

Doc ID: 39225670015 Type: PLT
 Recorded: 01/30/2024 at 01:28:26 PM
 File No: 877-00 Page 1 of 15
 POLK County Iowa
 JULIE H. HUGGERTY RECORDER
 File# 2024-0004444
 BK 19708 PG 90-104

INDEX LEGEND	
CITY: GRIMES	
COUNTY: POLK	
TRS: SECTION 30, T80N, R26W	
ALIQUOT PART: NE OF THE NW	
PROPRIETOR: WILLOW HILLS NORTH LLC	
REQUESTED BY: WILLOW HILLS NORTH LLC	
SURVEYOR: STEVE ZIMMERMAN	
COMPANY: MCCLURE	
PREPARED BY & RETURN TO: STEVE ZIMMERMAN	
335 SE ORALABOR ROAD	
ANKENY, IOWA 50021 / 515-512-1361	

WILLOW HILLS NORTH PLAT 1 FINAL PLAT

OWNERS:
 WILLOW HILLS NORTH LLC
 1615 SW MAIN STREET, SUITE #207
 ANKENY, IOWA 50023
 PHONE #: (712) 540-3756
 ATTN: ERIC BOHNEKAMP

ENGINEER:
 MCCLURE
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 JBECKER@MCCLUREVISION.COM
 ATTN: JAKE BECKER

ZONING:
 R-1: 1, 14-15, 38-50
 R-2: 2-13, 16-37

*CERTAIN ADDITIONAL REQUIREMENTS APPLY TO PARTICULAR R-2 LOTS WHERE THEY ARE ACROSS FROM R-1 LOTS. SEE SETBACK SUMMARY BELOW FOR DETAILS.

SETBACK SUMMARY:
 R-1: SEE LOT BREAKDOWN ABOVE
 FRONT SETBACK = 35'
 SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
 REAR SETBACK = 35'

R-2 LOTS ACROSS FROM R-1: LOTS 2, 13, 16, 26-37
 FRONT SETBACK = 30'
 SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
 REAR SETBACK = 25'

