GROVER WOODS PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: PT PARCEL '2019–204'
PT NE 1/4 SEC 21–79–23
DES MOINES, POLK COUNTY, IOWA

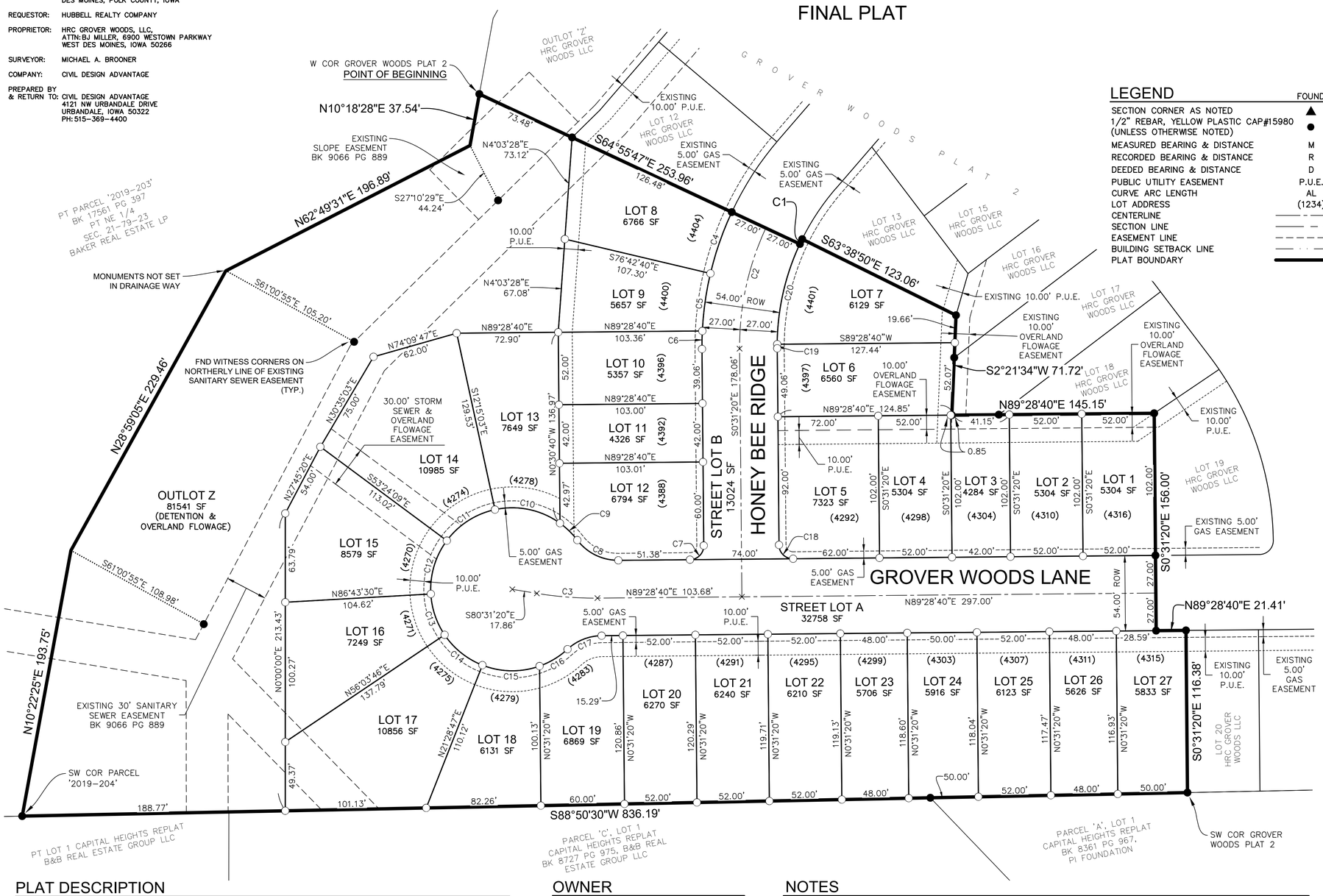
REQUESTOR: HUBBELL REALTY COMPANY

PROPRIETOR: HRC GROVER WOODS, LLC.
ATTN:BJ MILLER, 6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515–369–4400



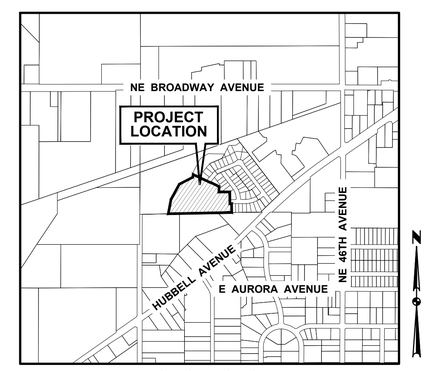
LEGEND

	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	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°16'57"	173.00'	3.87'	S25°42'41"W	3.87'
C2	25°35'33"	200.00'	89.33'	S12°16'26"W	88.59'
C3	10°00'00"	250.00'	43.63'	S85°31'20"E	43.58'
C4	11°46'52"	227.00'	46.68'	N19°10'46"E	46.59'
C5	10°32'33"	227.00'	41.77'	N8°01'04"E	41.71'
C6	3°16'07"	227.00'	12.95'	N1°06'43"E	12.95'
C7	90°00'00"	10.00'	15.71'	N44°28'40"E	14.14'
C8	53°25'49"	36.50'	34.04'	N63°48'26"W	32.82'
C9	17°06'03"	58.50'	17.46'	N45°38'33"W	17.40'
C10	48°03'28"	58.50'	49.07'	N78°13'18"W	47.64'
C11	41°09'06"	58.50'	42.02'	S57°10'24"W	41.12'
C12	39°52'21"	58.50'	40.71'	S16°39'41"W	39.89'
C13	30°39'44"	58.50'	31.31'	S18°36'22"E	30.93'
C14	34°34'59"	58.50'	35.31'	S51°13'43"E	34.78'
C15	41°02'27"	58.50'	41.90'	S89°02'26"E	41.01'
C16	23°08'28"	58.50'	23.63'	N58°52'06"E	23.47'
C17	42°10'47"	36.50'	26.87'	N68°23'16"E	26.27'
C18	90°00'00"	10.00'	15.71'	S45°31'20"E	14.14'
C19	0°58'29"	173.00'	2.94'	S0°02'06"E	2.94'
C20	24°37'04"	173.00'	74.33'	S12°45'41"W	73.76'

VICINITY MAP



DES MOINES, IOWA

PLAT DESCRIPTION

PART OF PARCEL '2019–204' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17561, PAGE 397, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF GROVER WOODS PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES; THENCE SOUTH 64°55'47" EAST ALONG THE WESTERLY LINE OF SAID GROVER WOODS PLAT 2, A DISTANCE OF 253.96 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 173.00 FEET, WHOSE ARC LENGTH IS 3.87 FEET AND WHOSE CHORD BEARS NORTH 25°42'41" EAST, 3.87 FEET; THENCE SOUTH 63°38'50" EAST CONTINUING ALONG SAID WESTERLY LINE, 123.06 FEET; THENCE SOUTH 02°21'34" WEST CONTINUING ALONG SAID WESTERLY LINE, 71.72 FEET; THENCE NORTH 