

**BULK REGULATIONS:**

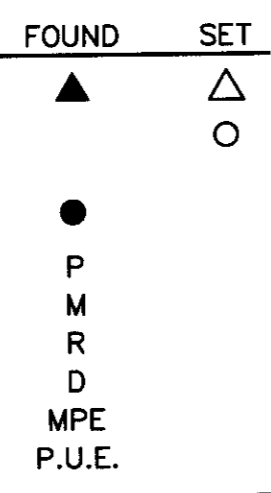
**UNDERLYING R2-60 (LOTS 1-24)**  
 MIN. FRONT YARD = 30'  
 MIN. REAR YARD = 25'  
 MIN. SIDE YARD = 5/10' TOTAL

**UNDERLYING R2-70 (LOT 25)**  
 MIN. FRONT YARD = 30'  
 MIN. REAR YARD = 25'  
 MIN. SIDE YARD = 7/14' TOTAL

**R-3 MEDIUM DENSITY (LOT 26)**  
 MIN. FRONT YARD = 30'  
 MIN. REAR YARD = 30'  
 MIN. SIDE YARD = 7/14' TOTAL (1-1/2 STORIES)  
 15/30' TOTAL (2-3 STORIES)

**LEGEND:**

SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)  
 1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)  
 PLATTED BEARING & DISTANCE  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 MINIMUM PROTECTION ELEVATION  
 PUBLIC UTILITY EASEMENT  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE



**ZONING:**

R2-70 AND R-4 P.U.D. (PLANNED UNIT DEVELOPMENT) WITH UNDERLYING R2-70 & R2-60  
 R-3 MEDIUM DENSITY FAMILY DWELLING DISTRICT

# KENNYBROOK SOUTH PLAT 1

CITY OF GRIMES, POLK COUNTY, IOWA - FINAL PLAT

Doc ID: 030604350013 Type: PLT  
 Kind: PLAT  
 Recorded: 03/20/2016 at 09:34:37 AM  
 Fee Amt: \$117.00 Page 1 of 13  
 Polk County Iowa  
 JULIE H. HANBERRY RECORDER  
 File# 2015-00186446  
 BK 15939 PG 448-460

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 20th day of March 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 LOTS 'A' AND 'B' WILL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT OF WAY.
- OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF GRIMES TO SATISFY PARKLAND REQUIREMENTS.

