

PLATTING WORKSHEET
DALLAS COUNTY, IOWA

2024-13637

RECORDED: 09/04/2024 02:53:31 PM

RECORDING FEE: \$112.00

COMBINED FEE: \$112.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # _____

SUBDIVISION NAME: Hope Meadows Plat 2

LEGAL DESCRIPTION: outlot '4' Hope Meadows Plat 1,

CONTACT NAME Tim Day

ADDRESS 4500 Westown PKWY, Suite 277

CITY/STATE/ZIP West Des Moines, IA 50266

PHONE NUMBER 515-564-9166

Documents Required - Iowa Code Section 354

1. County Auditor - statement approving the name of a subdivision - HF 2177 (effective date 7/1/2006)
2. FINAL PLAT - Four (4) drawings (FULL SIZE) (Five (5) if rural) plus one (1) original no greater than 11" X 17" or no less than 8 1/2" X 11" in size Must have one original drawing with original signature
3. ACCEPTANCE by City, County or both depending on location. The stamp and signature of the Planning & Zoning Administrator must be affixed to surveyor's drawings for rural subdivisions. **If within two miles of a city, check if city consent is required.**
4. SURVEYOR'S CERTIFICATION - An original signature by a registered land surveyor, surveyor's registration number and legible seal affixed to final drawings.
5. DEDICATION OF OWNER - Statement signed by all parties consenting to the property being subdivided. In addition, if any property within these boundaries has been sold, the consent of the titleholders or contract purchasers will be needed.
6. RESTRICTIVE COVENANTS - if applicable
7. ACCEPTANCE OF MORTGAGE HOLDER(S) - if applicable
8. TREASURER'S CERTIFICATE - To include subdivision name, legal description & current ownership. Document certifies the property is free of encumbrances & taxes are paid unless so stated. This document is prepared by the party initiating the subdivision and is submitted to the County Treasurer along with a copy of the attorney's opinion for review & signature.
9. ATTORNEY'S OPINION - Document stating that the property is free of liens and encumbrances or listing applicable liens and encumbrances. Also denoting who is the owner of the platted land.

CONTACT PERSON SIGNATURE



TYPED OR PRINTED CLARIFICATION OF ABOVE

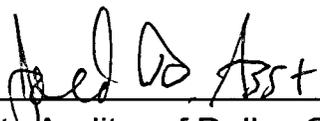
Tim M. Day

SUBDIVISION PLAT NAME APPROVAL

DALLAS COUNTY

Plat Name: Hope Meadows Plat 2

The Dallas County Auditor's Office has reviewed the above plat and pursuant to Iowa Code §354.6(2) and §354.11(1)(e), we approve of the Subdivision name or title and have no objections to this subdivision plat being recorded.

Signed: 
County Auditor of Dallas County, Iowa

Dated: 7/15/23

(SEAL)



Title Opinion is Attached

Treasurer's Certificate is Attached

Requestor's Name: Christopher R. Pose

Requestor's Email: cpose@lolaw.com

Requestor's Phone: 515-243-8157

RESOLUTION 08-3024 APPROVING FINAL PLAT OF HOPE MEADOWS PLAT 2 AND CERTAIN RELATED EASEMENTS AND AGREEMENTS

Grimes Resolution No. 08-3024

WHEREAS, the final plat and accompanying materials for Hope Meadows Plat 2, an Official Plat, now included in and forming a part of the City of Grimes, Dallas County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by Hope K Farms, LLC, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has not yet completed the installation of certain Public Improvements to be dedicated to the City, including utilities, sidewalks, trails, and stormwater detention in the Plat, and the Developer has entered into an Agreement to Complete Public Improvements; and

WHEREAS, the Developer has submitted to the City of Grimes Warranty Deed for Street Lots A through D located within the Plat; and

WHEREAS, the Developer has filed with the City of Grimes a Declaration of Covenants, Conditions, and Restrictions for the Plat to be recorded with the final plat thereof; and

WHEREAS, the Developer has submitted to the City of Grimes all necessary easements within the Plat; and

WHEREAS, the plat of Hope Meadows Plat 2 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That the plat of Hope Meadows Plat 2 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. City Improvements Easement
2. Public Utilities Easement
3. Sanitary Sewer Easement
4. Storm Sewer and Overland Flowage Easement; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Agreement to Complete Public Improvements; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Warranty Deed; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Declaration of Covenants, Conditions, and Restrictions for the Plat and the City Clerk is directed to file such Covenants with the Plat; and

BE IT FURTHER RESOLVED that the required sidewalks and trails within the Plat are not now constructed, provided, however, that in no event shall a certificate of occupancy be issued on a lot within the Plat until all sidewalks on such lot that are required by the Plat are constructed. Issuance of the certificate of occupancy shall constitute the City's acceptance of such sidewalk or trail; and

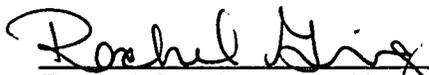
BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all other associated agreements, and file the final plat of Hope Meadows Plat 2, as well as any other documents related thereto, with the Dallas County Recorder.

PASSED and APPROVED on August 27, 2024.



Scott Mikkelsen, Mayor

Attested:



Rachel Greving, City Clerk

Prepared By and After

Recording Return To: Joel B. Templeman, 505 Fifth Avenue, Suite 1005, Des Moines, IA 50309 Telephone (515) 243-8157

CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS:

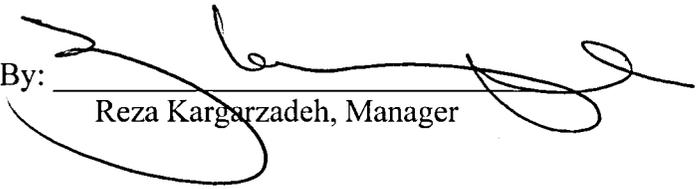
The undersigned hereby states, acknowledges and certifies that **Hope K. Farms, LLC**, an Iowa limited liability company, with a mailing address of 4500 Westown Parkway, Suite 277, West Des Moines, Iowa 50266, is the titleholder of the real estate in the City of Grimes, Dallas County, Iowa, described as follows, to-wit:

Outlot 'Y', Hope Meadows Plat 1, an Official Plat recorded in Book 2023, Page 18216 at the Dallas County Recorder's Office, City of Grimes, Dallas County, Iowa

as the same appears on the accompanying plat of **Hope Meadows Plat 2**, and that said platting is done with the free consent and in accordance with the desires of said title owner.

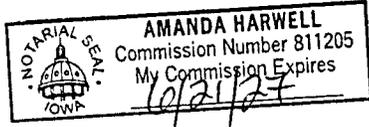
Dated this 23 day of July, 2024.

