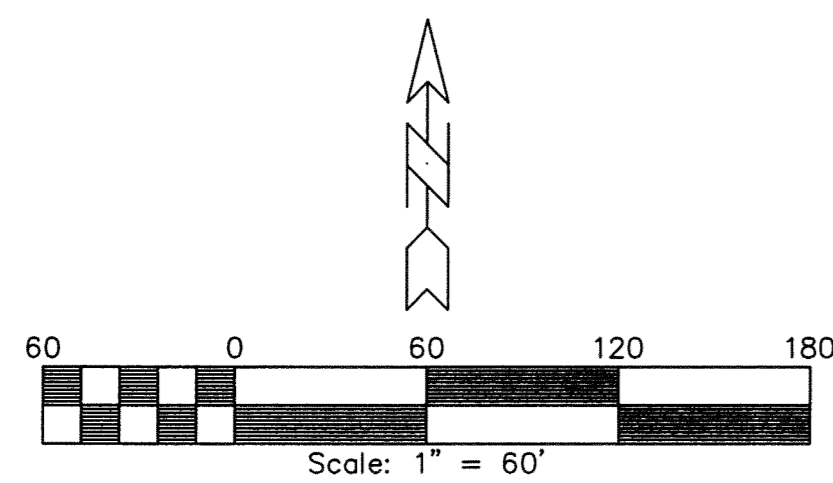
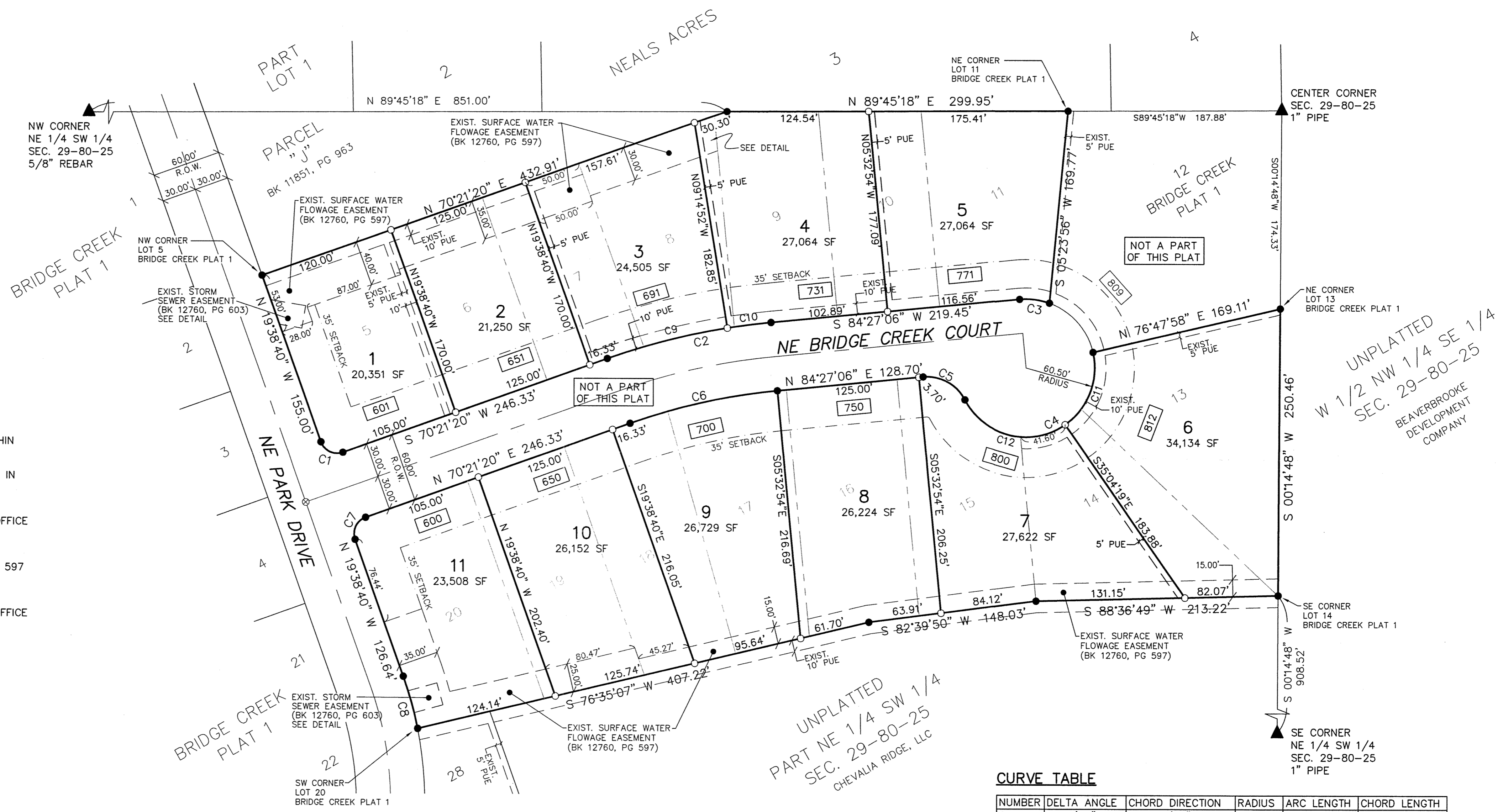
**OWNER/DEVELOPER**  
CHEVALIA RIDGE, LLC  
3809 NW 109TH ST. STE. D  
URBANDALE, IA 50322