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°11'52"	800.00'	30.69'	N89°17'52"E	30.69'	C22	3°51'42"	1140.00'	76.84'	S62°12'19"W	76.82'
C2	15°43'27"	1050.00'	288.16'	S72°00'08"E	287.26'	C23	0°58'57"	1140.00'	19.55'	S59°46'59"W	19.55'
C3	0°23'57"	4170.00'	29.05'	N67°07'02"E	29.05'	C24	2°06'53"	1200.00'	44.29'	N60°20'58"E	44.29'
C4	4°51'16"	370.00'	31.35'	N69°44'39"E	31.34'	C25	3°29'33"	1200.00'	73.15'	N63°09'11"E	73.14'
C5	14°53'58"	950.00'	247.04'	S27°05'17"E	246.35'	C26	3°29'33"	1200.00'	73.15'	N66°38'44"E	73.14'
C6	6°26'14"	1050.00'	117.97'	S31°09'09"E	117.90'	C27	19°31'32"	1170.00'	398.72'	N69°03'17"E	396.79'
C7	66°57'19"	25.00'	29.21'	S61°34'42"E	27.58'	C28	3°29'33"	1200.00'	73.15'	N70°08'17"E	73.14'
C8	3°15'18"	860.00'	48.86'	N86°34'17"E	48.85'	C29	3°29'33"	1200.00'	73.15'	N73°37'50"E	73.14'
C9	3°15'17"	830.00'	47.15'	N86°34'16"E	47.14'	C30	3°26'26"	1200.00'	72.06'	S77°05'50"W	72.05'
C10	5°27'10"	800.00'	76.13'	S87°40'13"W	76.11'	C31	11°01'58"	25.00'	48.08'	S23°43'04"W	41.01'
C11	106°48'19"	25.00'	46.60'	S31°32'28"W	40.14'	C32	3°09'21"	950.00'	52.33'	S32°57'36"E	52.32'
C12	6°39'50"	1050.00'	122.12'	S18°31'46"E	122.05'	C33	2°58'16"	1050.00'	54.45'	S33°03'08"E	54.44'
C13	14°59'24"	1000.00'	261.63'	S27°02'34"E	260.88'	C34	6°14'57"	1050.00'	114.52'	S31°24'48"E	114.47'
C14	8°01'28"	1000.00'	140.05'	S30°31'32"E	139.94'	C35	8°49'21"	1050.00'	161.68'	N23°52'38"W	161.52'
C15	35°03'52"	1000.00'	611.99'	S17°00'20"E	602.48'	C36	5°32'44"	1050.00'	101.63'	S22°14'19"E	101.59'
C16	27°02'23"	1000.00'	471.93'	S12°59'36"E	467.57'	C37	4°44'27"	950.00'	78.61'	S32°10'03"E	78.58'
C17	24°47'33"	950.00'	411.07'	S11°52'11"E	407.87'	C38	7°06'58"	950.00'	117.99'	S27°49'26"E	117.91'
C18	76°55'00"	25.00'	33.56'	S62°43'27"E	31.10'	C39	3°26'48"	1140.00'	68.58'	N77°05'39"E	68.57'
C19	3°31'13"	1140.00'	70.04'	S73°36'38"W	70.03'	C40	24°11'24"	950.00'	401.08'	N12°10'15"W	398.11'
C20	3°51'26"	1140.00'	76.75'	S69°55'19"W	76.73'	C41	3°00'57"	950.00'	50.01'	S28°17'21"E	50.00'
C21	3°51'26"	1140.00'	76.75'	S66°03'53"W	76.73'	C42	0°36'09"	950.00'	9.99'	N0°13'31"E	9.99'

**PLAT DESCRIPTION:**

A PART OF PARCEL 'K' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14303 PAGE 694-695 AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN 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 SOUTHWEST CORNER OF KENNYBROOK ESTATES PLAT 15, CITY OF GRIMES, POLK COUNTY, IOWA AND THE NORTHWEST CORNER OF SAID PARCEL 'K'; THENCE NORTH 57°47'30" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'K', 251.26 FEET; THENCE NORTH 58°54'21" EAST ALONG SAID NORTHERLY LINE, 154.78 FEET; THENCE NORTH 59°57'50" EAST ALONG SAID NORTHERLY LINE, 147.35 FEET; THENCE NORTH 62°38'15" EAST ALONG SAID NORTHERLY LINE, 44.