

INDEX LEGEND

LOCATION: LOT 30, GRAY'S STATION PLAT 4

REQUESTOR: HRC NFS I LLC

PROPRIETOR: HRC NFS I LLC
HUBBELL REALTY COMPANY
6900 WESTOWN PKWY
WEST DES MOINES IA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PLAT OF SURVEY

DATE OF SURVEY

MAY 28, 2020

OWNER

HRC NFS I LLC
HUBBELL REALTY COMPANY
6900 WESTOWN PKWY
WEST DES MOINES IA 50266
(515) 243-3228

PARCEL '2020-79' LEGAL DESCRIPTION

A PART OF LOT 30, GRAY'S STATION PLAT 4, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 30; THENCE NORTH 29°22'59" WEST ALONG THE WESTERLY LINE OF SAID LOT 30, A DISTANCE OF 35.61 FEET; THENCE NORTH 32°20'58" WEST CONTINUING ALONG SAID WESTERLY LINE, 28.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE NORTH 59°23'46" EAST ALONG THE NORTHERLY LINE OF SAID LOT 30, A DISTANCE OF 37.50 FEET; THENCE SOUTH 30°36'14" EAST, 66.56 FEET TO THE SOUTHERLY LINE OF SAID LOT 30; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 368.00 FEET, WHOSE ARC LENGTH IS 37.51 FEET AND WHOSE CHORD BEARS SOUTH 63°32'13" WEST, 37.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,404 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL '2020-80' LEGAL DESCRIPTION

A PART OF LOT 30, GRAY'S STATION PLAT 4, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 30°36'14" EAST ALONG THE EASTERLY LINE OF SAID LOT 30, A DISTANCE OF 73.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 30 AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 368.00 FEET, WHOSE ARC LENGTH IS 40.02 FEET AND WHOSE CHORD BEARS SOUTH 69°34'21" WEST, 40.00 FEET; THENCE NORTH 30°36'14" WEST, 66.56 FEET TO THE NORTHERLY LINE OF SAID LOT 30; THENCE NORTH 59°23'46" EAST ALONG SAID NORTHERLY LINE, 39.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,745 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE:

1. NO BUILDING CONSTRUCTION SHALL BE PERMITTED ON EACH LOT UNTIL A PUD AMENDMENT HAS BEEN APPROVED.

PLAT OF SURVEY

Approved

by: Cody Christensen
Permit & Development Administrator
City of Des Moines
07/21/2020 11:44:02 AM

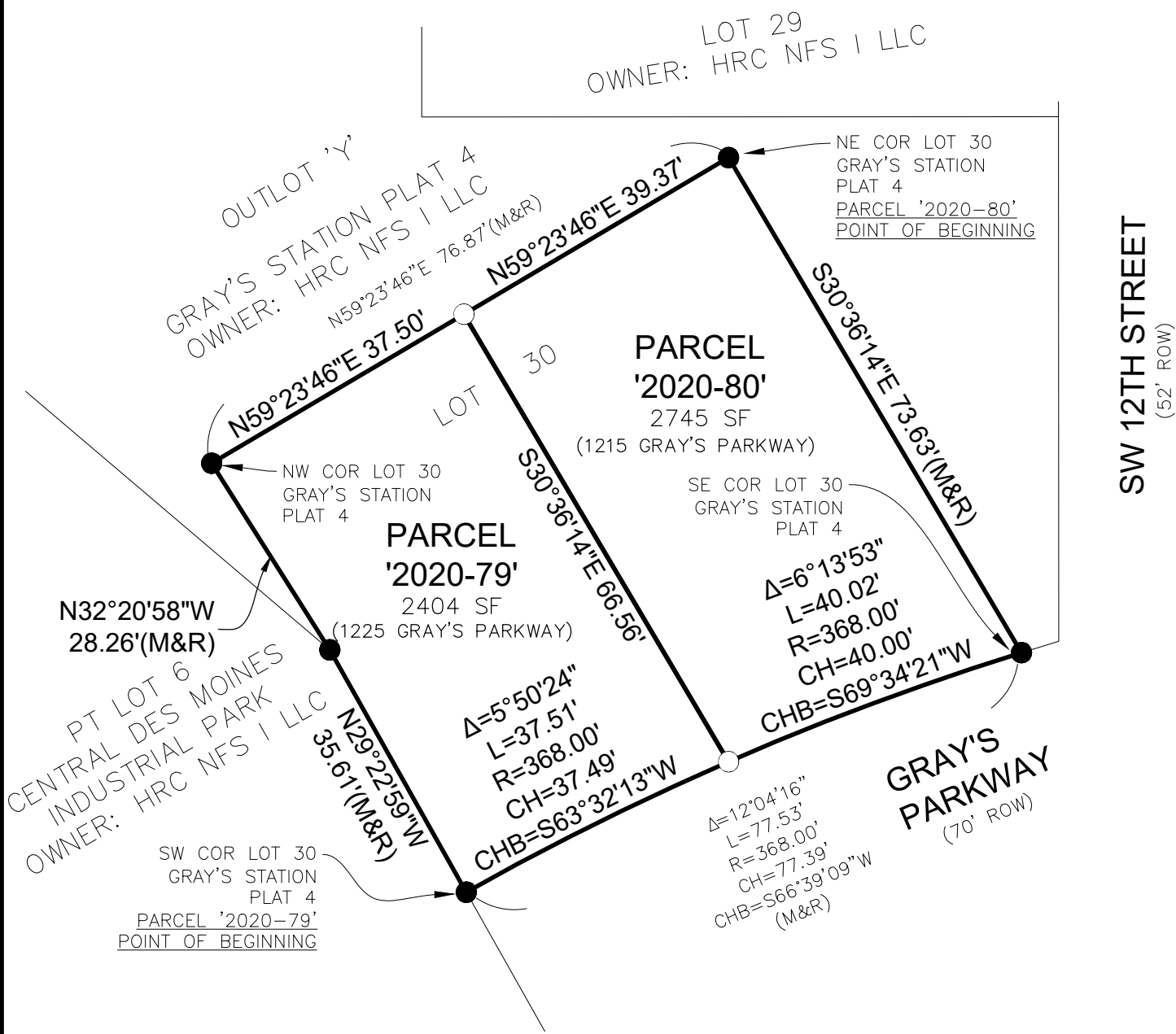


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael A. Brooner 7-21-2020
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PLAT OF SURVEY



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