HOPE K. FARMS, LLC,
an Iowa limited liability company

By: 
Reza Kargarzadeh, Manager

STATE OF IOWA :
 :SS
COUNTY OF POLK :

SUBSCRIBED AND SWORN TO before me this 23 day of ^{Augustth} ~~July~~, 2024, by Reza Kargarzadeh, Manager of the Hope K. Farms, LLC, an Iowa limited liability company.



Amanda Harwell
Notary Public

WHEN RECORDED RETURN TO: CHRISTOPHER R. POSE, ATTORNEY AT LAW, 505 5th AVENUE, SUITE 1005, DES MOINES, IOWA 50309-4127; PHONE: 515-243-8157

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LOTS 1 THROUGH 50, INCLUSIVE, IN
HOPE MEADOWS PLAT 2,
AN OFFICIAL PLAT, GRIMES, DALLAS COUNTY, IOWA

THIS DECLARATION, made this 27th day of August, 2024, by **HOPE K. FARMS, L.L.C.**, an Iowa limited liability company ("Hope");

WITNESSETH:

WHEREAS, Hope is the owner of certain real estate in the City of Grimes, Dallas County, Iowa, described as Lots 1 through 63 inclusive, in Hope Meadows Plat 2, an Official Plat, now included in and forming a part of the City of Grimes, Dallas County, Iowa ("Property"); and

WHEREAS, Hope is desirous of developing the Property and to establish certain Covenants, Conditions and Restrictions for the benefit of Owners within the Property;

NOW, THEREFORE, Hope, by the execution and recording of this document, hereby declares that the Property shall be held, occupied, sold and conveyed subject to the Covenants, Conditions and Restrictions set forth herein.

ARTICLE I.

General Use Restrictions and Building Specifications

Lots 1 through 63, inclusive, in Hope Meadows Plat 2, an Official Plat, now included in and forming a part of the City of Grimes, Dallas County, Iowa ("Property") shall be held, maintained, occupied, sold and conveyed subject to the following Covenants, Conditions and Restrictions, as well as those Covenants, Conditions and Restrictions set forth elsewhere in this Declaration:

A. Single Family Residence.

The Property designated as Single-Family Residential are intended for traditional stand-alone single-family lots. No multi-family units or commercial uses of any kind will be allowed in these areas. Driveways are to be street loaded and built with attached garages. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.

B. Single Family 70' Wide Lots.

1. Lot Dimensions. A minimum lot width of seventy (70) feet, and a minimum lot area of eight thousand five hundred (8,500) square feet shall be provided.
2. Minimum Dwelling Size. Single story dwellings must have a main floor finished area of not less than one thousand four hundred (1,400) square feet. All multi-level dwellings, including but not limited to split levels, one and one-half story dwellings, two-story dwellings, and dwellings having more than two stories must have an above grade finished floor area of not less than one thousand six hundred (1,600) square feet. Basement or partial subgrade level square footage may not be counted towards minimum finished area.
3. Garage Minimum. A minimum of three (3) car attached garage shall be provided for every lot.

C. Single-Family 60' Wide Lots.

1. Lot Dimensions (60' Lots). A minimum lot width of sixty (60) feet, and a minimum lot area of seven thousand five hundred (7,500) square feet shall be provided.
2. Minimum Dwelling Size. Single story dwellings must have a main floor finished area of not less than one thousand two hundred (1,200) square feet. All multi-level dwellings, including but not limited to split-levels, one and one-half story dwellings, two-story dwellings, and dwellings having more than two stories must have an above grade finished floor area of not less than one thousand four hundred (1,400) square feet. Basement or partial subgrade level square footage may not be counted towards minimum finished area.
3. Garage. A minimum two (2) car attached garage shall be provided for every lot.

D. Setbacks. The following setbacks shall apply to all units:

1. Front Yard – Thirty (30) Feet
2. Rear Yard – Twenty-Five (25) Feet
3. Side Yard – Five (5) Feet

A two (2) foot projection for non-habitable space is permitted, however the projection must meet all applicable building/fire code standards.

E. Building Materials. All homes fronting the two (2) western north/south streets within the sixty-foot (60') lot area as shown on Exhibit "A", shall be permitted to use vinyl siding. All other homes within the single-family areas shall be construction with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A minimum of twenty (20%) percent of the front façade shall be clad in brick/stone or masonry. Stucco shall not be considered a similar masonry material. The single-family dwellings should be designed in a way that compliments the architectural of the dwellings within the neighborhood. More specifically, attempts to include front porches, dormers and other decorative treatments shall be made. Repetition of front facades shall be discouraged.

F. Corner Lots. The lot shall be wide enough to support a twenty-five (25) foot secondary front yard that provides adequate space for the homeowner to enjoy. Typically, this minimum width to support this shall not be less than one hundred and fifteen (115) feet.

G. Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.

H. Landscaping (Interior Lots). All dwellings shall provide a minimum of two (2) trees per lot, with at least one (1) tree being planted in the front yard.

I. Landscaping (Dual Frontage Lots). All dwellings shall provide a minimum of two (2) trees per lot planted between the sidewalk and curb along the side street to act as street trees. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar special in a single group.

J. Fences. No fences shall be permitted on any lot unless they are made of black vinyl clad steel chain link or black steel anti-rust fence.

K. Single-Family Buffers. A thirty (30) foot buffer shall be provided along the rear yards of single-family lots that abut the SW County Line Road right-of-way and along rear yards that abut public streets internal to the development.

L. Buffer Landscape Quantities.

1. Single family lots that abut SW County Line Road shall provide the following:

1. Thirty (30) foot landscape buffer with the following number of trees per fifty (50) feet of linear buffer: One (1) overstory tree, two (2) understory trees and one (1) evergreen tree.

2. Buffer for single-family lots that abut public streets internal to the Meadows development shall provide a Twenty (20) foot landscape buffer with the following number of trees per fifty (50) feet of linear buffer: One (1) overstory tree, two (2) understory trees and one (1) evergreen tree. Buffer landscape quantities shall be planted on top of a three (3) foot tall berm.

M. Tents and Trailers.

No tent, trailer, boat, personal watercraft, camper, motor home, recreational vehicle or truck rated larger than three-quarter ton or other movable or temporary structure or enclosure or inoperative motor vehicle shall be maintained or parked on any Lot or street within public view.

N. Swimming Pools.

Aboveground swimming pools or non-permanent swimming pools are prohibited, with the exception of temporary summertime wading pools for the use of children under age 5 years, which shall be permitted.