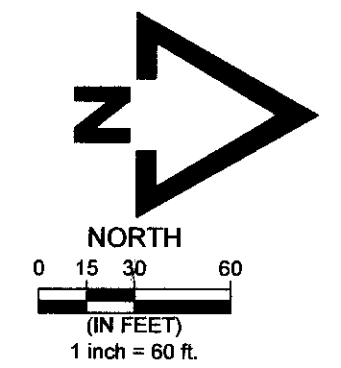
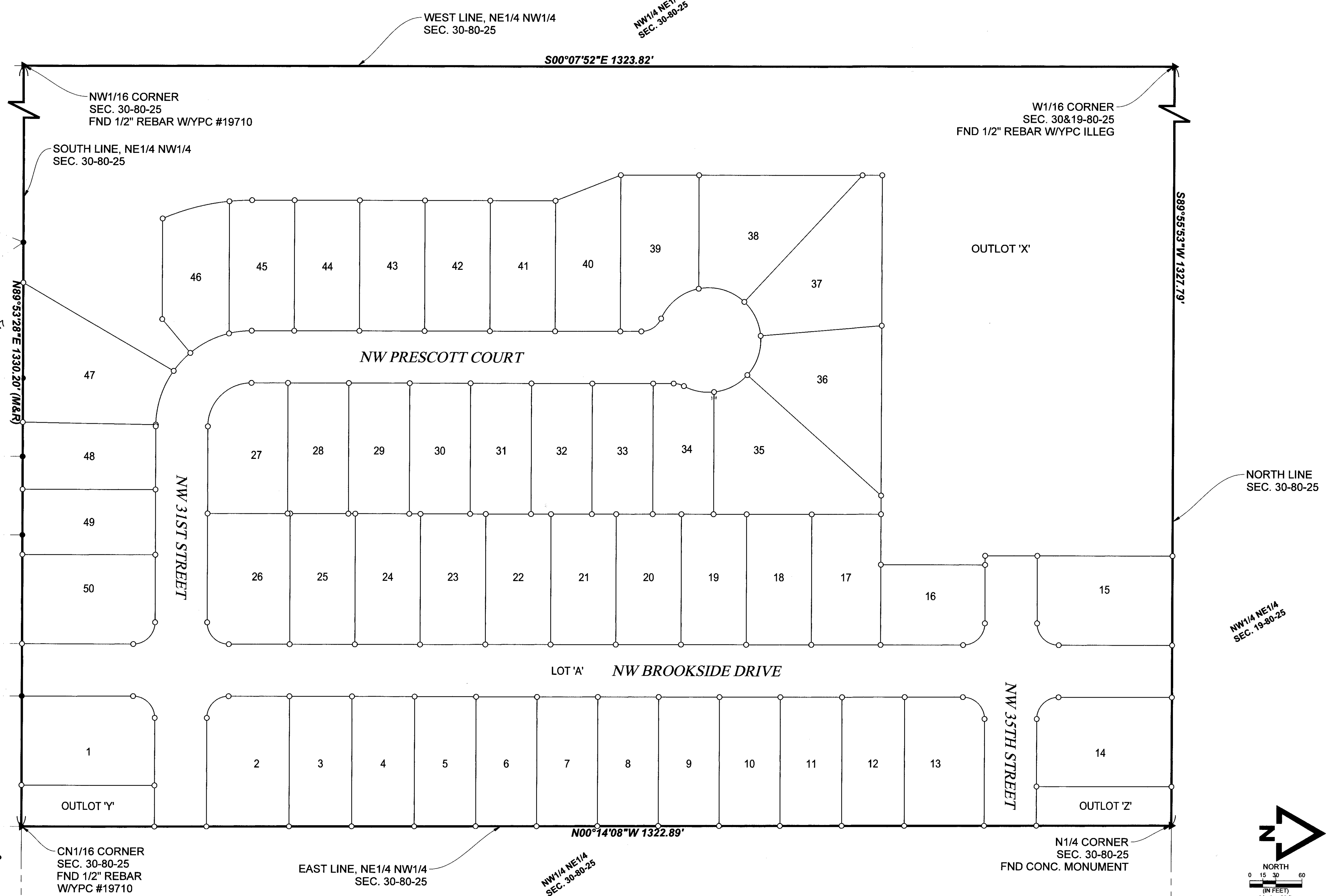
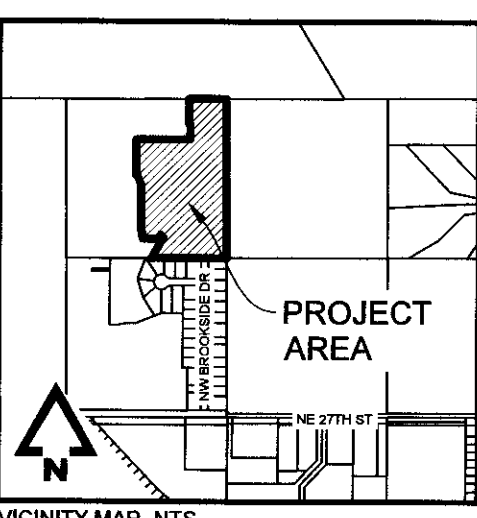
R-2 LOTS ACROSS FROM R-2: LOTS 3-12, 17-25
 FRONT SETBACK = 30'
 SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
 REAR SETBACK = 25'

NOTES:
 1) THE PROPERTY WAS REZONED FROM A-1 TO R-1 AND R-2 PER THE ZONING CHANGE AND DEVELOPMENT AGREEMENT RECORDED IN BOOK 19021, PAGE 797
 2) STREET LOT 'A' TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION:
 ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A PART OF THE COUNTY OF POLK, STATE OF IOWA. DESCRIBED AREA CONTAINS 40.37 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**CITY OF GRIMES
 COUNCIL APPROVED
 RESOLUTION # 01-4124
 DATE: 01/23/2024**

GENERAL LEGEND	
---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXISTING PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
●	MONUMENTS FOUND:
●	SECTION CORNER (TYPE AS NOTED)
●	1/2" REBAR W/PC #19710 (UNLESS NOTED OTHERWISE)
○	1/2" REBAR W/PC #26776
✕	CUT X OR MAG NAIL
FND	FOUND
ILEG	ILLEGIBLE CAP
YPC	YELLOW PLASTIC CAP
PKC	PINK PLASTIC CAP
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

