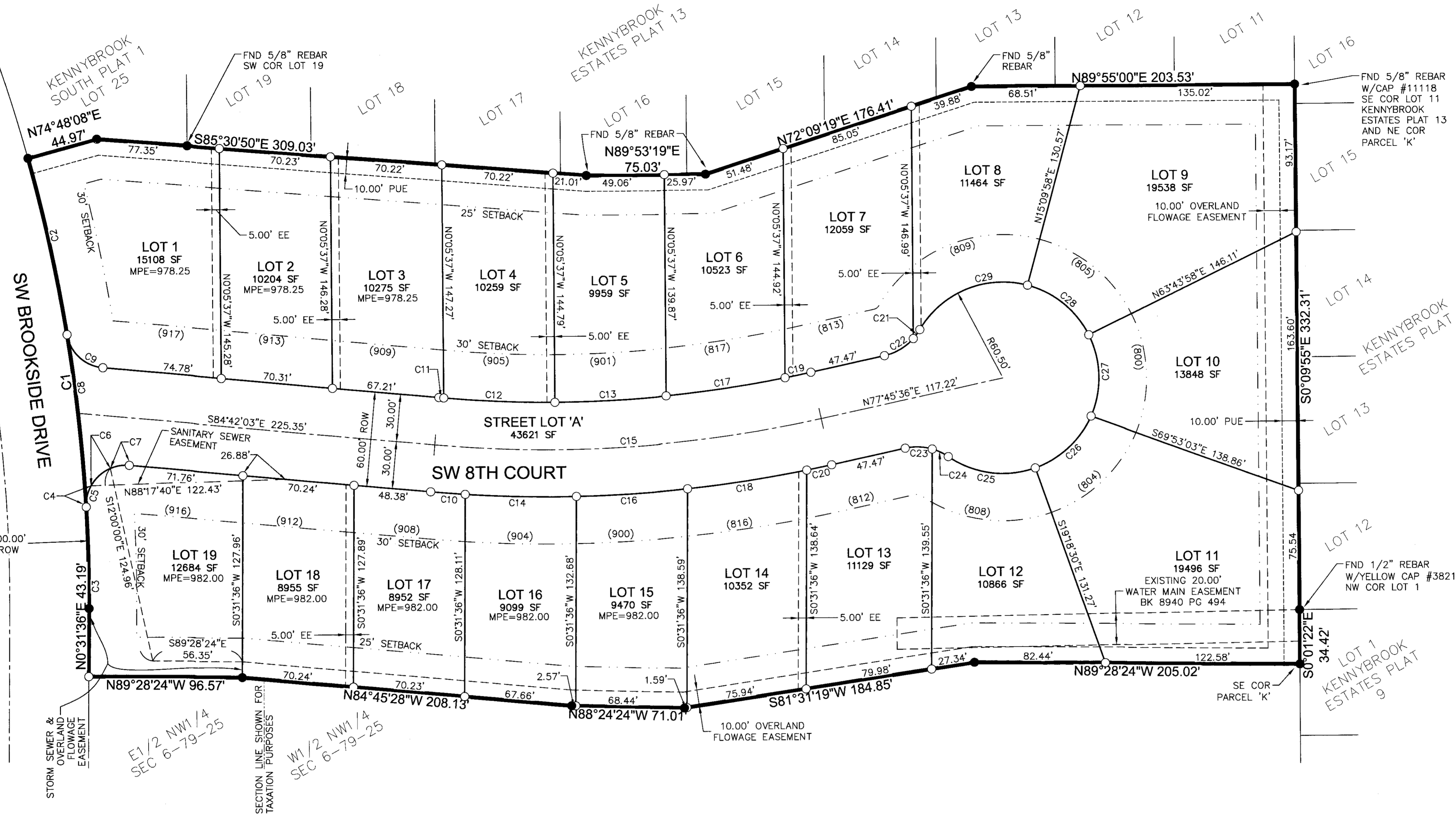


Doc ID: 031214170012 Type: PLT
 Kind: PLAT
 Recorded: 09/26/2016 at 02:35:06 PM
 File Amt: 887.00 Page 1 of 12
 Polk County Iowa
 JULIE M. MAGERRY RECORDER
 File# 2016-00027998
 BK 16196 PG 494-505

KENNYBROOK SOUTH PLAT 2

CITY OF GRIMES, POLK COUNTY IOWA

FINAL PLAT



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 26 day of 9-16 2016
 JAMIE FITZGERALD, County Auditor
 By: *[Signature]*