89°28'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 145.15 FEET; THENCE SOUTH 00°31'20" EAST CONTINUING ALONG SAID WESTERLY LINE, 156.00 FEET; THENCE NORTH 89°28'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 21.41 FEET; THENCE SOUTH 00°31'20" EAST CONTINUING ALONG SAID WESTERLY LINE, 116.38 FEET TO THE SOUTHWEST CORNER OF SAID GROVER WOODS PLAT 2; THENCE SOUTH 88°50'30" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL '2019–204', A DISTANCE OF 836.19 FEET TO THE SOUTHWEST CORNER OF PARCEL '2019–204'; THENCE NORTH 10°22'25" EAST ALONG THE WESTERLY LINE OF SAID PARCEL '2019–204', A DISTANCE OF 193.75 FEET; THENCE NORTH 28°59'05" EAST CONTINUING ALONG SAID WESTERLY LINE, 229.46 FEET; THENCE NORTH 62°49'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 196.89 FEET; THENCE NORTH 10°18'28" EAST CONTINUING ALONG SAID WESTERLY LINE, 37.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.95 ACRES (302,672 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

HRC GROVER WOODS, LLC,
ATTN: BJ MILLER, 6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 283–5190

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE OF SURVEY

JULY 22, 2022

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF DES MOINES FOR PUBLIC RIGHT–OF–WAY.
4. THE PROPERTY WILL BE DEVELOPED IN COMPLIANCE WITH SECTION 106–138 OF CHAPTER 106 OF DES MOINES CITY CODE REQUIRING ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND.

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

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, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

N

FINAL PLAT APPROVAL

APPROVED BY:

Development Services Director — Date

City Engineer — Date

Roll Call — City Council Date

CERTIFIED BY:

City Clerk — Date

CITY OF DES MOINES, IOWA

REVISIONS	DATE
THIRD SUBMITTAL	11/15/2022
SECOND SUBMITTAL	11/01/2022
FIRST SUBMITTAL	10/03/2022

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

GROVER WOODS PLAT 3
FINAL PLAT
DES MOINES, IOWA

1/1

2203.165

FILE: H:\2022\2203165\DWG\2203165-FINAL PLAT.DWG
LAYOUT: 11x17 PLOTTED: 11/15/2022 5:01 PM COMMENT:
PLOTTED BY: EMILY HARDING TECH: END: