

APPROVED BY: [Signature] Date: 6/13/19
City Engineer
[Stamp: City of Des Moines, Iowa]

INDEX LEGEND
LOCATION: PT LOTS 6 & OUTLOT 'Y' CENTRAL DES MOINES INDUSTRIAL PARK AND PT LOTS 80, 82, 85, & 86, FACTORY ADDITION, DES MOINES, POLK COUNTY, IOWA
REQUESTOR: HUBBELL DEVELOPMENT SERVICES 6900 WESTOWN PKWY WEST DES MOINES, IA 50266
PROPRIETOR: HRC NFS I LLC 6900 WESTOWN PKWY WEST DES MOINES, IA 50266
SURVEYOR: MICHAEL A. BROONER
RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

GRAY'S STATION PLAT 4

FINAL PLAT

Doc ID: 03417870016 Type: PLT
Kind: PLAT
Recorded: 07/23/2019 at 02:29:03 PM
Fee Amt: \$85.00 Page: 1 of 16
Polk County Iowa
JULIE H. WAGGERTY RECORDER
File# 2019-00007043
BK 17417 PG 838-853

OWNER

HRC NFS I LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266

DEVELOPER

HUBBELL DEVELOPMENT SERVICES
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266
PH: (515) 243-3228
FX: (515) 280-2000

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

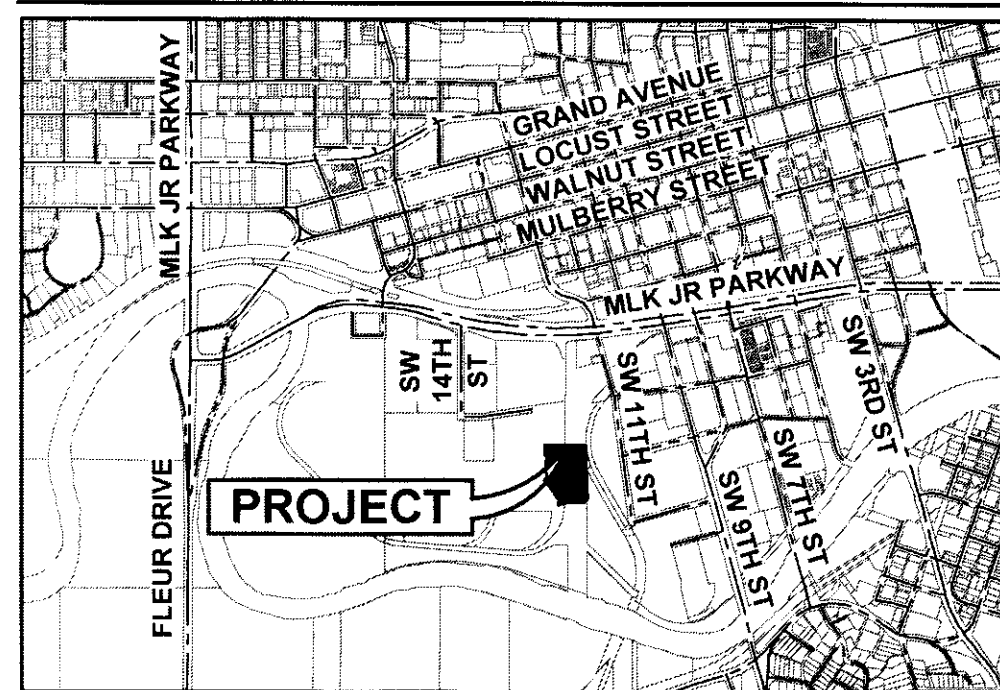
DATE OF SURVEY

JULY 25, 2018

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y' AND OUTLOT 'Z' SHALL BE USED FOR COMMON SPACE.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP



DES MOINES, IOWA

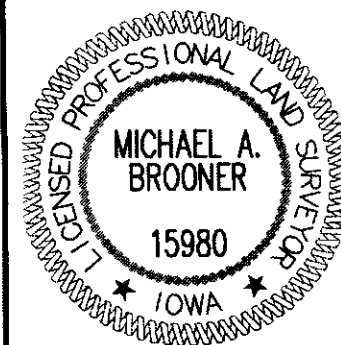
PLAT DESCRIPTION

A PART OF LOTS 6 AND OUTLOT 'Y' CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT AND A PART OF LOTS 80, 81, 85, AND 86, FACTORY ADDITION, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'Z', GRAY'S STATION PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 00°01'40" EAST, 403.65 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 285.00 FEET, WHOSE ARC LENGTH IS 7.29 FEET AND WHOSE CHORD BEARS SOUTH 69°36'45" EAST, 7.29 FEET TO A POINT ON THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 80; THENCE SOUTH 00°00'30" WEST ALONG SAID EAST LINE, 159.34 FEET; THENCE SOUTH 45°45'01" WEST, 36.34 FEET; THENCE SOUTH 75°44'51" WEST, 36.34 FEET; THENCE SOUTH 89°58'20" WEST, 162.99 FEET; THENCE SOUTH 70°36'11" WEST, 87.89 FEET; THENCE NORTH 00°30'44" WEST, 53.15 FEET; THENCE NORTH 29°22'59" WEST, 198.02 FEET; THENCE NORTH 49°39'41" WEST, 62.02 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 56.36 FEET AND WHOSE CHORD BEARS NORTH 20°09'19" EAST, 55.20 FEET; THENCE NORTH 00°01'40" WEST, 146.23 FEET; THENCE NORTH 89°58'20" EAST, 9.11 FEET; THENCE NORTH 00°01'40" WEST, 63.00 FEET; THENCE SOUTH 89°58'20" WEST, 17.61 FEET; THENCE NORTH 00°01'40" WEST, 102.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', SAID GRAY'S STATION PLAT 3; THENCE NORTH 89°58'20" EAST ALONG THE SOUTH LINE OF SAID GRAY'S STATION PLAT 3, A DISTANCE OF 434.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.55 ACRES (241,596 SQUARE FEET).

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°27'57"	285.00'	7.29'	S69°36'45"E	7.29'	C19	13°08'44"	115.50'	26.50'	N6°32'42"E	26.44'
C2	40°21'59"	80.00'	56.36'	N20°09'19"E	55.20'	C20	29°21'19"	333.00'	170.61'	N75°17'40"E	168.75'
C3	01°18'40"	724.00'	3.93'	N89°49'00"E	3.93'	C21	29°21'19"	333.00'	170.61'	N75°17'40"E	168.75'
C4	01°18'01"	750.00'	3.93'	N89°49'19"E	3.93'	C22	24°16'47"	250.00'	105.94'	S77°53'17"E	105.15'
C5	01°17'25"	776.00'	3.93'	N89°49'37"E	3.93'	C23	5°37'04"	215.00'	21.08'	N64°16'50"W	21.07'
C6	5°15'32"	285.00'	26.16'	N72°58'30"W	26.15'	C24	28°33'22"	215.00'	107.16'	S75°44'59"E	106.05'
C7	6°04'23"	285.00'	30.21'	N78°38'27"W	30.19'	C25	14°32'28"	67.00'	17.00'	N4°02'56"W	16.96'
C8	6°34'59"	285.00'	32.75'	N84°58'09"W	32.73'	C26	11°19'40"	143.00'	28.27'	N5°39'20"W	28.23'
C9	1°46'02"	285.00'	8.79'	N89°08'39"W	8.79'	C27	89°57'50"	53.00'	83.22'	N44°59'25"E	74.93'
C10	3°34'41"	368.00'	22.98'	S88°10'59"W	22.98'	C28	5°52'04"	257.00'	26.32'	N87°02'18"E	26.31'
C11	4°38'04"	368.00'	29.77'	S84°04'37"W	29.76'	C29	19°54'50"	127.00'	44.14'	N74°08'51"E	43.92'
C12	8°17'44"	368.00'	53.28'	N77°36'43"E	53.23'	C30	2°53'07"	298.00'	15.01'	S62°03'34"W	15.00'
C13	0°46'34"	368.00'	4.99'	S73°04'34"W	4.99'	C31	10°12'15"	298.00'	53.07'	S70°45'11"W	53.00'
C14	12°04'16"	368.00'	77.53'	N66°39'09"E	77.39'	C32	29°21'19"	298.00'	152.68'	N75°17'40"E	151.01'
C15	27°13'15"	115.50'	54.87'	N26°43'42"E	54.36'	C33	2°10'14"	368.00'	13.94'	S71°36'10"W	13.94'
C16	40°21'59"	100.00'	70.45'	N20°09'19"E	59.00'	C34	1°40'33"	368.00'	10.76'	S71°51'00"W	10.76'
C17	18°38'56"	84.50'	27.50'	S31°00'51"W	27.38'	C35	0°47'14"	368.00'	5.06'	S61°00'38"W	5.06'
C18	21°43'04"	84.50'	32.03'	S10°49'52"W	31.84'						