O. Satellite Dish.

A satellite earth station antenna or parabolic device used to receive television or telecommunication signals from satellites ("Satellite Dish") shall be permitted only if it meets the following requirements:

(i) The Satellite Dish shall not be mounted on a trailer or other temporary or portable device, but shall be permanently installed;

(ii) The Satellite Dish shall not exceed one meter in diameter or as measured diagonally;

- (iii) In no event, however, shall these restrictions on satellite dishes conflict with The Telecommunications Act of 1996, as amended, or other applicable Federal Act as well as any Federal Rules promulgated pursuant thereto. If there is a conflict between Federal law and the terms of this subparagraph, then the terms of the Federal law shall control.
- (iv) The Satellite Dish shall be located to the rear of the home it serves and be appropriately landscaped and screened but in now event shall it be located in any required yard setback area.

P. Maintenance of Lot.

The Owner or person in possession of any Lot, whether vacant or improved, shall keep the Lot free of trash and debris and shall keep the Lot attractively mowed so that the grass or weeds do not exceed six (6) inches in height.

Q. Drainage.

All Lots shall drain storm water to Outlot Z within the Plat.

ARTICLE II
Special Use Restrictions

In addition to the general use restrictions and building specifications set forth in Article I above, the following specific use restrictions and building specifications shall apply:

ARTICLE III
Enforcement of Covenants

A. Legal Action.

These Covenants, Conditions and Restrictions shall be deemed to run with the land to which they apply and all improvements thereon. Hope or the Owner of any Lot or portion thereof to which these Covenants, Conditions and Restrictions apply may bring an action in any court of competent jurisdiction to enforce these Covenants, Conditions and Restrictions and enjoin their violation, mandate their compliance or to recover damages for the breach thereof or for any other remedy or combination of remedies recognized at law or in equity.

B. Delays in Enforcement.

No delay or omission on the part of Hope, or any Owner of land to which this Declaration of Covenant, Conditions and Restrictions apply in exercising any rights, power or remedy herein allowed shall be construed as a waiver or

acquiescence therein. No right, claim or action shall accrue to any no action or claim shall be brought or maintained by anyone against Hope or any officer, employee or agent thereof on account of any action or inaction under this Declaration.

C. Conflict with Governmental Regulations.

The Property subject to this Declaration shall also be subject to any and all applicable regulations of the City of Grimes, Iowa, and any other governmental entities having jurisdiction including, but not limited to, zoning ordinances, subdivision ordinances, life safety and building codes as well as other such regulations. Whenever there is a conflict between the provisions of this Declaration of Covenants, Conditions and Restrictions and the ordinances, statutes or regulations of the City, County, State, or other applicable governmental entity having jurisdiction over the Property, that provision or requirement which is the most restriction shall be binding unless otherwise prohibited or preempted by law.

ARTICLE IV
Term of Covenants; Severability.

A. Duration.

All of the foregoing Covenants, Conditions and Restrictions set forth in this Declaration shall continue and remain in full force and effect at all times and as to the Property, regardless of how title was acquired, from the date of filing of this Declaration until the 21 years in accordance with Iowa Code Section 614.24 and may be extended as permitted by state law. Hope is hereby designated to be a continuing attorney in fact vested with authority to file an extension of these Covenants, Conditions and Restrictions with the Polk County Recorder.

B. Severability.

In the event that any one or more of the terms or conditions of this Declaration shall be declared for any reasons, by a court of competent jurisdiction, to be null and void, such judgement or decree shall in no way affect, modify, change, abrogate or nullify any of the remaining Covenants, Conditions or Restrictions not so expressly held to be void and the remaining parts of this Declaration shall remain in full force and effect.

C. Reasonable Period of Enforcement.

If any of the terms of this Declaration shall be held by a court of competent jurisdiction to be void or enforceable by reason of the period of time herein stated

for which the Declaration may be effective or amount of any penalty imposed, such terms or penalty shall be reduced to a reasonable period of time or amount which shall not violate the rule against perpetuities as set forth in the laws of the State of Iowa or other applicable law, all as determined by the court.

D. Minor Amendments.

So long as Hope owns any Lots within the Property, including an interest as contract vendor, it shall have the absolute right to make minor amendments to this Declaration in order to correct any deficiencies, clarify any provision thereof or to carry out the intent of this Declaration or to address development issues not contemplated at the date hereof.

E. Erosion Control.

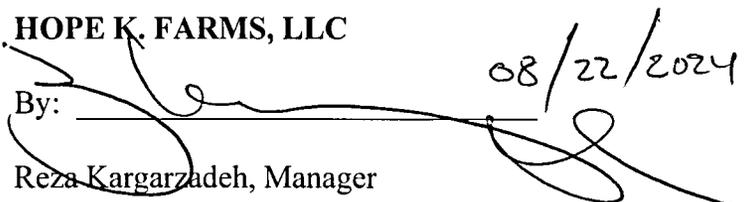
- (i) The owner and/or person in possession of each Lot, whether vacant or improved, their agents, assigns, heirs, and/or building contractors shall take all necessary precautions to prevent, stabilize, and/or control erosion on their Lot and the Property, to prevent sediment migration and soil erosion from extending beyond the boundaries of their Lot and the Property, and, in the event it occurs, to promptly clean up all eroded sediment and to restore all affected areas to their original condition.
- (ii) The owner and/or person in possession of each Lot, whether vacant or improved, shall, at closing of any sale or conveyance of a Lot execute an agreement complying with all applicable Federal, State and local erosion control regulations, laws and ordinances and permits which pertain to the Property including, but not limited to, becoming a transferee of the Iowa Department of Natural Resources NPDES General Permit No. 2 (“the Permit”).
- (iii) If Hope or any Lot or Lot Owner is cited for an alleged violation of any erosion control regulations, laws or ordinance provision, which occurs after closing of any sale or conveyance of a Lot by any jurisdictional authority for a condition on or from the Property, the Owner shall indemnify and hold Hope harmless from any and all claims, damages, fines, attorney fees, assessments, levies and/or costs incurred by Hope related to the citation.