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	15°43'27"	1050.00'	288.16'	N7°20'08"W	287.26'
C2	6°13'58"	1050.00'	114.22'	S12°04'53"E	114.16'
C3	3°30'38"	1050.00'	64.34'	S11°3'44"E	64.33'
C4	32°02'02"	25.00'	13.98'	S13°01'58"W	13.80'
C5	98°17'00"	25.00'	42.88'	S46°09'27"W	37.82'
C6	38°14'06"	25.00'	16.68'	S48°10'02"W	16.38'
C7	28°00'52"	25.00'	12.22'	S81°17'31"W	12.10'
C8	5°58'51"	1050.00'	109.61'	S5°58'28"E	109.56'
C9	75°44'09"	25.00'	33.05'	S46°49'58"E	30.69'
C10	1°30'29"	830.00'	21.84'	N85°27'17"W	21.84'
C11	0°13'50"	770.00'	3.10'	S84°48'58"E	3.10'
C12	5°12'56"	770.00'	70.09'	S87°32'21"E	70.07'
C13	5°12'58"	770.00'	70.10'	N87°14'42"E	70.08'
C14	4°50'03"	830.00'	70.03'	N88°37'33"W	70.01'
C15	17°32'21"	800.00'	244.89'	N86°31'47"E	243.94'
C16	4°50'43"	830.00'	70.19'	S86°32'04"W	70.17'
C17	5°38'21"	770.00'	75.78'	N81°49'03"E	75.75'
C18	5°14'39"	830.00'	75.97'	S81°29'23"W	75.94'
C19	1°14'16"	770.00'	16.63'	N78°22'44"E	16.63'
C20	1°06'27"	830.00'	16.04'	S78°18'50"W	16.04'
C21	11°36'15"	34.50'	6.99'	N36°19'25"E	6.98'
C22	35°38'04"	34.50'	21.46'	N59°56'34"E	21.11'
C23	28°34'15"	34.50'	17.20'	N87°57'16"W	17.03'
C24	18°40'03"	34.50'	11.24'	N64°20'07"W	11.19'
C25	54°18'25"	60.50'	57.34'	N82°09'18"W	55.22'
C26	46°54'04"	60.50'	49.52'	S47°14'28"W	48.15'
C27	50°03'27"	60.50'	52.86'	S1°14'18"E	51.19'
C28	48°34'01"	60.50'	51.28'	S50°33'02"E	49.76'
C29	74°38'40"	60.50'	78.82'	N67°50'38"E	73.36'

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.	
ELECTRIC EASEMENT	E.E.	
CENTERLINE	---	
SECTION LINE	----	

ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER:

DILIGENT KENNYBROOK LLC
 12119 STRATFORD DRIVE, SUITE B
 CLIVE, IA 50325

DATE OF SURVEY:

JULY 3, 2015

ZONING:

R2-70

BULK REGULATIONS:

SETBACKS:

FRONT: 30'
 REAR: 25'
 SIDE YARD 1-1/2 STORY: 7' MIN/14 TOTAL
 SIDE YARD 2-3 STORY: 10' MIN/20 TOTAL

PLAT DESCRIPTION:

A PART OF PARCEL 'K' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14303, PAGE 694-695 IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, 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 SOUTHEAST CORNER OF LOT 11, KENNYBROOK ESTATES PLAT 13, AN OFFICIAL PLAT IN THE CITY OF GRIMES AND THE NORTHEAST CORNER OF SAID PARCEL 'K'; THENCE SOUTH 00°09'55" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 'K', 332.31 FEET TO THE NORTHWEST CORNER OF LOT 1, KENNYBROOK ESTATES PLAT 9, AN OFFICIAL PLAT IN THE CITY OF GRIMES; THENCE SOUTH 00°01'22" EAST CONTINUING ALONG SAID EASTERLY LINE, 34.42 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'K'; THENCE NORTH 89°28'24" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'K', 205.02 FEET; THENCE SOUTH 81°31'19" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 184.85 FEET; THENCE NORTH 88°24'24" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 71.01 FEET; THENCE NORTH 84°45'28" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 208.13 FEET; THENCE NORTH 89°28'24" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 96.57 FEET; THENCE NORTH 00°31'36" EAST, 43.19 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 288.16 FEET, AND WHOSE CHORD BEARS NORTH 07°20'08" WEST, 287.26 FEET; THENCE NORTH 74°48'08" EAST, 44.97 FEET; THENCE SOUTH 85°30'50" EAST, 309.03 FEET; THENCE NORTH 89°53'19" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'K', 75.03 FEET; THENCE NORTH 72°09'19" EAST CONTINUING ALONG SAID NORTHERLY LINE, 176.41 FEET; THENCE NORTH 89°55'00" EAST CONTINUING ALONG SAID NORTHERLY LINE, 203.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.15 ACRES (267,861 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

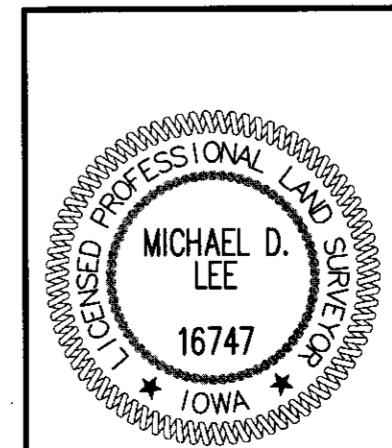
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREET LOT 'A' WILL BE DEDICATED TO THE CITY OF GRIMES FOR STREET RIGHT OF WAY.

AREA SUMMARY:

E1/2 NW1/4= 40,747 SF (0.94 AC)
 W1/2 NE1/4= 227,114 SF (5.21 AC)
 TOTAL= 267,861 SF (6.15 AC)



SCALE 1"=40'



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.

[Signature] 9-16
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

DATE: _____
 REVISIONS: _____
 FIRST SUBMITTAL: 04/25/16

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
 ENGINEER: _____

CIVIL DESIGN ADVANTAGE
 GRIMES, IOWA

KENNYBROOK SOUTH PLAT 2
FINAL PLAT

1311.466