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 4170.00 FEET, WHOSE ARC LENGTH IS 29.05 FEET AND WHOSE CHORD BEARS NORTH 67°07'02" EAST, 29.05 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 31.35 FEET AND WHOSE CHORD BEARS NORTH 69°44'39" EAST, 31.34 FEET; THENCE NORTH 72°10'17" EAST ALONG SAID NORTHERLY LINE, 141.21 FEET TO THE WEST LINE OF LOT 99, KENNYBROOK ESTATES PLAT 14, CITY OF GRIMES, POLK COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG SAID WEST LINE A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 247.04 FEET AND WHOSE CHORD BEARS SOUTH 27°05'17" EAST, 246.35 FEET; THENCE SOUTHEASTERLY ALONG SAID WEST LINE A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 117.97 FEET AND WHOSE CHORD BEARS SOUTH 31°09'09" EAST, 117.90 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID LOT 99 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 29.21 FEET AND WHOSE CHORD BEARS SOUTH 61°34'42" EAST, 27.58 FEET; THENCE NORTH 84°56'38" EAST ALONG THE SOUTH LINE OF SAID LOT 99, A DISTANCE OF 81.84 FEET; THENCE BEARS SOUTH 61°34'42" EAST, 27.58 FEET; THENCE NORTH 84°56'38" EAST ALONG THE SOUTH LINE OF SAID LOT 99, A DISTANCE OF 81.84 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 860.00 FEET, WHOSE ARC LENGTH IS 48.86 FEET AND WHOSE CHORD BEARS NORTH 86°34'17" EAST, 48.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 99 AND THE WEST LINE OF KENNYBROOK ESTATES PLAT 13, CITY OF GRIMES, POLK COUNTY, IOWA; THENCE SOUTH 1°48'04" EAST ALONG SAID WEST LINE, 60.00 FEET; THENCE EASTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 30.69 FEET AND WHOSE CHORD BEARS NORTH 89°17'52" EAST, 30.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, KENNYBROOK ESTATES PLAT 13, CITY OF GRIMES, POLK COUNTY, IOWA; THENCE SOUTH 00°04'57" EAST ALONG SAID WEST LINE, 149.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 85°30'50" WEST, 57.05 FEET; THENCE SOUTH 74°48'08" WEST, 44.97 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 288.16 FEET AND WHOSE CHORD BEARS SOUTH 72°00'08" EAST, 287.26 FEET; THENCE SOUTH 00°31'36" WEST, 725.41 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°30'53" WEST ALONG SAID SOUTH LINE, 1213.32 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°16'22" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 883.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.06 ACRES (1,483,741 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ENGINEER/SURVEYOR:**