HOPE K. FARMS, LLC

By: _____

Reza Kargarzadeh, Manager

08/22/2024



STATE OF IOWA :
: SS
COUNTY OF Polk :

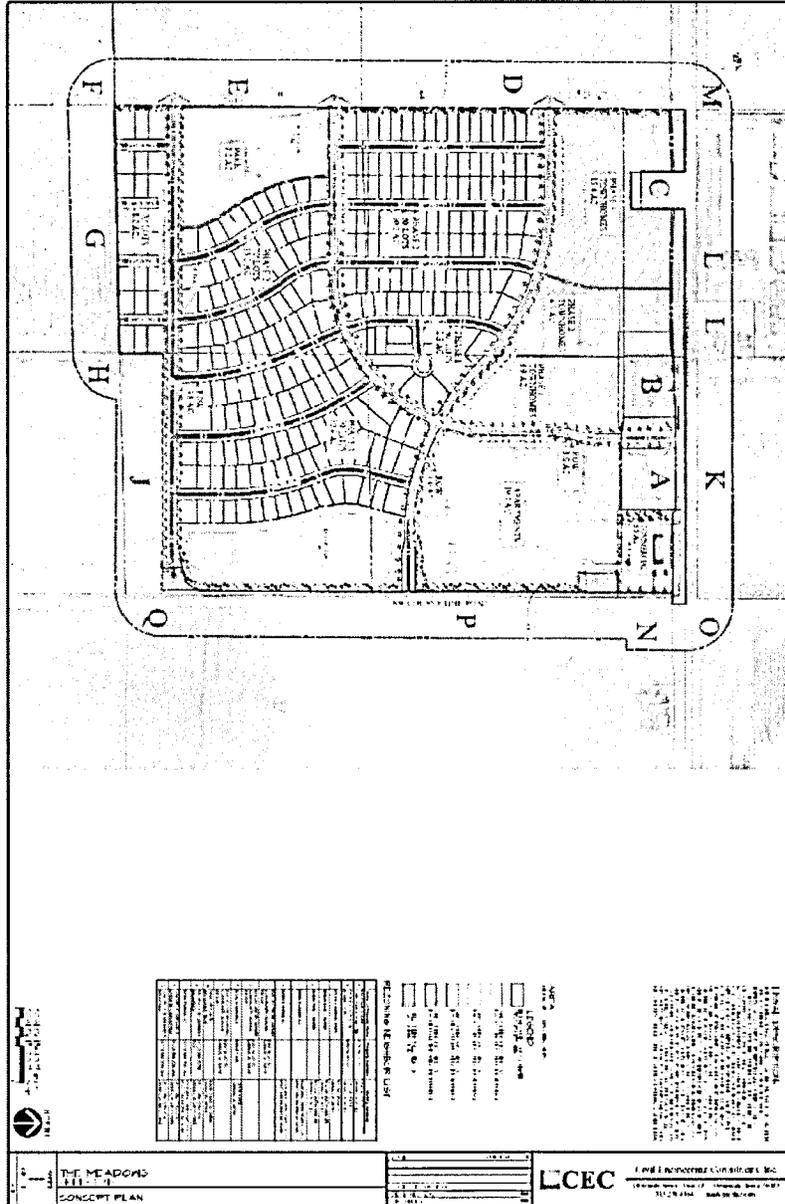
This instrument was acknowledged before me on 22 of August, 2024, by Reza Kargarzadeh, as Manager of Hope K. Farms, LLC, an Iowa limited liability company.

Amanda Harwell
Notary Public in and for the State of Iowa



EXHIBIT "A"

Master Plan



CERTIFICATE OF TREASURER OF DALLAS COUNTY, IOWA

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

I, Summer Portzen, Treasurer of Dallas County, having examined the records of my office, in accordance with the provisions of Iowa Code section 354.11, as amended, pertaining to the real property described as follows:

Outlot "Y", Hope Meadows Plat 1 an Official Plat recorded in Book 2023, Page 18216 at Dallas County Recorder's Office, City of Grimes, Dallas County, Iowa

to be hereinafter designated as **Hope Meadows Plat 2**, an Official Plat to be included in Grimes, Dallas County, Iowa do hereby certify that same is free from real estate taxes, special assessments and special rates and charges for assessment year 2023 payable in 2024/2025.

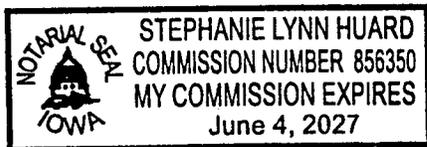
Nor are there any taxes due and payable against **Hope K. Farms, LLC**, the record titleholder of all of said real estate except for any established public street included therein, for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment Utilities or Buildings on Leased Land, and that the above real estate is free from all taxes and special assessments so far as the records of the Dallas County Treasurer, Dallas County, Iowa so reveal.

Dated at Adel, Iowa this 27 day of August, 2024.

Summer Portzen *Holly Skoog*
DALLAS COUNTY TREASURER *TAX ADMINISTRATOR*

By: *Holly Skoog*
Tax Administrator Treasurer

Subscribed and sworn to before me this 27th day of August, 2024.



[Signature]
Notary Public in and for the State of Iowa
Stephanie L. Huard
(Printed Name of Notary)

Prepared By and After

Recording Return To: Christopher R. Pose, 505 5th Avenue, Suite 1005, Des Moines, IA 50309-4127 Telephone (515) 243-8157

**ATTORNEY'S TITLE OPINION PURSUANT TO
CHAPTER 354, CODE OF IOWA**

RE: Attorneys Title Opinion – Hope Meadows Plat 2

The undersigned attorney at law certifies that they have examined the Abstract of Title last continued by Midwest Community Title Iowa in Abstract No. MIA2404252 last continued to June 10, 2024 at 5:00pm, which covers the real estate legally described as:

Outlot “Y”, Hope Meadows Plat 1 an Official Plat recorded in Book 2023, Page 18216 at Dallas County Recorder’s Office, City of Grimes, Dallas County, Iowa

which said real estate is to be platted and known as **Hope Meadows Plat 2**, an Official Plat in the City of Grimes, Dallas County, Iowa.

The proprietor and record fee title holder of the Property described herein and being platted is Hope Meadows Plat 2 is **Hope K. Farms, LLC** pursuant to a certain Warranty Deed dated October 22, 2013, and filed November 6, 2013, in Book 2013 at Page 20444. (All Book and Page number references are to the index of the Recorder of Dallas County, Iowa, unless otherwise indicated).

Title is subject to the following matters:

1. **MORTGAGES OR LEINS.** None.

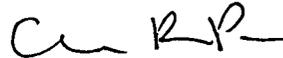
2. **OTHER ENCUMBRANCES AND MATTERS.**
 - A. Infrastructure Agreement by and between the City of Grimes, Iowa and Hope K. Farms, LLC dated October 23, 2018, and filed November 8, 2018, in Book 2018 at Page 21143.

- B. Meadows Zoning Change and Development Agreement by and among the City of Grimes, Iowa; Meadows Developers 1, LLC and Hope K. Farms, LLC, dated August 24, 2021, filed July 28, 2022, in Book 2022 at Page 16956.
 - C. Declaration of Covenants, Conditions, Easements and other Restrictions for Hope Meadows Plat 1 which is dated the 8th day of December 2023 and filed in Book 2023 at Page 18216 and First Amendment dated December 22, 2023, and filed as Instrument 2023-19048.
 - D. A Storm Water Management Facility and Maintenance Covenant and Permanent Easement Agreement has been given to the City of Grimes, which is dated November 6, 2023, and filed on December 8, 2023.
3. **NORMAL AND CUSTOMARY UTILITY EASEMENTS.**

Emitted from this Opinion in accordance with Chapter 354.11(1)(c)

Dated this 23rd day of August, 2024.

Very truly yours,



Christopher R. Pose
**LILLIS O'MALLEY OLSON MANNING
POSE TEMPLEMAN LLP**
505 5th Avenue, Suite 1005
Des Moines, IA 50309
For the Firm

CRP/bm

FINAL PLAT HOPE MEADOWS PLAT 2

DALLAS COUNTY, GRIMES, IOWA 50111

INDEX LEGEND			
COMMUNITY	DALLAS		
CITY	GRIMES		
ALLOTT, NE1/4 SEC. 01-74-26			
SUBDIVISION	HOPE MEADOWS PLAT 1		
LOTS	OUTLOT Y		
ASSOCIATED DOCS.	BC 2023.F6.18216		
PROPRIETOR (S)	HOPE K FARMS LLC		
REGISTERED BY	HOPE K FARMS LLC		
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS PLS #18381		
COMPANY	CIVIL ENGINEERS CONSULTANTS, INC		
RETURN TO:	ATTN: JEFFREY A. GADDIS PLS #18381 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884 EXT. 221 EMAIL: GADDIS@CECLAC.COM		

FEMA F.I.R.M. CLASSIFICATION

THIS PARCEL LIES WITHIN FLOOD ZONE "X" AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 18550C068F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2018

COMMUNITY PANEL	NUMBER	PANEL	SUFFIX
CITY OF GRIMES	190228	0165	F
FOLK COUNTY	180801	0165	F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
 PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
 WEB: WWW.FEMA.GOV
 MAIL: FEMA REGION VII, 921 WARD PARKWAY, KANSAS CITY, MO 64114
 PHONE: 816-261-1464
 EMAIL: FEMA.VIP.FEDERALIST@FEMA.GOV

PURPOSE OF SURVEY:

- THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF DIVIDING OUTLOT Y, HOPE MEADOWS PLAT 1 INTO BUILDABLE LOTS.

NOTES

- LOTS A1, B1, C1, D1 WILL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC STREET RIGHT-OF-WAY.
- OUTLOTS X1 & Z1 ARE RESERVED FOR FUTURE DEVELOPMENT AND NO FUTURE DEVELOPMENT WILL OCCUR WITHOUT THE CITY OF GRIMES APPROVAL.
- ALL EASEMENTS SHOWN ON PROPOSED EASEMENTS UNLESS LABELED WITH "UNLESS OTHERWISE NOTED".
- THE GEOTECHNICAL REPORT RECOMMENDS TEST BORINGS AND/OR PROBING FOR EACH INDIVIDUAL LOT AT THE TIME OF CONSTRUCTION BY A GEOTECHNICAL ENGINEER.

ZONING/LAND USE

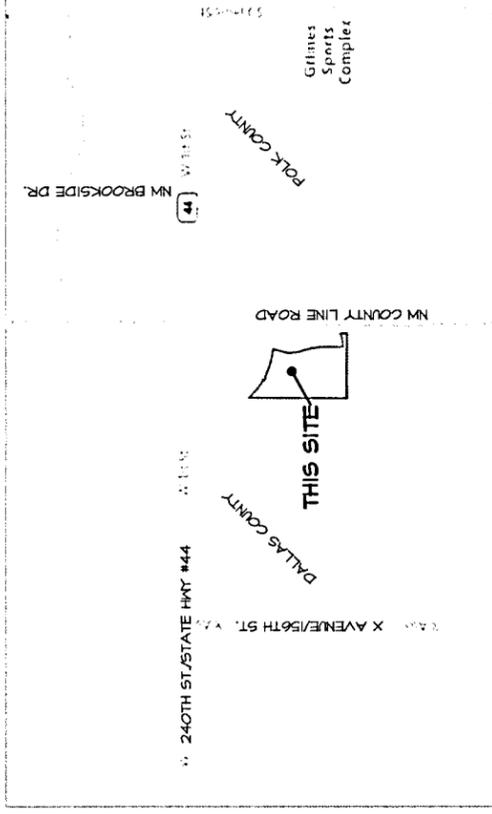
SINGLE FAMILY RESIDENTIAL
 THRU 788 AND
 TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY.

SETBACKS

SINGLE FAMILY RESIDENTIAL
 REAR SETBACK = 20'
 SIDE SETBACK = 5'
 BUILDING HEIGHT = MAXIMUM 30' (2 STORIES)

PROFESSIONAL LAND SURVEYOR NOTES

- ALL EASEMENTS SHOWN ON THIS PLAT ARE VALID UNLESS OTHERWISE NOTED AND THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE PROVIDED TO THIS SURVEYOR TO BE RECORDED WITH THIS PLAT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT RECORDING DATE.
- THIS PLAT IS TO BE SET WITHIN THE PRESCRIBED MONUMENT AND EASEMENT CONDITIONS PER IOWA PROFESSIONAL LAND SURVEYOR ACT CHAPTER 188. THE PLAT SHALL BE SET IN CONCRETE (A.C.C. OR I.H.A.).



VICINITY SKETCH

BOUNDARY CLOSURE REPORT

SEGMENT #1 - LINE	NORTH: 612531.2484	EAST: 1552201.2350
SEGMENT #1 - CURVE	LENGTH: 1227.150'	RADIUS: 1271.50'
DELTA: 143°19'41"	TANGENT: 21.66'	CHORD: 323.180'
COURSE IN: 542°25'04" M	COURSE OUT: 145°19'14" E	
SEGMENT #2 - LINE	LENGTH: 1227.150'	RADIUS: 1271.50'
DELTA: 143°19'41"	TANGENT: 21.66'	CHORD: 323.180'
COURSE IN: 542°25'04" M	COURSE OUT: 145°19'14" E	
SEGMENT #3 - CURVE	LENGTH: 1271.50'	RADIUS: 1271.50'
DELTA: 143°19'41"	TANGENT: 21.66'	CHORD: 323.180'
COURSE IN: 531°00'04" M	COURSE OUT: 145°19'14" E	
SEGMENT #4 - CURVE	LENGTH: 1271.50'	RADIUS: 1271.50'
DELTA: 143°19'41"	TANGENT: 21.66'	CHORD: 323.180'
COURSE IN: 531°00'04" M	COURSE OUT: 145°19'14" E	
SEGMENT #5 - LINE	LENGTH: 46.00'	
NORTH: 613443.4744	EAST: 1553564.1200	
SEGMENT #6 - CURVE	LENGTH: 40.72'	RADIUS: 25.00'
DELTA: 43°18'54"	TANGENT: 26.44'	CHORD: 36.36'
COURSE IN: 86°31'51" E	COURSE OUT: 126°14'02" E	
SEGMENT #7 - CURVE	LENGTH: 1272.50'	RADIUS: 1272.50'
DELTA: 22°11'54"	TANGENT: 250.50'	CHORD: 1264.102'
COURSE IN: 126°14'02" E	COURSE OUT: 504°20'03" M	
SEGMENT #8 - LINE	LENGTH: 1371.81'	
NORTH: 615366.3118	EAST: 1554012.8468	
SEGMENT #9 - LINE	LENGTH: 264.86'	
NORTH: 615366.1675	EAST: 1554000.6020	
SEGMENT #10 - LINE	LENGTH: 64.56'	
NORTH: 615302.3553	EAST: 1554002.2356	
SEGMENT #11 - LINE	LENGTH: 1371.81'	
NORTH: 615366.3118	EAST: 1554012.8468	

