

BROOKE RIDGE WEST PLAT 3

FINAL PLAT

OWNER/APPLICANT

BROOKE RIDGE WEST LLC
10888 HICKMAN ROAD, SUITE 3B
CLIVE, IOWA 50325

ENGINEER / SURVEYOR

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

ZONING

R2-70 SINGLE AND TWO FAMILY DWELLING DISTRICT

BULK REGULATIONS

R-2 ZD
 LOTS 2, 5-10, 12, 17-20, 24, 27-30
 MIN. LOT WIDTH = 70'
 MIN. FRONT YARD = 30'
 MIN. REAR YARD = 25'
 MIN. SIDE YARD = 1-1/2 STORY 7/14 TOTAL
 2 STORY 10/20 TOTAL
 R-2 ZD
 LOTS 1, 3, 4, 11, 13-16, 21-23 AND 25, 26
 MIN. LOT WIDTH = 70'
 MIN. FRONT YARD = 30'
 MIN. REAR YARD = 25'
 MIN. SIDE YARD = 1-1/2 STORY 7/14 TOTAL
 2 STORY 8/17 TOTAL

NOTES

INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT DOCUMENTS FOR THE PROJECT TO DETERMINE THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.

BENCHMARK

ESD-004:
BURY BOLT ON FH 100' +/- WEST OF EAST DRIVE TO MIDDLE SCHOOL AND NW 27TH ST INTERSECTION.
ELEVATION=936.85
 ESD-005:
BURY BOLT ON FH 100' +/- WEST OF WEST DRIVE TO MIDDLE SCHOOL AND NW 27TH ST INTERSECTION.
ELEVATION=939.79

AREA DEDDED TO CITY OF GRIMES

THE FOLLOWING LOTS SHALL BE DEDDED TO THE CITY OF GRIMES AS PART OF THE FINAL PLAT:
 PUBLIC STREETS
 OUTLOT Y (GREENSPACE)