STEPHEN L. ZIMMERMAN II
 2076
 IOWA
 DATE SURVEYED: December, 2023
 DATE: 12/22/23

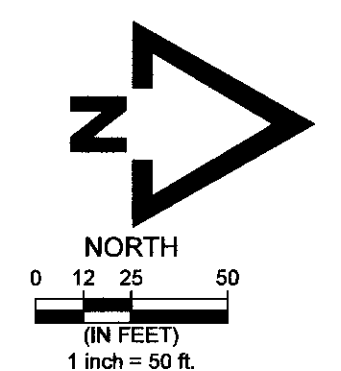
WILLOW HILLS NORTH PLAT 1 FINAL PLAT		GRIMES, IOWA POLK COUNTY	
ENGINEER BECKER	DRAWN BY CARLETON	REVISIONS 10/23/2023	210851
SURVEYOR ZIMMERMAN	CREW CHIEF ---	11/15/2023	12/22/2023
SHEET NO. 01/03			210851 12/22/2023

MCCLURE
 making lives better.
 335 SE Oralabor Road
 Ankeny, Iowa
 515-512-1361
 fax 515-964-2370

WILLOW HILLS NORTH PLAT 1 FINAL PLAT

OUTLOT 'X'
22.05 AC

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C2	39.27'	25.00'	90°00'00"	N45°06'32"W	35.36'
C3	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C4	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C5	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C6	39.27'	25.00'	90°00'00"	N45°06'32"W	35.36'
C7	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C8	78.54'	50.00'	90°00'00"	S45°06'32"E	70.71'
C9	12.25'	25.00'	28°04'22"	N13°55'38"E	12.13'
C10	35.88'	60.00'	34°15'50"	N10°49'54"E	35.35'
C11	43.91'	60.00'	41°55'51"	N27°15'57"W	42.94'
C12	48.88'	60.00'	46°40'26"	N71°34'05"W	47.54'
C13	44.26'	60.00'	42°16'00"	S63°57'41"W	43.26'
C14	56.68'	60.00'	54°07'47"	S15°45'48"W	54.60'
C15	57.06'	60.00'	54°29'30"	S38°32'51"E	54.94'
C16	28.66'	25.00'	65°41'18"	S32°57'04"E	27.12'
C17	26.37'	110.00'	13°44'06"	S06°58'35"E	26.31'
C18	50.22'	110.00'	26°09'35"	S26°55'26"E	49.78'
C19	28.19'	110.00'	14°41'04"	S47°20'45"E	28.11'
C20	66.11'	110.00'	34°25'58"	S71°54'16"E	65.12'
C21	1.90'	110.00'	0°59'18"	S89°36'53"E	1.90'
C22	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C23	26.16'	260.00'	5°45'55"	S02°59'30"E	26.15'
C24	79.74'	260.00'	17°34'22"	S14°39'38"E	79.43'
C25	125.66'	80.00'	90°00'00"	S45°06'32"E	113.14'



WILLOW HILLS NORTH PLAT 1 FINAL PLAT		REVISIONS 10/23/2023 11/15/2023 12/27/2023	GRIMES, IOWA POLK COUNTY 210851 12/22/2023
ENGINEER BECKER SURVEYOR ZIMMERMAN	DRAWN BY CARLETON CREW CHIEF —		
SHEET NO. 02/03			



Drawn by: [Name], Checked by: [Name], Date: 12/27/2023, 11:17 AM, Project: [Name]