SEGMENT #1 - LINE	LENGTH: 75.27'
COURSE: S19°04'41"E	EAST: 1554044.5621
SEGMENT #2 - LINE	LENGTH: 75.27'
COURSE: S15°54'42"E	EAST: 1554065.2827
SEGMENT #3 - LINE	LENGTH: 75.27'
COURSE: S12°41'43"E	EAST: 1554081.9526
SEGMENT #4 - LINE	LENGTH: 75.27'
COURSE: S04°33'43"E	EAST: 1554094.3208
SEGMENT #5 - LINE	LENGTH: 75.27'
COURSE: S06°25'44"E	EAST: 1554102.4488
SEGMENT #6 - LINE	LENGTH: 75.27'
COURSE: S09°14'45"E	EAST: 1554107.2106
SEGMENT #7 - LINE	LENGTH: 79.24'
COURSE: S00°18'55"E	EAST: 1554107.6136
SEGMENT #8 - LINE	LENGTH: 241.50'
COURSE: S02°18'11"E	EAST: 1554106.3045
SEGMENT #9 - LINE	LENGTH: 146.93'
COURSE: S89°41'41"E	EAST: 1554201.4932
SEGMENT #10 - LINE	LENGTH: 146.93'
COURSE: N77°32'46"E	EAST: 1554344.3400
SEGMENT #11 - LINE	LENGTH: 101.81'
COURSE: S00°24'40" M	EAST: 1554343.5521
SEGMENT #12 - LINE	LENGTH: 142.92'
COURSE: N84°41'41"E	EAST: 1553201.2481
PERIMETER: 5461.84'	AREA: 1260002.71 SQ. FT.
ERROR CLOSURE: 0.0011	COURSE: 0.0011
ERROR NORTH: -0.00335	EAST: -0.00641
PRECISION: 1:10185114	

**CITY OF GRIMES
 COUNCIL APPROVED
 RESOLUTION # 08-3024
 DATE: 08-27-2024**

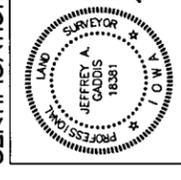
DATE	DESCRIPTION
MAY 03, 2022	INITIAL SUBMITTAL
SEPTEMBER 30, 2022	
SEPTEMBER 22, 2023	
OCTOBER 01, 2023	
APRIL 18, 2024	
MAY 29, 2024	
AUGUST 26, 2024	

LEGEND

- ▲ FOUND SECTION CORNERS (N, S, E, W) UNLESS OTHERWISE NOTED
- △ SET SECTION CORNERS (N, S, E, W) UNLESS OTHERWISE NOTED
- FOUND PROPERTY CORNER (N, S, E, W) UNLESS OTHERWISE NOTED
- SET PROPERTY CORNER (N, S, E, W) UNLESS OTHERWISE NOTED
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- H. IRON ROD
- I.P. COUNTY RECORDER'S INDEXING BOOK
- R.O.N. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CERTIFICATION

HEREBY CERTIFY THAT THIS LAND SURVEYING WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE IOWA PROFESSIONAL LAND SURVEYOR ACT CHAPTER 188. MY LICENSE NUMBER IS 18381 AND MY EXPIRATION DATE IS DECEMBER 31, 2024.



RETURN TO:
 CIVIL ENGINEERS CONSULTANTS
 ATTN: JEFFREY A. GADDIS, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: 515-276-4884
 EMAIL: GADDIS@CECLAC.COM



DATE:	PRINTED ON: August 26, 2024
DESIGNED BY:	JL, 13, 2021
DRAWN BY:	MEH

LOT FRONTAGE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	84°56'	2500'	34.27'	25.00'	35.36'	N44°41'17"
C2	157°27'	1230.00'	42.02'	21.01'	42.02'	N00°40'32"W
C3	310°54'	1230.00'	68.33'	34.18'	68.33'	N03°14'45"W
C4	310°54'	1230.00'	68.33'	34.18'	68.33'	N08°23'44"W
C5	310°54'	1230.00'	68.33'	34.18'	68.33'	N08°36'43"W
C6	310°54'	1230.00'	68.33'	34.18'	68.33'	N12°41'43"W
C7	310°54'	1230.00'	68.33'	34.18'	68.33'	N15°56'42"W
C8	310°54'	1230.00'	68.33'	34.18'	68.33'	N18°04'41"W
C9	310°54'	1230.00'	68.33'	34.18'	68.33'	N21°14'17"W
C10	141°16'25"	320.00'	107.83'	54.43'	107.83'	N4°11'12"W
C11	141°16'25"	320.00'	106.46'	53.98'	106.46'	N04°54'32"E
C12	85°45'30"	2500'	37.42'	25.31'	34.02'	N57°21'46"E
C13	84°22'56"	2500'	34.20'	24.73'	35.16'	N80°21'09"W
C14	87°51'34"	3800.00'	54.43'	24.78'	54.37'	N10°00'14"E
C15	4°46'56"	3800.00'	64.88'	32.52'	64.80'	N00°31'57"E
C16	4°46'56"	3800.00'	64.88'	32.52'	64.80'	N01°08'54"W
C17	4°55'57"	3800.00'	65.88'	33.02'	65.74'	N01°07'28"W
C18	3°36'58"	1170.00'	73.84'	36.43'	73.83'	N22°04'55"W
C19	3°40'46"	1170.00'	73.14'	37.58'	73.12'	N18°31'03"W
C20	3°40'46"	1170.00'	73.14'	37.58'	73.12'	N14°50'17"W
C21	3°40'46"	1170.00'	73.14'	37.58'	73.12'	N10°30'07"W
C22	3°40'46"	1170.00'	73.14'	37.58'	73.12'	N07°28'44"W
C23	3°40'46"	1170.00'	73.14'	37.58'	73.12'	N03°47'58"W
C24	2°15'46"	1170.00'	46.21'	23.11'	46.20'	N00°44'42"W
C25	84°54'55"	2500'	34.27'	25.00'	35.35'	N45°18'07"E