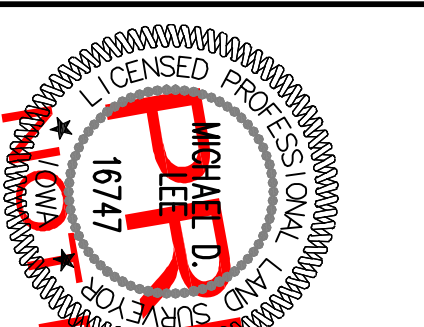
FINAL PLAT DESCRIPTION

PARCEL 'A' OF LOT 1, PETZMAN'S SUBDIVISION, AN OFFICIAL PLAT, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 12837, PAGE 751, IN THE CITY OF GRIMES, POLK COUNTY, IOWA; EXCEPT PARCEL 'F' OF PARCEL 'A' OF LOT 1, PETZMAN'S SUBDIVISION, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14984, PAGE 350, AND EXCEPT BROOKE RIDGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROPERTY CONTAINS 15.90 ACRES (692,598 SQUARE FEET).
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(MARR) C1	900°31'2"	25.00'	39.29'	N44°55'17"E	35.37'
C2	21°38'02"	333.00'	125.73'	S10°42'41"W	124.99'
C3	38°16'06"	333.00'	222.41'	S22°33'9"W	218.30'
C4	8°37'18"	600.00'	90.28'	N68°56'58"E	90.20'
C5	9°30'02"	600.00'	99.49'	N69°23'20"E	99.38'
C6	15°45'19"	500.00'	137.49'	N75°58'59"W	137.06'
C7	9°12'15"	25.00'	39.86'	N44°16'15"E	35.77'
C8	11°19'36"	470.00'	92.91'	N7°04'11"W	92.76'
C9	3°07'40"	470.00'	25.66'	N1°47'49"W	25.65'
C10	13°50'55"	34.50'	8.34'	N22°47'06"W	8.32'
C11	39°39'27"	34.50'	23.88'	N49°32'17"W	23.41'
C12	57°51'25"	60.50'	61.09'	N40°26'19"W	58.53'
C13	44°00'12"	60.50'	46.46'	N10°29'30"E	45.33'
C14	53°20'41"	60.50'	56.33'	N59°09'56"E	54.32'
C15	15°29'39"	60.50'	16.36'	S86°24'54"E	16.31'
C16	27°11'34"	34.50'	16.37'	N87°44'08"E	16.22'
C17	3°54'25"	570.00'	38.87'	N72°11'08"E	38.86'
C18	5°35'37"	570.00'	55.65'	N67°26'07"E	55.63'
C19	0°42'55"	630.00'	7.86'	N64°59'46"E	7.86'
C20	7°18'36"	630.00'	80.36'	N69°00'31"E	80.32'
C21	0°35'47"	630.00'	6.56'	N72°57'43"E	6.56'
C22	15°11'12"	34.50'	9.14'	N65°40'00"E	9.12'
C23	12°00'22"	34.50'	7.23'	N52°04'13"E	7.22'
C24	54°25'49"	60.50'	57.47'	N73°16'57"E	55.34'
C25	40°38'45"	60.50'	42.92'	S59°10'47"E	42.02'
C26	41°35'10"	60.50'	43.91'	S18°03'49"E	42.95'
C27	34°38'32"	60.50'	36.58'	S20°03'02"W	36.02'
C28	50°27'11"	34.50'	30.36'	S12°08'42"W	28.41'
C29	2°00'28"	363.00'	12.72'	S12°04'39"E	12.72'
C30	11°50'00"	363.00'	74.97'	S8°09'25"E	74.84'
C31	11°19'12"	363.00'	71.72'	S6°25'11"W	71.60'
C32	9°26'55"	363.00'	59.86'	S16°48'15"W	59.80'
C33	13°19'12"	303.00'	70.44'	S14°52'07"W	70.28'
C34	8°18'50"	303.00'	43.97'	S4°03'06"W	43.93'
C35	89°56'48"	25.00'	39.25'	S45°04'43"E	35.34'
C36	90°03'12"	25.00'	39.29'	N44°55'17"E	35.37'
C37	4°08'21"	363.00'	26.22'	N1°57'51"E	26.22'
C38	10°16'18"	363.00'	65.08'	N8°10'10"E	64.99'
C39	7°13'23"	363.00'	45.76'	N17°55'01"E	45.73'
C40	0°29'16"	303.00'	2.58'	N21°17'05"E	2.58'
C41	18°02'52"	303.00'	95.44'	N12°01'01"E	95.05'
C42	19°43'58"	303.00'	104.35'	N6°52'25"W	103.84'
C43	90°00'00"	25.00'	39.27'	N61°44'24"W	35.36'
C44	3°04'37"	570.00'	30.61'	S71°43'18"W	30.61'
C45	5°52'40"	570.00'	55.16'	S67°24'39"W	55.14'
C46	0°17'12"	630.00'	3.15'	S64°46'55"W	3.15'
C47	6°51'00"	630.00'	75.32'	S68°21'01"W	75.28'
C48	2°21'50"	630.00'	25.99'	S72°57'26"W	25.99'
C49	90°00'00"	25.00'	39.27'	S29°08'21"W	35.36'
C50	7°14'59"	530.00'	67.06'	S12°14'10"E	67.02'
C51	7°28'24"	530.00'	69.13'	S4°52'28"E	69.08'
C52	88°54'51"	25.00'	38.80'	S45°35'42"E	35.02'
C53	90°03'12"	25.00'	39.29'	N44°55'17"E	35.37'
C55	1°12'30"	363.00'	7.66'	S11°40'40"E	7.66'



PRELIMINARY

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 ENGINEER AND UNDER THE TERMS OF THE STATE OF IOWA LICENSE TO PRACTICE ENGINEERING.

NOT FOR CONSTRUCTION

DATE _____

COPIES FURNISHED _____

LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS ONE AND TWO

BROOKE RIDGE WEST PLAT 3

FINAL PLAT

NW 82nd AVENUE (COUNTY)
NW 27TH STREET (CITY)
N89°56'53"E 824.91'(M&R)

NW 27TH STREET (CITY)
N89°56'53"E 2779.01'(M&R)

NW CORNER
BROOKE RIDGE PLAT 1

NW CORNER
BROOKE RIDGE PLAT 1

NW CORNER
BROOKE RIDGE PLAT 1

FILE: H:\2013\1309386\DWG\1309386-FINAL PLAT.DWG
DATE PLOTTED: 1/12/2015 9:42 AM
PLOTTED BY: EMILY HARDING
ENG: TSD



LEGEND:

SECTION CORNER AS NOTED

1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)

PLATTED BEARING & DISTANCE

MEASURED BEARING & DISTANCE

RECORDED BEARING & DISTANCE

DEEDED BEARING & DISTANCE

MINIMUM PROTECTION ELEVATION

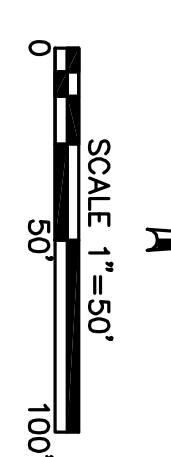
PUBLIC UTILITY EASEMENT

CENTERLINE

EASEMENT LINE

FOUND

SET



BROOKE RIDGE WEST PLAT 3
FINAL PLAT



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

ENGINEER: _____

TECH: _____

REVISIONS	DATE
REVISED	1/12/15
SECOND SUBMITTAL	12/04/14
FIRST SUBMITTAL	10/31/14

1309.386