WILLOW HILLS NORTH PLAT 1 FINAL PLAT

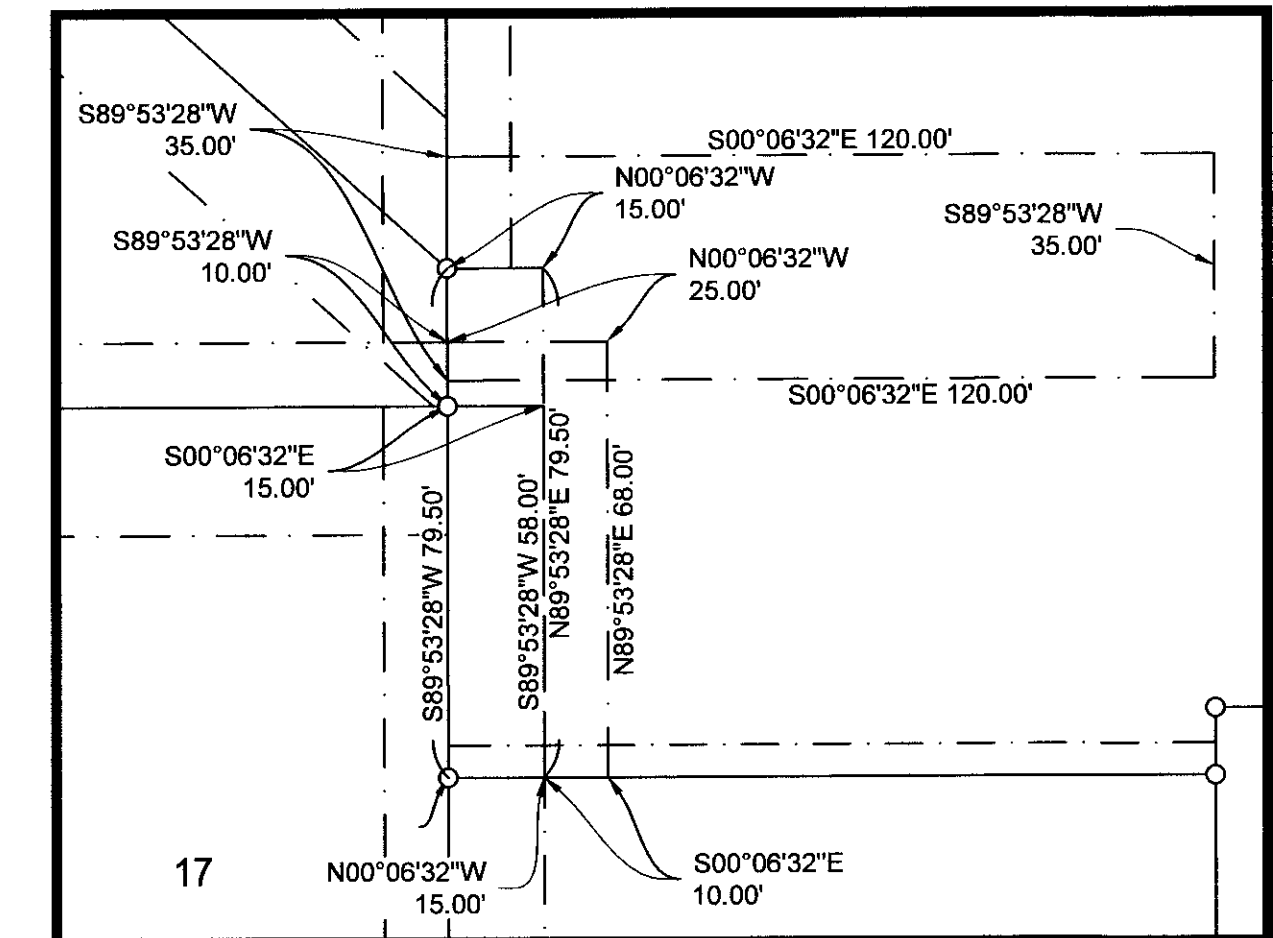