STREET R.O.M. CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C101	24°16'36"	1200.00'	528.45'	258.10'	504.65'	N11°50'06"W
C102	38°21'28"	350.00'	234.42'	122.28'	230.54'	N04°44'40"W
C103	37°48'56"	1500.00'	440.01'	51.74'	472.14'	N18°58'17"W
C104	24°57'44"	850.00'	370.34'	188.16'	367.42'	N35°38'04"E
C105	107°23'03"	850.00'	154.05'	77.24'	153.84'	N37°18'35"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C26	4°54'16"	1273.50'	107.87'	54.02'	107.83'	N11°11'37"W
C27	40°00'00"	2500'	34.27'	25.00'	35.36'	S44°14'47"E
C28	1°45'16"	1230.00'	46.95'	23.43'	46.85'	S00°34'27"E
C29	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S02°44'12"E
C30	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S05°18'28"E
C31	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S07°52'43"E
C32	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S10°26'58"E
C33	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S13°01'14"E
C34	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S15°35'30"E
C35	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S18°09'45"E
C36	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S20°44'00"E
C37	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S23°18'16"E
C38	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S25°52'31"E
C39	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S28°26'47"E
C40	2°34'15"	1230.00'	68.65'	34.33'	68.65'	S31°01'02"E
C41	3°24'12"	1530.00'	48.11'	46.57'	49.04'	S34°13'14"E
C42	80°44'10"	2500'	35.28'	27.28'	32.41'	S04°28'45"W
C43	1°03'44"	873.50'	107.57'	53.85'	107.50'	N46°23'14"E
C44	42°32'55"	2500'	40.38'	28.14'	36.13'	N11°48'24"W
C45	3°32'44"	1470.00'	40.87'	45.50'	40.85'	N37°45'34"W
C46	2°43'46"	1470.00'	70.03'	70.02'	70.02'	N30°37'30"W
C47	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N27°44'01"W
C48	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N24°41'07"W
C49	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N21°38'17"W
C50	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N18°35'26"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C51	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N15°32'34"W
C52	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N12°29'42"W
C53	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N09°26'50"W
C54	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N06°23'57"W
C55	3°02'52"	1470.00'	78.84'	34.11'	78.18'	N03°21'07"W
C56	2°10'52"	1470.00'	54.68'	27.34'	54.68'	N00°45'45"W
C57	40°00'00"	2500'	34.27'	25.00'	35.36'	N45°18'07"E
C58	10°33'08"	873.50'	160.64'	80.57'	160.46'	N47°34'45"E
C59	5°28'10"	873.50'	83.54'	41.80'	83.51'	N11°33'30"E
C60	5°20'34"	873.50'	81.47'	40.78'	81.44'	N26°08'32"E
C61	5°48'05"	1273.50'	130.84'	64.48'	128.74'	N11°54'44"W
C62	5°48'05"	1273.50'	130.84'	64.48'	128.74'	N07°30'12"W
C63	5°48'05"	1273.50'	127.84'	64.00'	127.84'	N02°38'12"W
C64	0°47'34"	873.50'	12.05'	6.03'	12.05'	N97°01'16"E
C65	6°42'22"	873.50'	102.12'	51.2'	102.06'	N55°16'30"E

SCALE: 1"=50'

