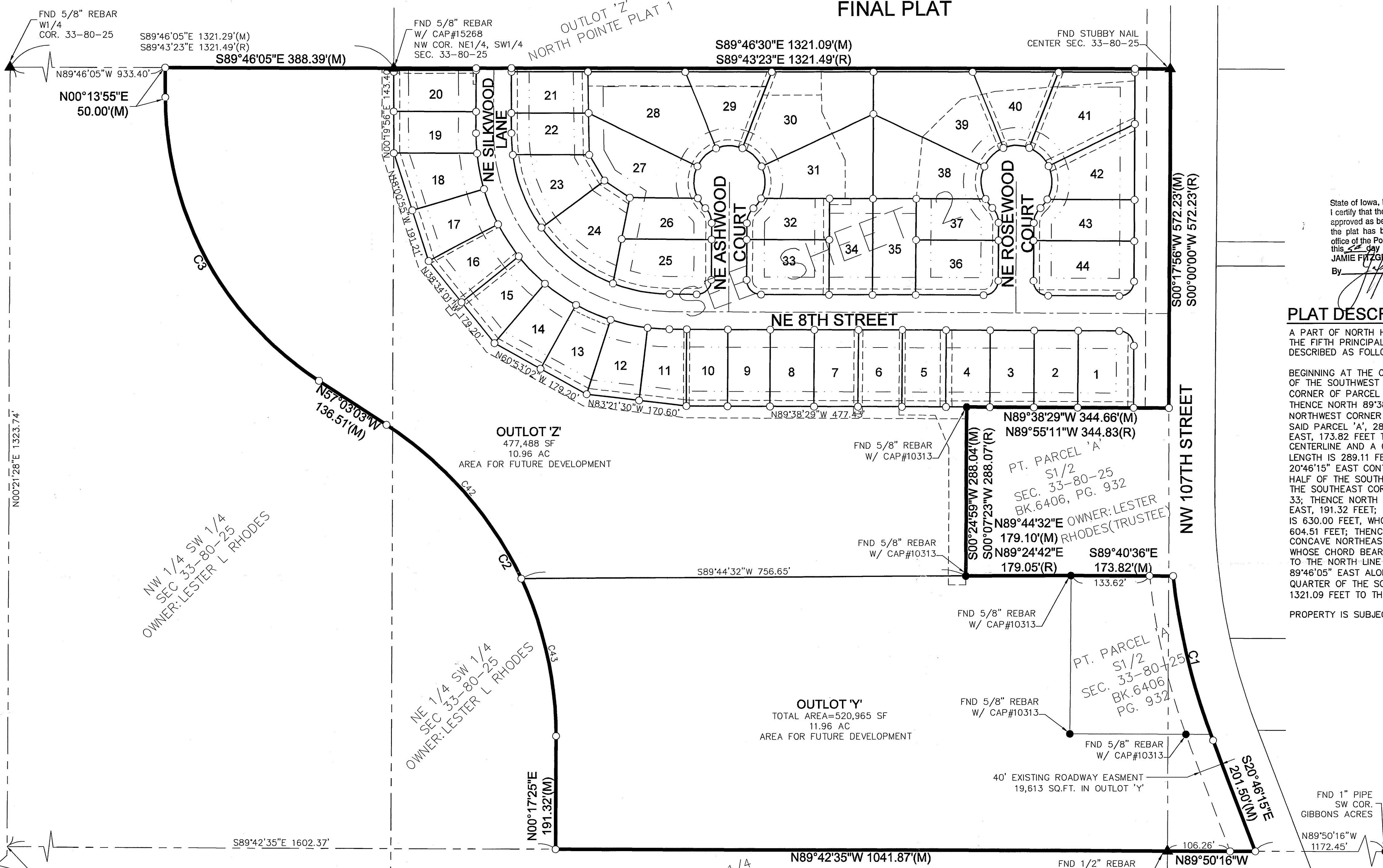


JASE LANDING FINAL PLAT



Doc ID: 05175803020 Type: PLT
 Recorded: 12/05/2008 at 09:58:48 AM
 Fee Amt: \$152.00 Page 1 of 20
 POLK COUNTY IOWA
 JULIE H. HARRERTY RECORDER
 File# 2009-00036219
BK 12846 Pg 608-627

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 on this 5th day of December, 2008
 JAMIE FITZGERALD, County Auditor
 By: *[Signature]*