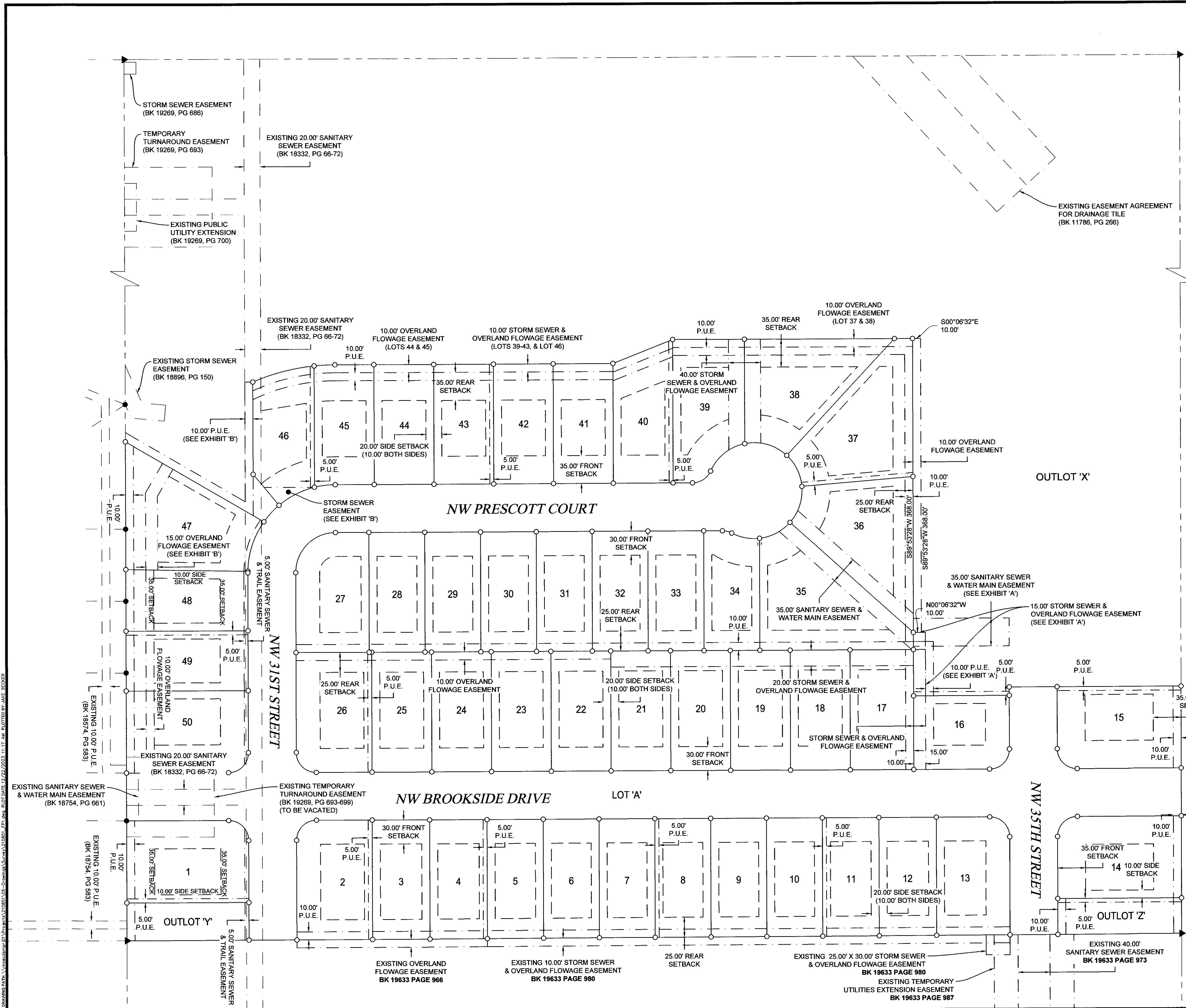


