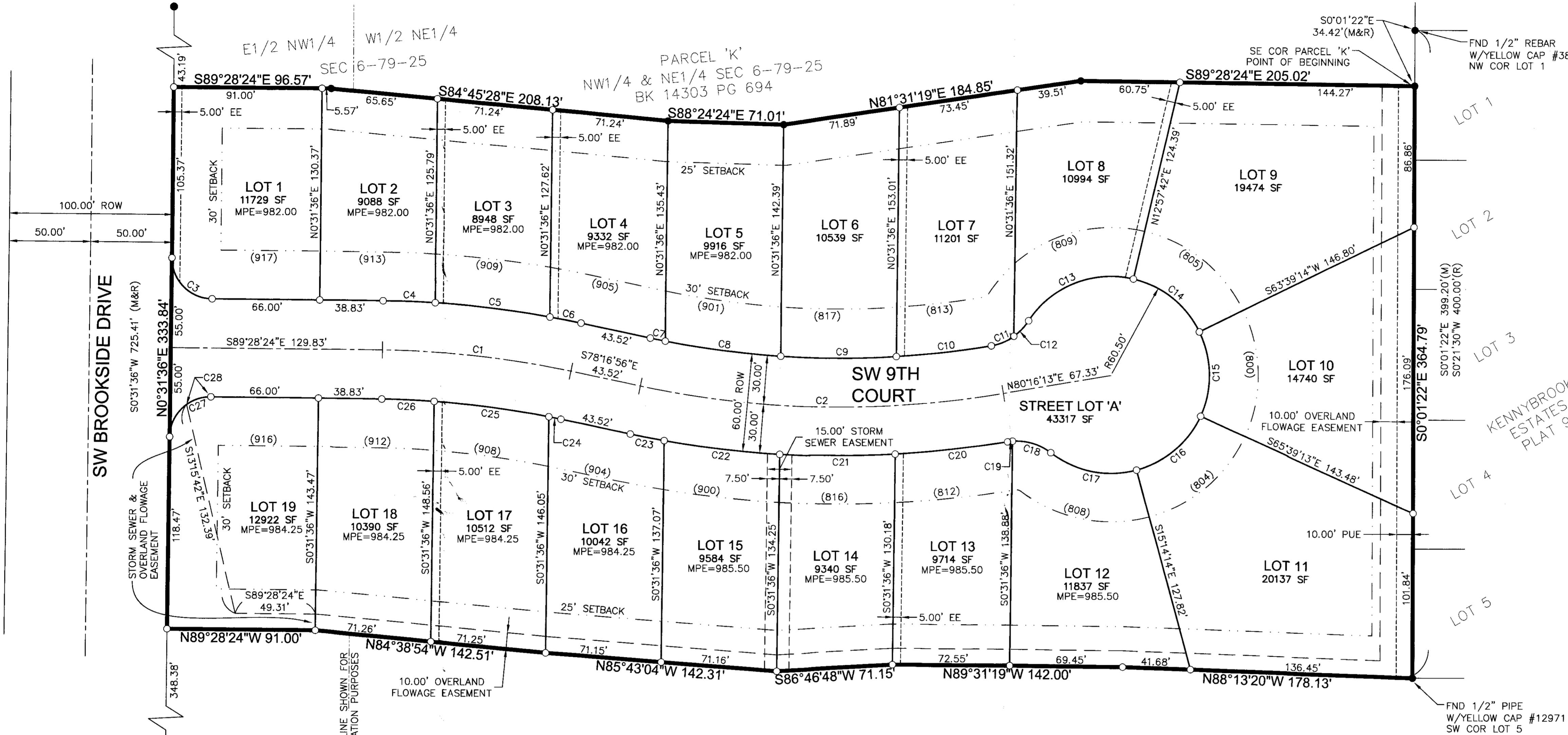


# KENNYBROOK SOUTH PLAT 3

CITY OF GRIMES, POLK COUNTY, IOWA

FINAL PLAT



### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	111°12'8"	600.00'	117.19'	S83°52'40"E	117.01'
C2	21°26'51"	600.00'	224.60'	S89°00'22"E	223.29'
C3	90°00'00"	25.00'	39.27'	S44°28'24"E	35.36'
C4	2°55'38"	630.00'	32.19'	S88°00'35"E	32.18'
C5	6°29'54"	630.00'	71.45'	S83°17'49"E	71.41'
C6	1°45'56"	630.00'	19.41'	S79°09'54"E	19.41'
C7	0°56'30"	570.00'	9.37'	S78°45'11"E	9.37'
C8	7°11'24"	570.00'	71.53'	S82°49'09"E	71.48'
C9	7°08'30"	570.00'	71.05'	S89°59'06"E	71.00'
C10	5°54'58"	570.00'	58.86'	N83°29'10"E	58.83'
C11	25°44'39"	34.50'	15.50'	N67°39'21"E	15.37'
C12	21°44'52"	34.50'	13.10'	N43°54'36"E	13.02'
C13	69°55'32"	60.50'	73.84'	N67°59'56"E	69.34'
C14	50°41'32"	60.50'	53.53'	S51°41'32"E	51.80'
C15	50°41'32"	60.50'	53.53'	S1°00'00"E	51.80'
C16	50°24'59"	60.50'	53.24'	S49°33'16"W	51.53'
C17	52°44'59"	60.50'	55.70'	N78°51'45"W	53.75'
C18	41°39'10"	34.50'	25.08'	N73°18'50"W	24.53'
C19	5°22'51"	34.50'	3.24'	S83°10'09"W	3.24'
C20	6°21'17"	630.00'	69.88'	S83°39'22"W	69.84'
C21	6°27'39"	630.00'	71.04'	N89°56'10"W	71.00'
C22	6°29'47"	630.00'	71.43'	N83°27'27"W	71.39'
C23	1°55'37"	630.00'	21.19'	N79°14'45"W	21.19'
C24	0°45'46"	570.00'	7.59'	N78°39'49"W	7.59'
C25	7°11'33"	570.00'	71.55'	N82°38'29"W	71.51'
C26	3°14'09"	570.00'	32.19'	N87°51'20"W	32.19'
C27	90°00'00"	25.00'	39.27'	S45°31'36"W	35.36'
C28	36°28'26"	25.00'	15.91'	S72°17'22"W	15.65'