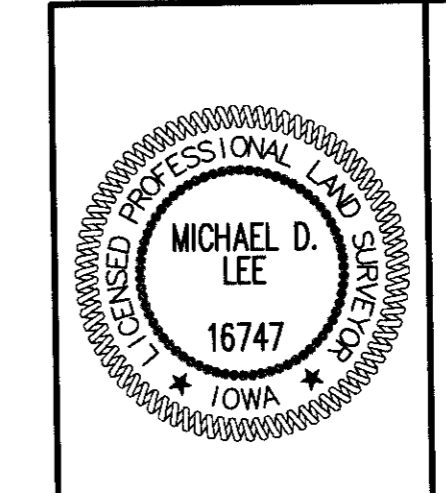
CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DR, SUITE G  
 GRIMES, IOWA 50111

**OWNER/DEVELOPER:**

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

**DATE OF SURVEY:**

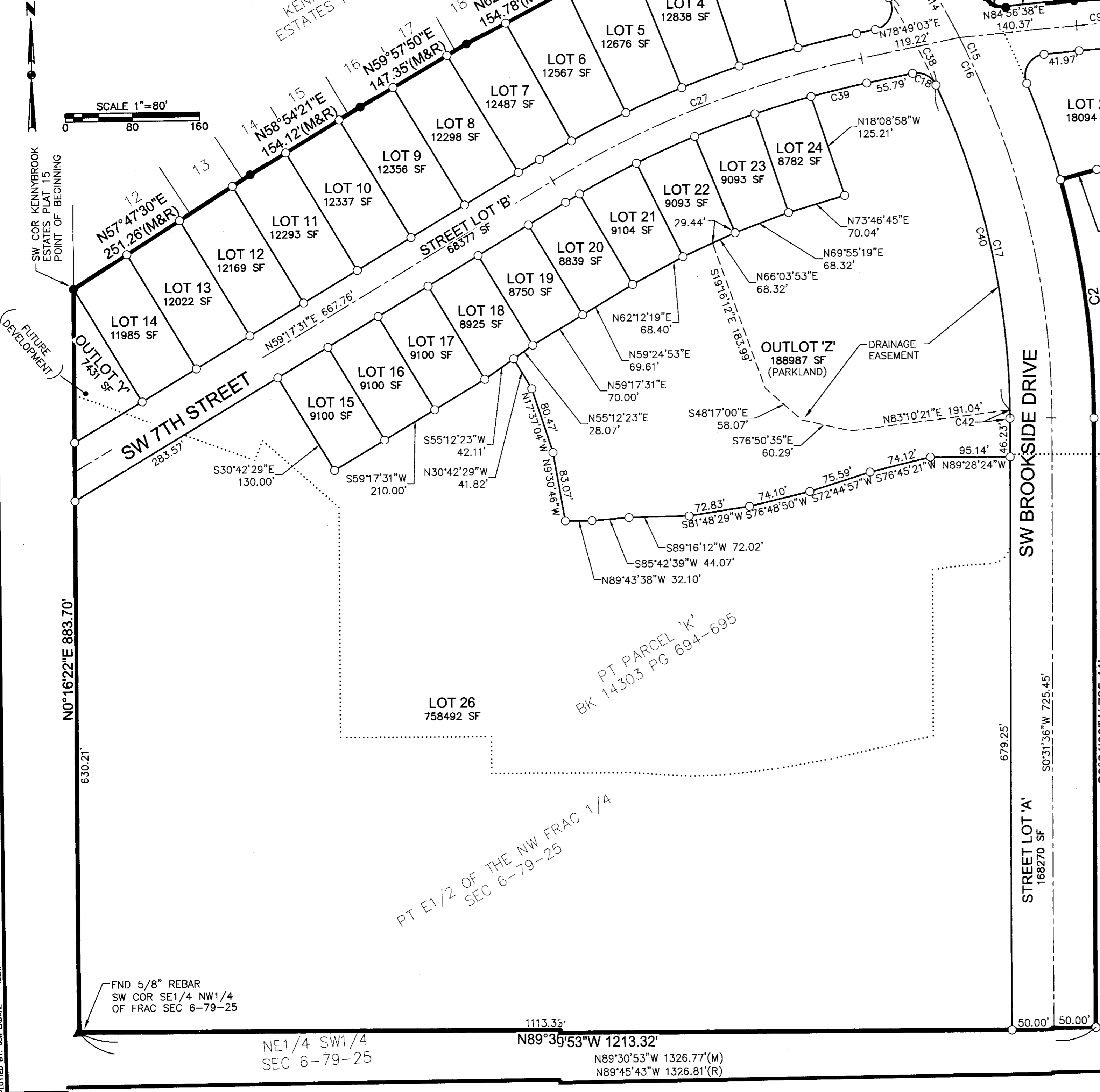
JULY 3, 2015



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.

*Michael D. Lee* 3-25-16  
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 & 2



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DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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