EXHIBIT 'A'
1" = 30'

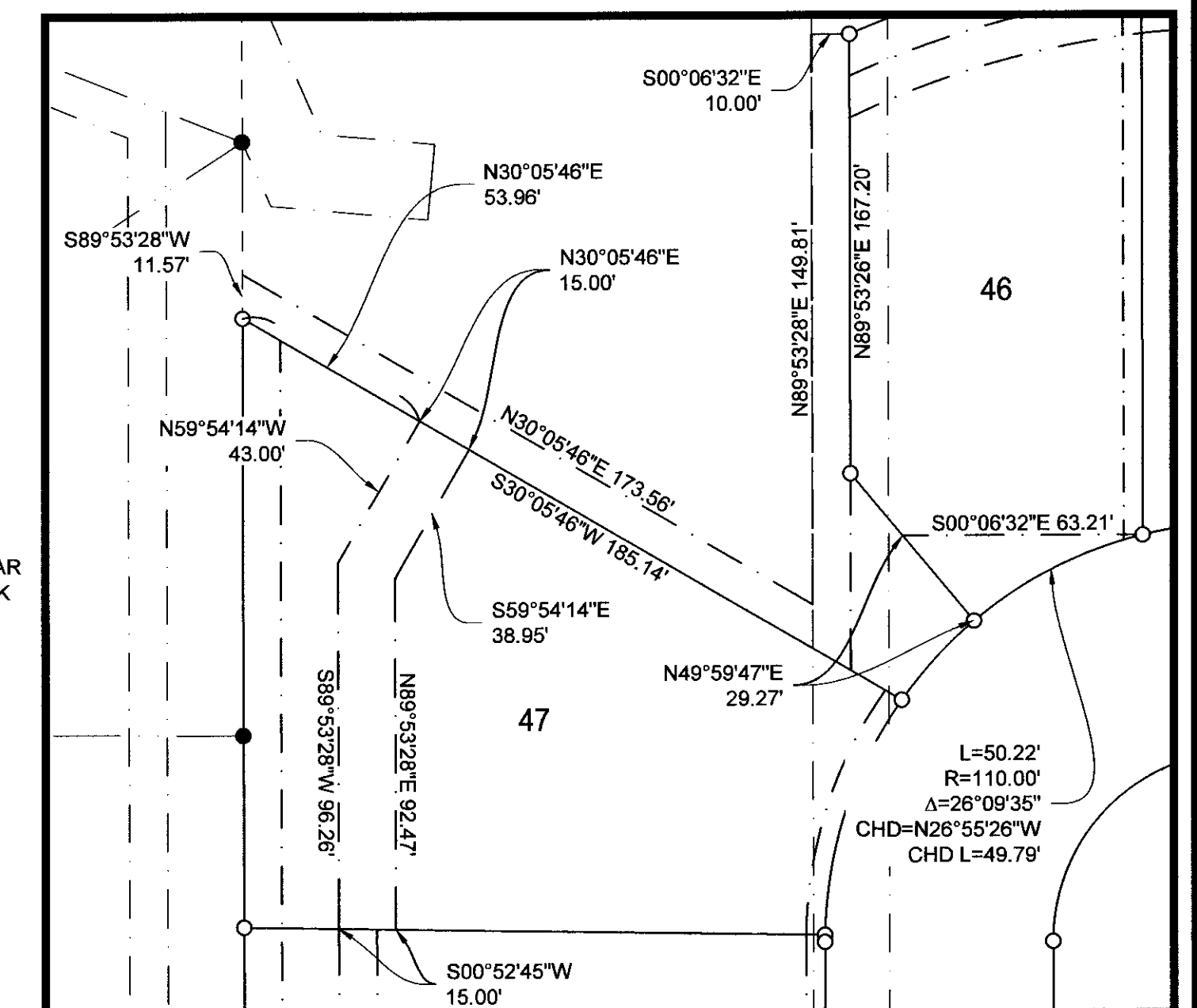
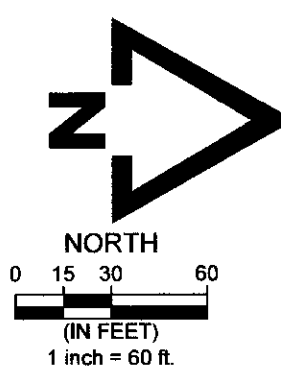


EXHIBIT 'B'
1" = 40'



WILLOW HILLS NORTH PLAT 1 FINAL PLAT		<p>making lives better. 355 SE Oakdale Road Ames, Iowa 515-612-1361 fax 515-644-2373</p>
ENGINEER BECKER SURVEYOR ZIMMERMAN	DRAWN BY CARLETON DREW CHIEF ORWELL	
REVISIONS 10/23/2023 11/15/2023 12/22/2023		GRIMES, IOWA POLK COUNTY 210851 12/22/2023
SHEET NO. 03/03		

DRAWING PATH: \\msdserver\01\Projects\121851\03-03\Drawings\Survey\210851_P1.dwg, PLOT DATE: 12/22/2023, 11:17 AM, PLOTTED BY: JAKE BICKNER