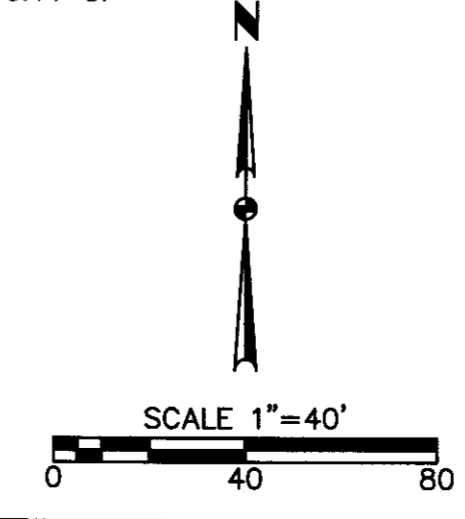
State of Iowa, Polk County ss  
 I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor this 27 day of July 2016.  
 JAMIE FITZGERALD, County Auditor  
 By: *[Signature]*

### 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= 37,077 SF (0.85 AC)  
 W1/2 NE1/4= 226,679 SF (5.21 AC)  
 TOTAL= 263,756 SF (6.06 AC)



### PLAT DESCRIPTION:

PART OF THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER AND THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 79, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, KENNYBROOK ESTATES PLAT 9, AN OFFICIAL PLAT IN THE CITY OF GRIMES; THENCE SOUTH 00°01'22" EAST ALONG THE WESTERLY LINE OF SAID KENNYBROOK ESTATES PLAT 9, A DISTANCE OF 34.42 FEET TO THE SOUTHEAST CORNER OF PARCEL 'K' IN SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14303 PAGE 694 AND THE POINT OF BEGINNING; THENCE SOUTH 00°01'22" EAST CONTINUING ALONG SAID WESTERLY LINE, 364.79 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID KENNYBROOK ESTATES PLAT 9; THENCE NORTH 88°13'20" WEST, 178.13 FEET; THENCE NORTH 89°31'19" WEST, 142.00 FEET; THENCE SOUTH 86°46'48" WEST, 71.15 FEET; THENCE NORTH 85°43'04" WEST, 142.31 FEET; THENCE NORTH 84°38'54" WEST, 142.51 FEET; THENCE NORTH 89°28'24" WEST, 91.00 FEET TO THE WEST LINE OF KENNYBROOK SOUTH PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°31'36" EAST ALONG SAID WEST LINE, 333.84 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 'K'; THENCE SOUTH 89°28'24" EAST ALONG SAID SOUTHERLY LINE, 96.57 FEET; THENCE SOUTH 84°45'28" EAST ALONG SAID SOUTHERLY LINE, 208.13 FEET; THENCE SOUTH 88°24'24" EAST ALONG SAID SOUTHERLY LINE, 71.01 FEET; THENCE NORTH 81°31'19" EAST ALONG SAID SOUTHERLY LINE, 184.85 FEET; THENCE SOUTH 89°28'24" EAST ALONG SAID SOUTHERLY LINE, 205.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.06 ACRES (263,756 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### 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

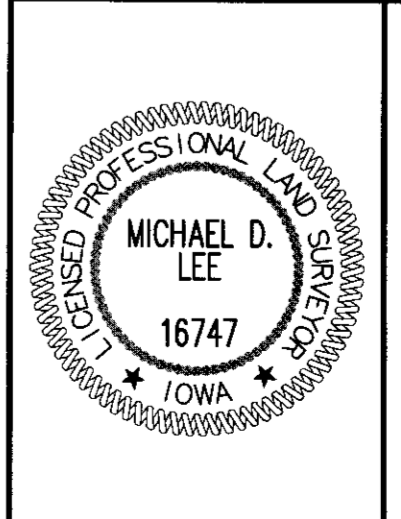
### BULK REGULATIONS:

SETBACKS:

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

### 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	----	
EASEMENT LINE	-----	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING 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 9-1-16  
 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: \_\_\_\_\_  
 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 3**  
**FINAL PLAT**  
 1507.376