 SHEET 02 OF 04
 ON 34"x22" SHEET
 1"=100' ON 11"x17" SHEET

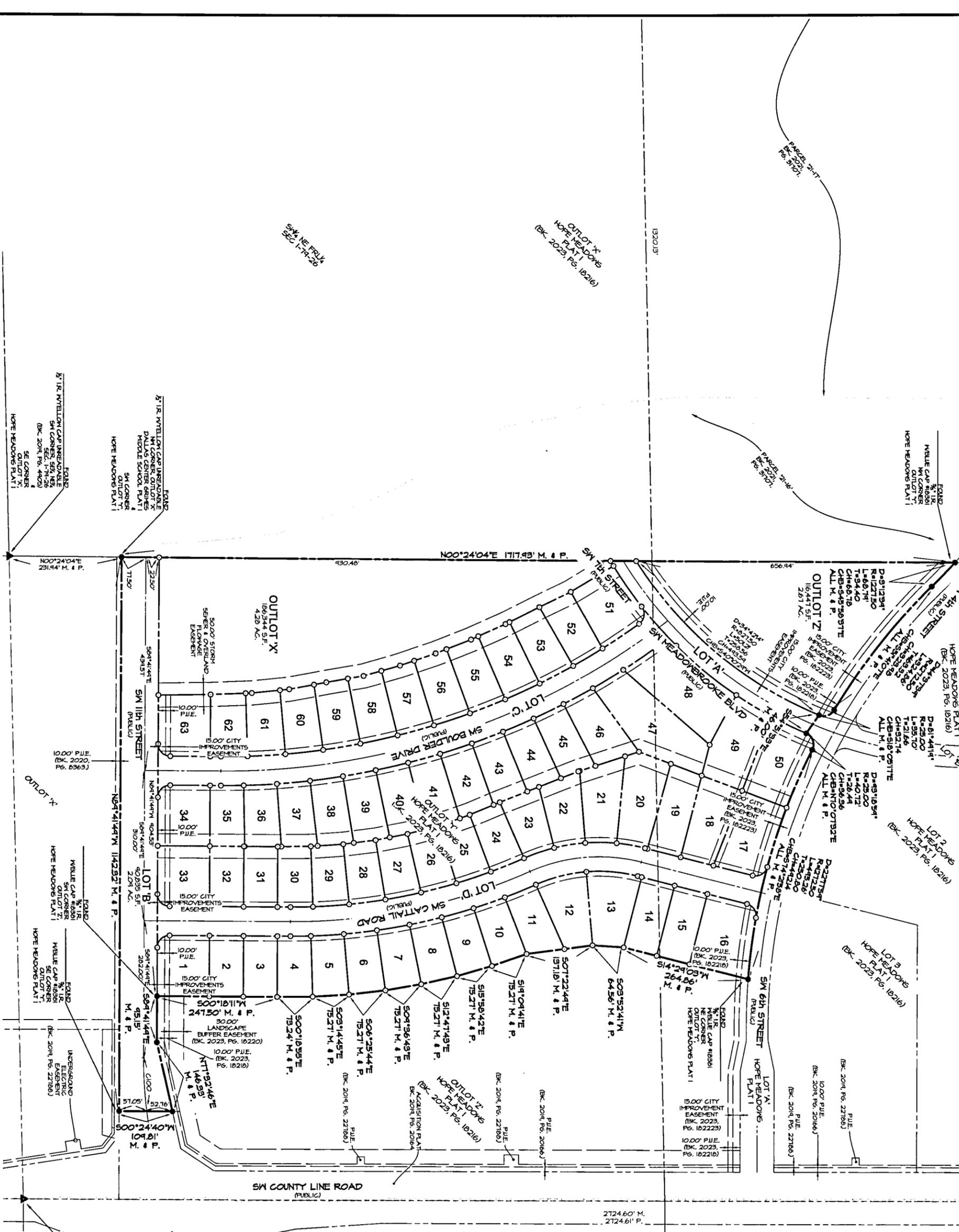


DATE:	PRINTED ON: August 26, 2024
DATE OF SURVEY:	JUL 13, 2021
DESIGNED BY:	PC
DRAWN BY:	MEH

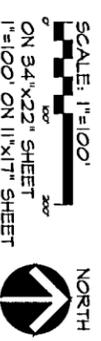


Civil Engineering Consultants, Inc.
 2400 86th Street . Unit 12 . Urbandale, Iowa 50322
 515.276.4884 . mail@ceclac.com

HOPE MEADOWS PLAT 2
 NE FRI/4 - SEC 01-79-26, GRIMES, IA 50111
 TABLES & INFORMATION SHEET



CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C100	71.51°	871.17'	110.00'	55.61'	110.00'
C11	146.58°	146.58'	146.58'	146.58'	146.58'

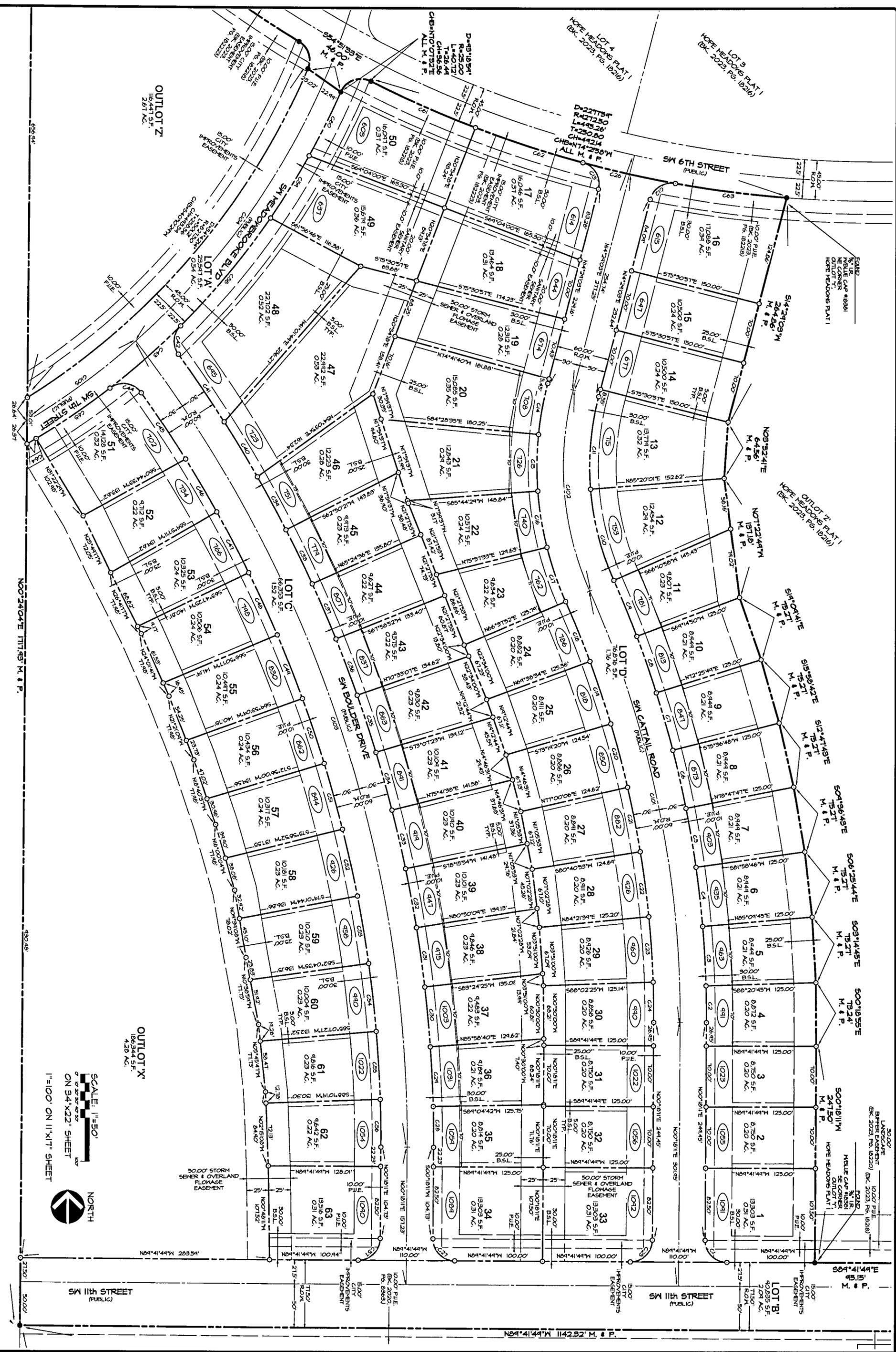


SHEET 03 OF 04
 HOPE MEADOWS PLAT 2
 NE 1/4 - SEC 01-14-26, GRIMES, IA 50111
 FINAL PLAT

DATE: PRINTED ON: August 26, 2024
 DATE OF SURVEY: JUL. 13, 2021
 DESIGNED BY: FC
 DRAWN BY: MEH

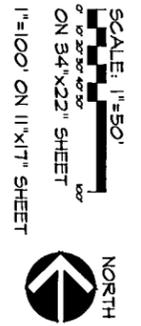


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 2400 86th Street, Unit 12 · Urbandale, Iowa 50322
 515.276.4884 · mail@ceclac.com



OUTLOT 'X'
186,344 SF.
4.28 AC.

OUTLOT 'Z'
16,447 SF.
2.61 AC.



HOPE MEADOWS PLAT 2
NE FRI/4 - SEC 01-74-26, GRIMES, IA 50111
FINAL PLAT - DETAIL

DATE:	PRINTED ON: August 26, 2024
DATE OF SURVEY:	JUL. 13, 2021
DESIGNED BY:	PC
DRAWN BY:	MEH



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Urbandale, Iowa 50322
515.276.4884 • mail@ceclac.com

SHEET
04
OF
24
A216