**LEGAL DESCRIPTION**  
LOTS 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BRIDGE CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

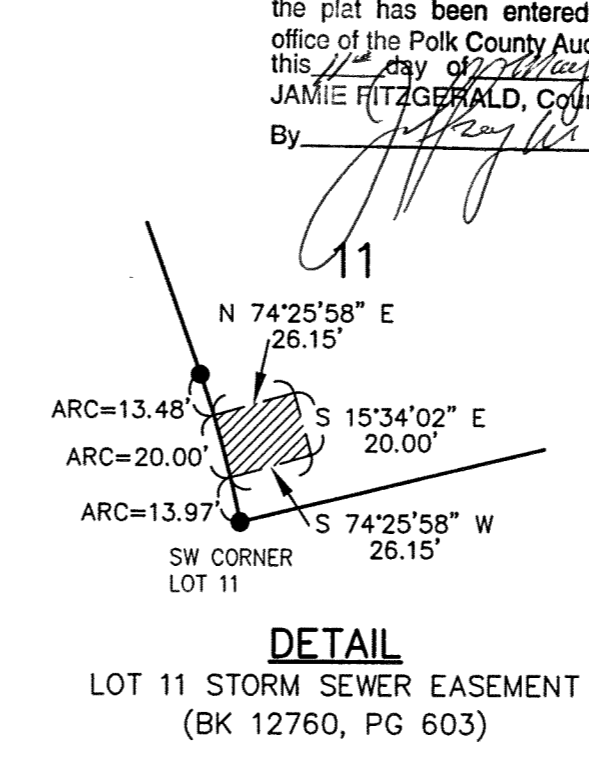
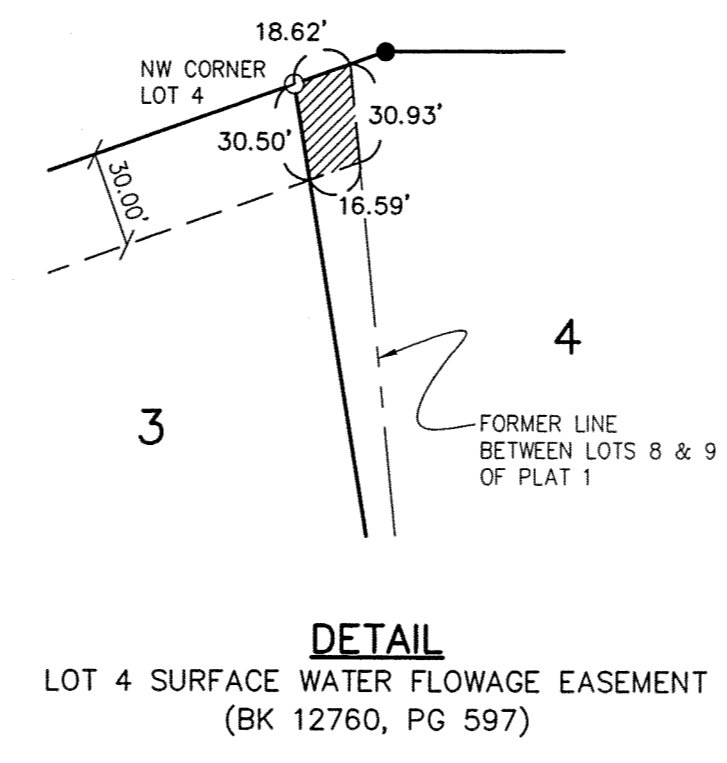
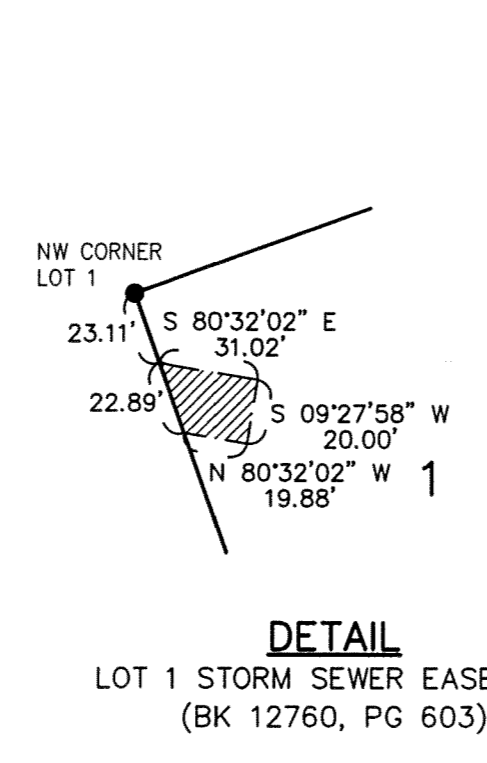
**LAND AREA**  
6.53 AC.