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.
[Signature] 5-15-2019
MICHAEL A. BROONER, P.L.S. DATE

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

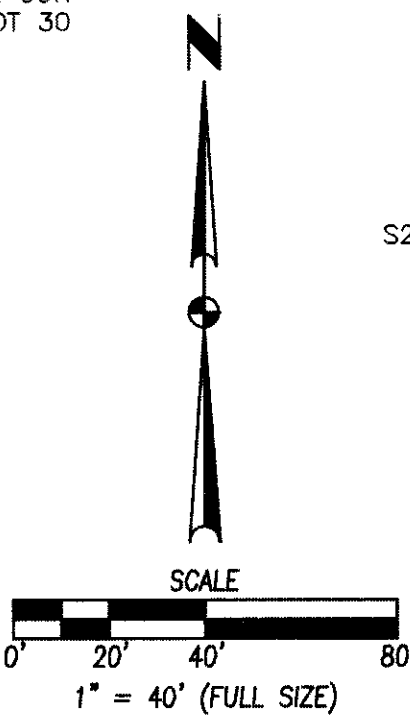
ADDRESSING

LOT NUMBER	ADDRESS	STREET NAME
1	474	SW 12TH STREET
2	472	SW 12TH STREET
3	470	SW 12TH STREET
4	468	SW 12TH STREET
5	461	SW 12TH STREET
6	463	SW 12TH STREET
7	465	SW 12TH STREET
8	467	SW 12TH STREET
9	469	SW 12TH STREET
10	471	SW 12TH STREET
11	473	SW 12TH STREET
12	1149	MURPHY STREET
13	1155	MURPHY STREET
14	1161	MURPHY STREET
15	1167	MURPHY STREET
16	1173	MURPHY STREET
17	1179	MURPHY STREET
18	1185	MURPHY STREET
19	1191	MURPHY STREET
20	1197	MURPHY STREET
21	1203	MURPHY STREET
22	1209	MURPHY STREET
23	1215	MURPHY STREET
24	1221	MURPHY STREET
25	504	SW 12TH STREET
26	510	SW 12TH STREET
27	516	SW 12TH STREET
28	522	SW 12TH STREET
29	528	SW 12TH STREET
30	1215	GRAY'S PARKWAY
31	1196	MURPHY STREET
32	1180	MURPHY STREET
33	1184	MURPHY STREET
34	1178	MURPHY STREET
35	1172	MURPHY STREET
36	1166	MURPHY STREET
37	1160	MURPHY STREET
38	1154	MURPHY STREET
39	1148	MURPHY STREET
40	1149	GRAY'S PARKWAY
41	1155	GRAY'S PARKWAY
42	1161	GRAY'S PARKWAY
43	1167	GRAY'S PARKWAY
44	1173	GRAY'S PARKWAY
45	1179	GRAY'S PARKWAY
46	1185	GRAY'S PARKWAY
47	1170	GRAY'S PARKWAY

LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY
PREVIOUS LOT LINES

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	



FILE: I:\SWANSON\DESIGN\WORK\DESIGN\GRAY'S STATION PLAT 4.DWG
FILE DATE: 5/15/2019
DATE PLOTTED: 5/15/2019 3:27 PM
PLOT BY: ERIC WINSTON
CADDWATER: ENG

GRAY'S STATION PLAT 4

FINAL PLAT

1/1
1801.002

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: [Blank]
ENGINEER: [Blank]



DES MOINES, IOWA