TECH: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

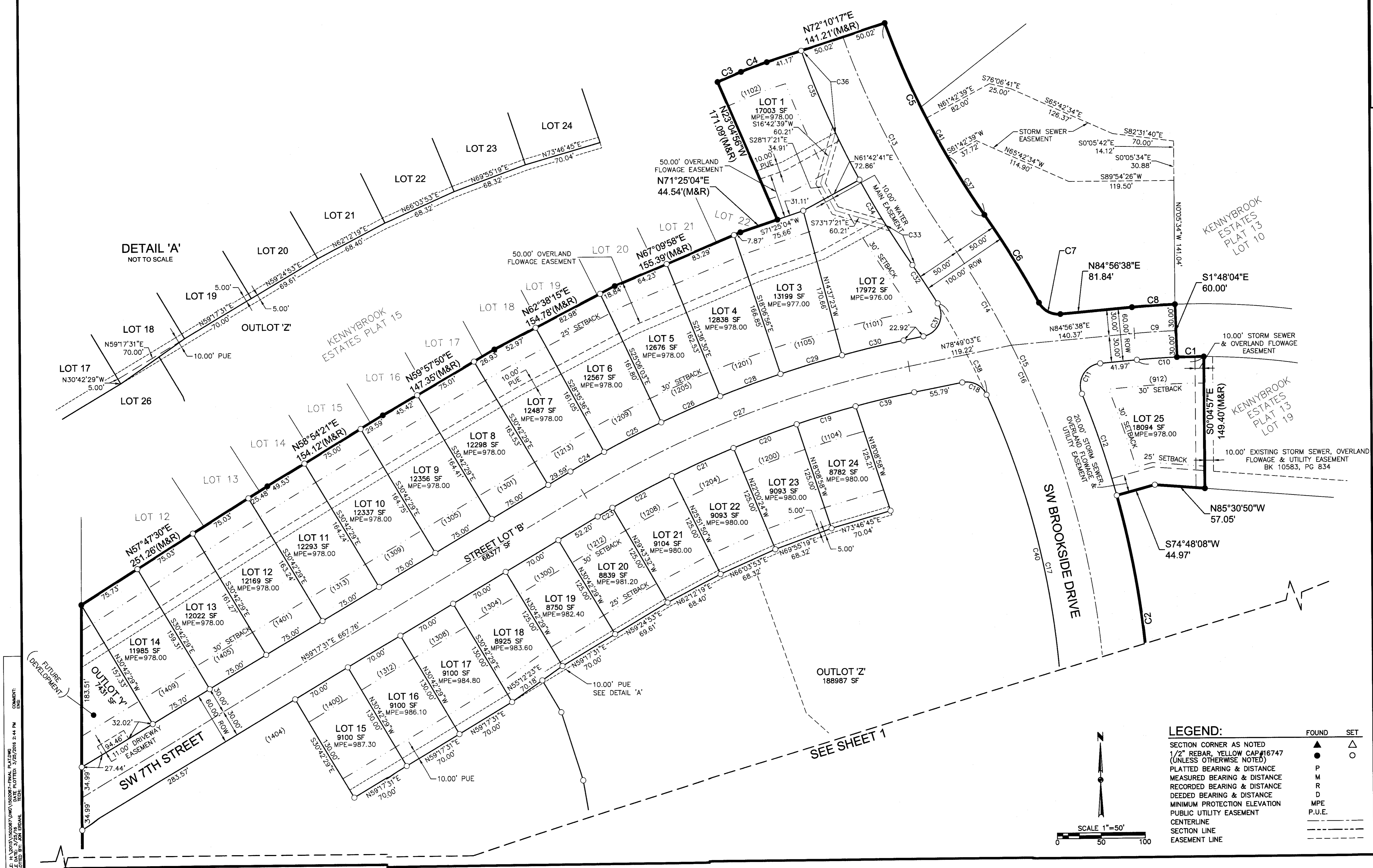
**CIVIL DESIGN ADVANTAGE**

**KENNYBROOK SOUTH PLAT 1**  
 CITY OF GRIMES, POLK COUNTY, IOWA - FINAL PLAT  
 GRIMES, IOWA

1502.067

# KENNYBROOK SOUTH PLAT 1

CITY OF GRIMES, POLK COUNTY, IOWA - FINAL PLAT



DETAIL 'A'  
NOT TO SCALE

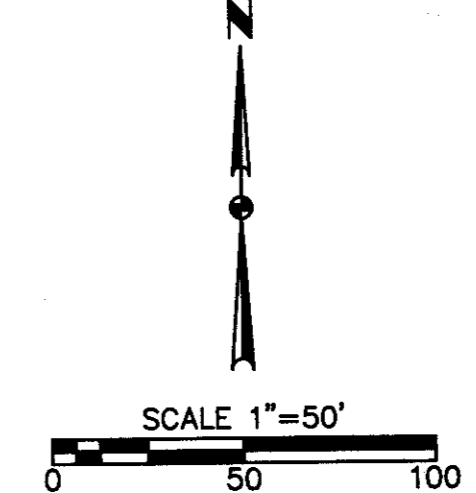
KENNYBROOK  
ESTATES PLAT 15

KENNYBROOK  
ESTATES  
PLAT 13  
LOT 10

KENNYBROOK  
ESTATES  
PLAT 19

**LEGEND:**

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 CHECKED BY: JON BRONAL

DATE	REVISIONS
07/25/16 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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



**KENNYBROOK SOUTH PLAT 1**  
 CITY OF GRIMES, POLK COUNTY, IOWA - FINAL PLAT  
 GRIMES, IOWA

1502.067