WHEN RECORDED RETURN TO: City of Grimes, Iowa, Attn: City Clerk, 101 NE Harvey Street, Grimes, Iowa 50111

PREPARER INFORMATION: Jake Becker, 1360 NW 121st Street, Clive, Iowa 50325 (515) 964-1229

Willow Hills North Plat 1 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
1	1084 NW 31ST STREET	NA
	3083 NW BROOKSIDE DRIVE	
2	3115 NW BROOKSIDE DRIVE	NA
	1081 NW 31ST STREET	
3	3149 NW BROOKSIDE DRIVE	NA
4	3183 NW BROOKSIDE DRIVE	NA
5	3217 NW BROOKSIDE DRIVE	NA
6	3251 NW BROOKSIDE DRIVE	NA
7	3285 NW BROOKSIDE DRIVE	NA
8	3319 NW BROOKSIDE DRIVE	NA
9	3353 NW BROOKSIDE DRIVE	NA
10	3387 NW BROOKSIDE DRIVE	NA
11	3421 NW BROOKSIDE DRIVE	871.0
12	3455 NW BROOKSIDE DRIVE	871
13	3489 NW BROOKSIDE DRIVE	871.0
	1080 NW 35TH STREET	
14	1083 NW 35TH STREET	NA
	3021 NW BROOKSIDE DRIVE	
15	1109 NW 35TH STREET	NA
	3522 NW BROOKSIDE DRIVE	
16	1108 NW 35TH STREET	875.5
	3482 NW BROOKSIDE DRIVE	
17	3436 NW BROOKSIDE DRIVE	877.5
18	3400 NW BROOKSIDE DRIVE	NA
19	3364 NW BROOKSIDE DRIVE	NA
20	3328 NW BROOKSIDE DRIVE	NA

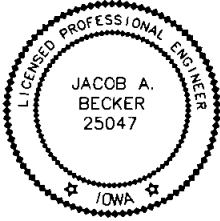
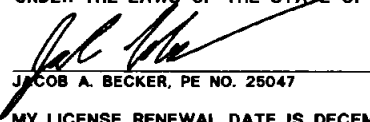
LOT #	ADDRESS	MPE
21	3292 NW BROOKSIDE DRIVE	NA
22	3256 NW BROOKSIDE DRIVE	NA
23	3220 NW BROOKSIDE DRIVE	NA
24	3184 NW BROOKSIDE DRIVE	NA
25	3150 NW BROOKSIDE DRIVE	NA
26	3112 NW BROOKSIDE DRIVE	NA
	1111 NW 31ST STREET	
27	3121 NW PRESCOTT COURT	NA
	1157 NW 31ST STREET	
28	3153 NW PRESCOTT COURT	NA
29	3185 NW PRESCOTT COURT	NA
30	3217 NW PRESCOTT COURT	NA
31	3249 NW PRESCOTT COURT	NA
32	3281 NW PRESCOTT COURT	NA
33	3313 NW PRESCOTT COURT	NA
34	3345 NW PRESCOTT COURT	NA
35	3377 NW PRESCOTT COURT	876.0
36	3409 NW PRESCOTT COURT	NA
37	3408 NW PRESCOTT COURT	884.0
38	3370 NW PRESCOTT COURT	885.0
39	3328 NW PRESCOTT COURT	885.0
40	3296 NW PRESCOTT COURT	NA

CONTINUED ON PAGE 2

CONTINUED FROM PAGE 1

Willow Hills North Plat 1 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
41	3264 NW PRESCOTT COURT	NA
42	3232 NW PRESCOTT COURT	NA
43	3200 NW PRESCOTT COURT	NA
44	3168 NW PRESCOTT COURT	901.0
45	3136 NW PRESCOTT COURT	903.0
46	3104 NW PRESCOTT COURT	904.0
47	1180 NW 31ST STREET	NA
48	1156 NW 31ST STREET	NA
49	1132 NW 31ST STREET	NA
50	1108 NW 31ST STREET 3082 NW BROOKSIDE DRIVE	NA

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	 JACOB A. BECKER, PE NO. 25047
	12/21/2023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2	