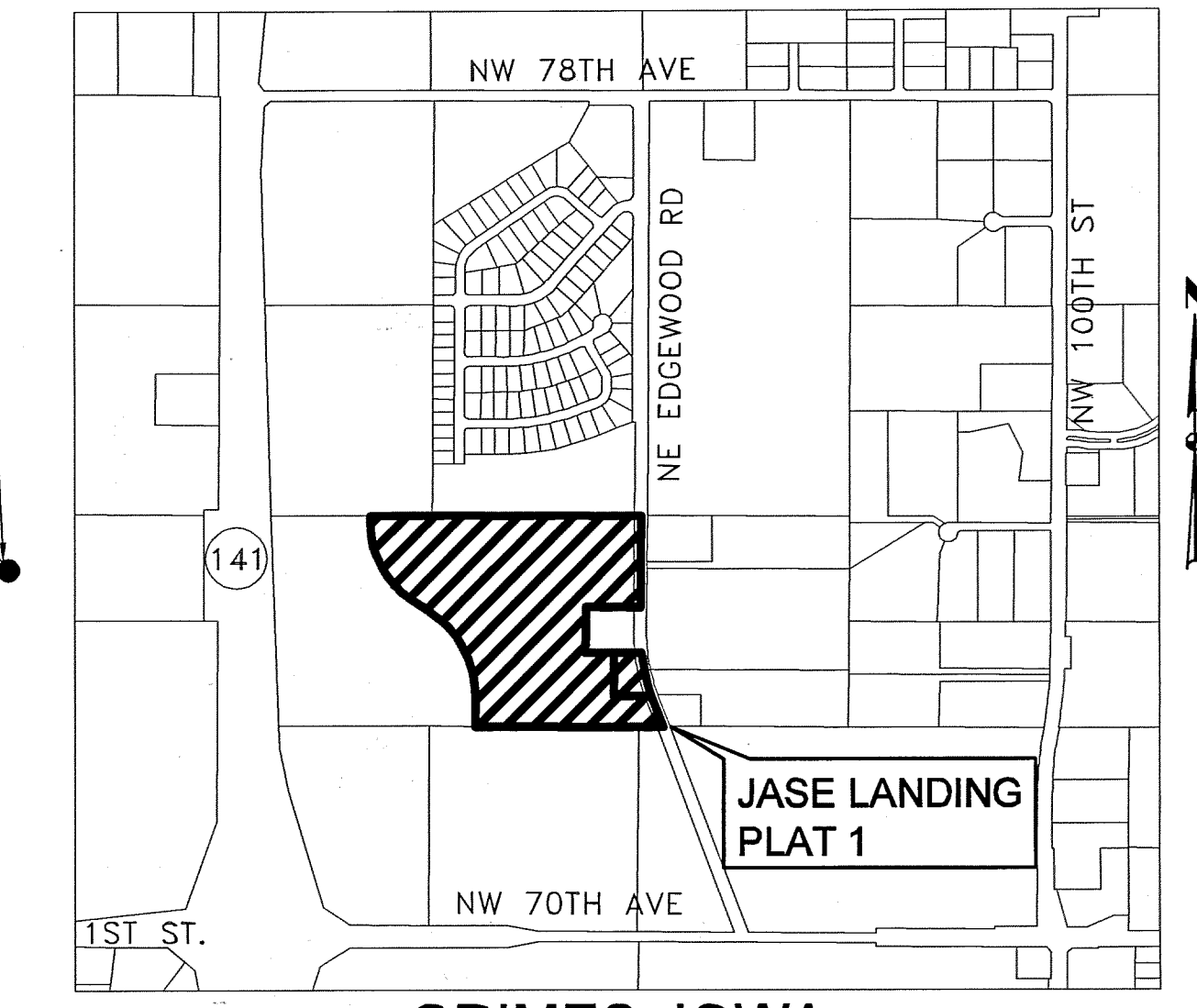
PLAT DESCRIPTION:

A PART OF NORTH HALF OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 80 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 CENTER OF SAID SECTION 33; THENCE SOUTH 00°17'56" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 572.23 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 6406, PAGE 932; THENCE NORTH 89°38'29" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A', 344.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 00°24'59" WEST ALONG THE WEST LINE OF SAID PARCEL 'A', 288.04 FEET; THENCE NORTH 89°44'32" EAST, 179.10 FEET; THENCE SOUTH 89°40'36" EAST, 173.82 FEET TO THE CENTERLINE OF NW 107TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1145.92 FEET, WHOSE ARC LENGTH IS 289.11 FEET AND WHOSE CHORD BEARS SOUTH 13°32'36" EAST, 288.34 FEET; THENCE SOUTH 20°46'15" EAST CONTINUING ALONG SAID CENTERLINE, 201.50 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTH HALF; THENCE NORTH 89°50'16" WEST ALONG SAID SOUTH LINE, 149.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°42'35" WEST ALONG SAID SOUTH LINE, 1041.87 FEET; THENCE NORTH 00°17'25" EAST, 191.32 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 630.50 FEET AND WHOSE CHORD BEARS NORTH 28°22'49" WEST, 604.51 FEET; THENCE NORTH 57°03'03" WEST, 136.51 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 569.87 FEET AND WHOSE CHORD BEARS NORTH 28°24'34" WEST, 546.43 FEET; THENCE NORTH 00°13'55" EAST, 50.00 FEET TO THE NORTH LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SAID SECTION 33; THENCE SOUTH 89°46'05" EAST ALONG SAID NORTH LINE, 388.39 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°46'30" EAST ALONG SAID NORTH LINE, 1321.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.06 ACRES (1,701,385 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP NOT TO SCALE



OWNER/DEVELOPER:

JASE LANDING, LLC
 10888 HICKMAN ROAD, SUITE 3B
 CLIVE, IA 50325

AND

LESTER L. RHODES TRUST
 LUETTA C. RHODES TRUST
 7300 NW 107TH STREET
 GRIMES, IA 50111

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
 5501 NW 112th STREET, SUITE G
 GRIMES, IOWA 50111

ZONING:

R-2 70 SINGLE FAMILY DISTRICT

DATE OF SURVEY:

JULY, 2008

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
OVERLAND FLOWAGE EASEMENT	O.F.E.	
SANITARY SEWER EASEMENT	S.E.	
STORM SEWER EASEMENT	ST.E.	
WATERMAIN EASEMENT	W.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

BULK REGULATIONS:

FRONT YARD SETBACK	- 30'
REAR YARD SETBACK	- 25'
SIDE YARD SETBACK	
1-1.5 STORY	- 7' MINIMUM/15' COMPOSITE
2-3 STORY	- 10' MINIMUM/20' COMPOSITE

AREA SUMMARY:

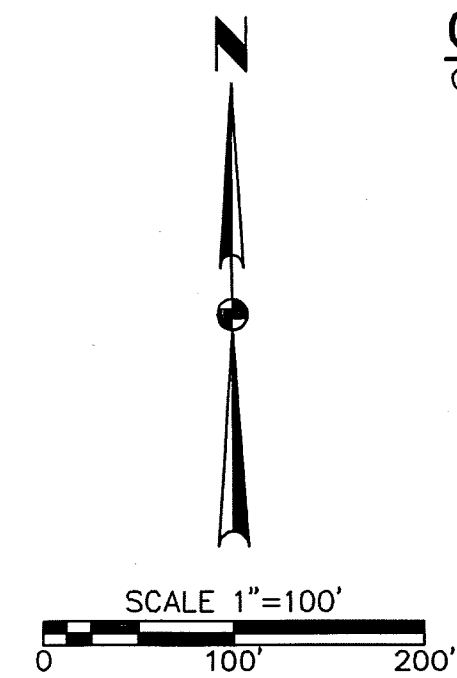
NW1/4 SW1/4	= 34.36 ACRES	1,496,662 SQ.FT.
NE1/4 SW1/4	= 3.98 ACRES	173,423 SQ.FT.
NW1/4 SE1/4	= 0.72 ACRES	31,300 SQ.FT.
TOTAL	= 39.06 ACRES	1,701,385 SQ.FT.

NOTES:

NO BUILDINGS ARE ALLOWED IN THE STORM SEWER, DETENTION EASEMENT, AND OVERLAND FLOWAGE EASEMENT IN LOTS 28, 29, 30, 31, 38, 39, 40, 41

CURVE DATA:

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1145.92	289.11	14°27'19"	S13°32'36"E	288.34
C2	630.00	630.50	57°20'28"	N28°22'49"W	604.51
C3	570.00	569.87	57°16'58"	N28°24'34"W	546.43



DATE	10-4-2008
REVISIONS	10-16-2008
PER AUDITOR	10-7-2008
THIRD SUBMITTAL	8-1-2008
SECOND SUBMITTAL	
FIRST SUBMITTAL	

5501 NW 112th SUITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 (515) 369-4400
 TECH: ---
 ENGINEER: ---

JASE LANDING FINAL PLAT

CIVIL DESIGN ADVANTAGE
 GRIMES, IOWA

JASE LANDING FINAL PLAT

15980
 Michael A. Brooner
 IOWA

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

Michael A. Brooner 12-4-2008
 MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

1/2
 0805.103