**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**
1. NE PARK DRIVE AND NE BRIDGE CREEK COURT ARE EXISTING PUBLIC STREETS WITHIN THE CITY OF GRIMES, IOWA.
  2. THE FINAL PLAT OF BRIDGE CREEK PLAT 1 IS FILED IN BOOK 12760 AT PAGE 548 IN THE OFFICE OF THE POLK COUNTY RECORDER.
  3. 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.
  4. 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.
  5. EXISTING STORM SEWER EASEMENTS DEPICTED ON THIS PLAT WERE CREATED FOR BRIDGE CREEK PLAT 1 AND ARE DOCUMENTED IN BOOK 12760 AT PAGE 603 IN THE OFFICE OF THE POLK COUNTY RECORDER.



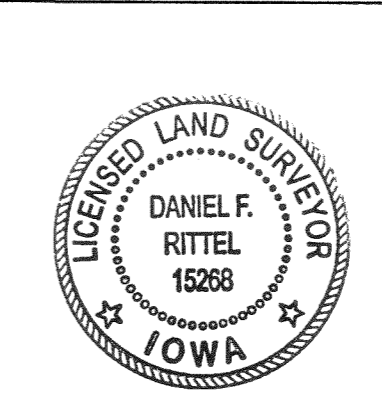
- LEGEND**
- MONUMENT FOUND (5/8" REBAR, YELLOW CAP #15268, UNLESS NOTED)
  - MONUMENT TO BE SET (5/8" REBAR, YELLOW CAP #15268)
  - ▲ SECTION CORNER FOUND AS NOTED
  - RIGHT-OF-WAY
  - PUBLIC UTILITY EASEMENT
  - STREET ADDRESS
  - SWFE SURFACE WATER FLOWAGE EASEMENT



State of Iowa, Polk County ss  
I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor this 19th day of May 2012.  
JAMIE FITZGERALD, County Auditor  
By: *[Signature]*

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 64°38'40" W	15.00	23.56	21.21
C2	14°05'46"	N 77°24'13" E	600.00	147.61	147.24
C3	25°18'09"	N 82°53'49" W	60.50	26.72	26.50
C4	165°28'12"	S 69°32'05" W	60.50	174.72	120.03
C5	67°49'05"	N 61°38'21" W	37.50	44.39	41.84
C6	14°05'46"	N 77°24'13" E	540.00	132.85	132.52
C7	90°00'00"	N 25°21'20" E	15.00	23.56	21.21
C8	08°14'19"	N 15°31'31" W	330.00	47.45	47.41
C9	10°23'48"	N 75°33'14" E	600.00	108.87	108.72
C10	03°41'58"	N 82°36'07" E	600.00	38.74	38.73
C11	68°07'43"	S 20°51'49" W	60.50	71.94	67.77
C12	97°20'30"	N 76°24'04" W	60.50	102.79	90.86



**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.  
*[Signature]* 19 APRIL 2012  
DANIEL F. RITTEL, P.L.S. #15268 DATE  
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2013  
PAGES OR SHEETS COVERED BY THIS SEAL  
THIS SHEET ONLY.

**BRIDGE CREEK PLAT 2 - FINAL PLAT**

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE: 1" = 100'	DESIGNED BY: DFR	DRAWN BY: DFR	FILE NO.: 11-015
						DWG: 11-015FP-R2.DWG	CHECKED BY: PJV	DATE: 4/19/2012	
							SHEET 1	OF 1	

Engineering Resource Group, Inc.  
Engineers and Surveyors  
CRENSHAW, IOWA 50612  
DSS: (515) 288-4823