FINAL PLAT
CHEVALIA VALLEY

SHEET 1 OF 2

OWNER / APPLICANT

CHEVALIA VALLEY DEVELOPMENT, L.L.C.
5670 GLENOAKS POINTE
WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SW 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF GRIMES, POLK COUNTY, IOWA THAT CONTAINS PARCEL 'I' RECORDED IN BOOK 11338, PAGE 517 AT THE POLK COUNTY RECORDER'S OFFICE AND PARCEL'H' RECORDED IN BOOK 8585, PAGE 841 AT THE POLK COUNTY RECORDER'S OFFICE. THE ENTIRE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 29, THENCE N89°45'33"E, 1338.71 FEET ALONG THE NORTH LINE OF THE NW 1/4 SW 1/4 OF SAID SECTION 29 TO THE NE CORNER OF SAID NW 1/4 SW 1/4, SAID POINT ALSO BEING THE NW CORNER OF SAID PARCEL 'I' AND THE SW CORNER OF LOT 1, NEALS ACRES RECORDED IN BOOK 6144, PAGE 841 AT THE POLK RECORDER'S OFFICE; THENCE N89°45'13"E, 46.06 FEET ALONG THE NORTH LINE OF SAID PARCEL 'I', SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF NE1/4 SW1/4 OF SAID SECTION 29, TO THE NE CORNER OF SAID PARCEL 'I'; THENCE S05°49'29"E, 79.80 FEET ALONG THE EAST LINE OF SAID PARCEL 'I'; THENCE S24°29'10"W, 126.38 FEET ALONG SAID EAST LINE TO A POINT; THENCE S00°06'14"W, 95.68 FEET ALONG SAID EAST LINE TO A POINT; THENCE S31°08'18"E, 124.96 FEET ALONG SAID EAST LINE TO A POINT; THENCE S68°03'42"E, 241.40 FEET ALONG SAID EAST LINE TO A POINT; THENCE S30°09'09"E, 94.87 FEET ALONG SAID EAST LINE TO A POINT; THENCE S50°54'14"W, 99.28 FEET ALONG SAID EAST LINE TO A POINT; THENCE S18°25'45"W, 214.43 FEET ALONG SAID EAST LINE TO A POINT; THENCE S53°58'04"W, 161.69 FEET ALONG SAID EAST LINE TO A POINT; THENCE S07°15'41"E, 56.11 FEET ALONG SAID EAST LINE TO A POINT; THENCE S68°13'10"E, 150.45 FEET ALONG SAID EAST LINE TO A POINT; THENCE S02°58'14"E, 179.30 FEET ALONG SAID EAST LINE TO A POINT; THENCE S58°12'27"W, 90.89 FEET ALONG SAID EAST LINE TO A POINT; THENCE S00°03'04"W, 58.05 FEET ALONG SAID EAST LINE TO THE SE CORNER OF SAID PARCEL 'I', SAID POINT ALSO BEING ON THE SOUTH LINE OF THE SAID NE 1/4 SW 1/4; THENCE N89°57'35"W, 142.73 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'I', SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF SAID NE 1/4 SW 1/4, TO THE SW CORNER OF SAID PARCEL 'I', SAID POINT ALSO BEING THE SW CORNER OF SAID NE 1/4 SW 1/4; THENCE S00°04'53"W, 38.36 FEET ALONG THE EAST LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 29 TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4357, PAGE 629 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S88°02'23"W, 384.17 ALONG SAID NORTH LINE TO THE NW CORNER OF SAID PROPERTY; THENCE S01°23'10"W, 542.29 FEET ALONG THE WEST LINE OF SAID PROPERTY TO A POINT; THENCE S36°32'48"W, 455.54 FEET ALONG SAID WEST LINE TO A POINT; THENCE S62°46'25"W, 122.35 FEET ALONG SAID WEST LINE TO A POINT; THENCE S00°47'50"W, 247.03 FEET ALONG SAID WEST LINE TO THE NE CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4357, PAGE 630 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE N89°40'53"W, 552.31 FEET ALONG THE NORTH LINE OF SAID PROPERTY TO THE NE CORNER OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SW 1/4 SW 1/4; THENCE N00°05'25"W, 1260.24 FEET ALONG SAID WEST LINE TO THE SW CORNER OF SAID NW 1/4 SW 1/4; THENCE N00°05'19"W, 1320.24 FEET ALONG THE WEST LINE OF SAID NW 1/4 SW 1/4 TO THE POINT OF BEGINNING AND CONTAINING 69.061 ACRES.

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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-2

NOTES

1. LOTS AFFECTED BY THE 1,000 FOOT WASTEWATER TREATMENT PLANT SEPARATION LINE ARE AS FOLLOWS:
   LOTS 3-20
   LOTS 27-39
   LOTS 43 & 44
   LOTS 'B' & 'C'
   OUTLOTS 'A'-'I' & 'Z'

ZONING

LOTS 1-41 R2-70
LOT 42 C1
LOTS 43,44 R3
OUTLOT 'Z' R3

SETBACKS

R2-70
FRONT YARD = 30'
SIDE YARD = 17' TOTAL (8' MIN.)
REAR YARD = 25'

R3 & C1
FRONT YARD = 30'
SIDE YARD = 1 1/2 STORIES - 7' EACH SIDE MIN.
2 & 2 1/2 STORIES - 15' TOTAL (7'MIN.)
3 STORIES - 13' EACH SIDE MIN.
REAR YARD = 30'

BENCHMARK

STUBBY NAIL AT THE SW CORNER OF THE SW1/4 SW1/4 OF SEC. 29-80-25
(IN JAMES STREET BY THE ENTRANCE TO THE WASTE WATER PLANT)

LEGEND

ELEVATION------912.84

EXISTING/PROPOSED

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER
- SET CORNER 5/8" I.R. W/ ORANGE CAP #12265
- I.R. IRON ROD
- I.P. IRON PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- M.P.E. MINIMUM PROTECTION ELEVATION
- B.F.E. BASE FLOOD ELEVATION - 100 YEAR
- (2355) ADDRESS

NORTH
Scale: 1"=100'
0' 100' 200'

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A1393

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C50	89°50'53"	131.00'	205.43'	130.65'	185.02'	S44°50'07"W
C51	18°43'08"	1134.30'	370.58'	186.96'	368.94'	N80°23'59"E