

### LEGEND

#### Survey

Section Corner  
1/2" Rebar, Yellow Plastic Cap #18643  
(Unless Otherwise Noted)  
1/2" Rebar, Yellow Plastic Cap #15980  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

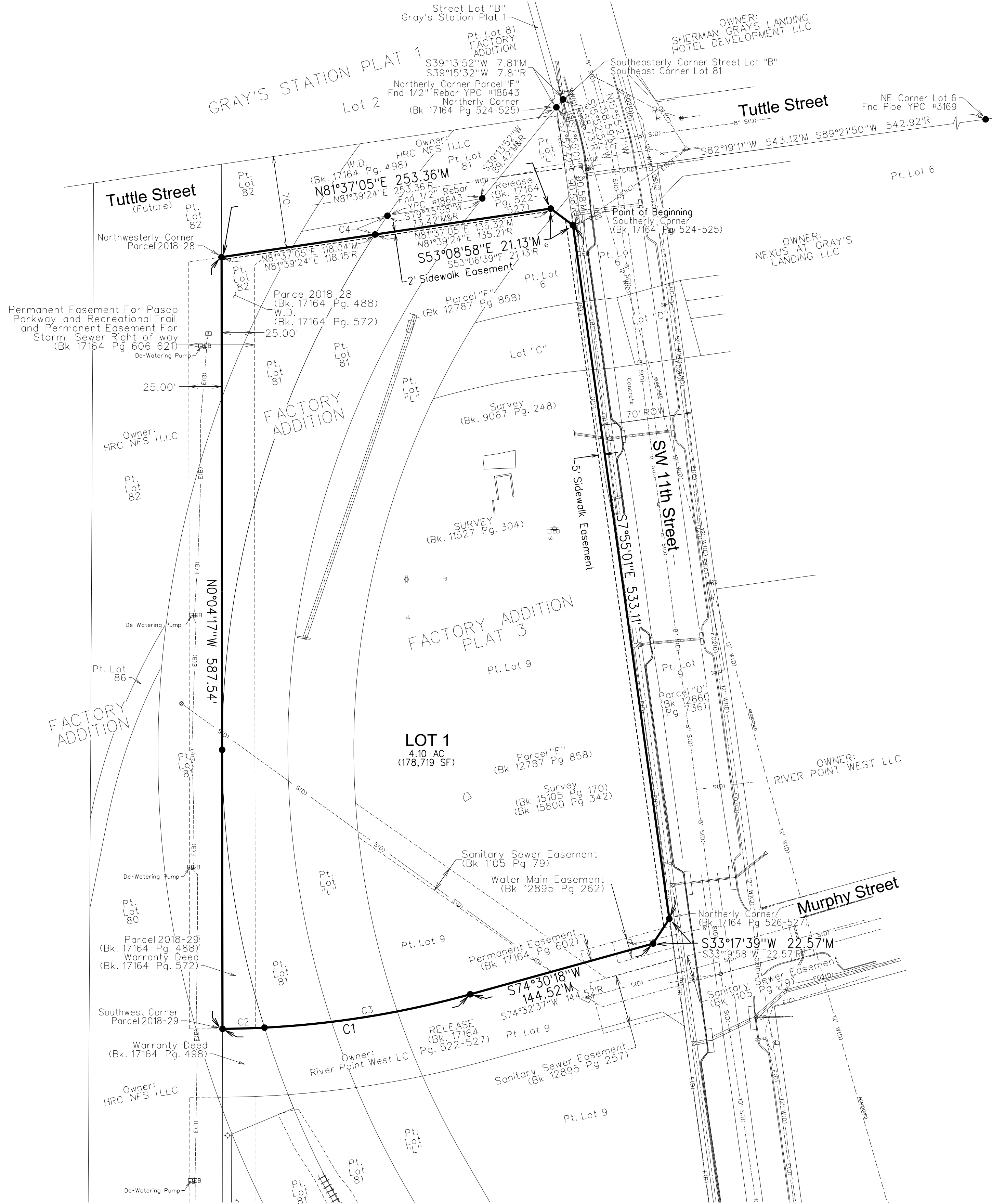
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# GRAY'S LANDING PLAT 1 PRELIMINARY PLAT



### FLOOD ZONE:

FLOOD ZONE DESIGNATION - THE PROPERTY SHOWN IS DESIGNATED ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE DESIGNATED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 19153C0335F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.

### ZONING (EXISTING AND PROPOSED)

GRAY'S LANDING PLANNED UNIT DEVELOPMENT

### PLAT DESCRIPTION

A PART OF LOT 81 AND A PART OF LOT 82 OF FACTORY ADDITION, AN OFFICIAL PLAT AND A PART OF LOTS 6, C, AND A PART OF LOT 9 OF FACTORY ADDITION PLAT NO. 3, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF STREET LOT "B" OF GRAY'S STATION PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 39°13'52" WEST ALONG THE SOUTHERLY LINE OF SAID STREET LOT "B", 7.81 FEET TO THE NORTHERLY CORNER OF PARCEL "F" RECORDED IN BOOK 12787, PAGE 858 ALSO BEING THE NORTHERLY CORNER OF ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 524 - 525 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 07°55'01" EAST ALONG THE EAST LINE OF SAID PARCEL "F" AND ALONG THE EAST LINE OF SAID ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 524 - 525, A DISTANCE OF 90.58 FEET TO THE SOUTHERLY CORNER OF SAID ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 524 - 525 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 07°55'01" EAST ALONG SAID EAST LINE OF PARCEL "F", 533.11 FEET TO THE NORTHERLY CORNER OF ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 526 - 527; THENCE SOUTH 33°17'39" WEST ALONG THE NORTHERLY LINE OF SAID ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 526 - 527, A DISTANCE OF 22.57 FEET; THENCE SOUTH 74°30'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 144.52 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE SOUTH LINE OF PARCEL 2018-29 AS RECORDED IN BOOK 17164, PAGE 488 OF THE POLK COUNTY RECORDER'S OFFICE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 724.00 FEET, WHOSE ARC LENGTH IS 190.98 FEET AND WHOSE CHORD BEARS SOUTH 82°03'43" WEST, 190.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2018-29; THENCE NORTH 00°04'17" WEST ALONG THE WEST LINE OF SAID PARCEL 2018-29 AND ALONG THE WEST LINE OF PARCEL 2018-28 AS RECORDED IN SAID BOOK 17164, PAGE 488, A DISTANCE OF 58.75 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2018-28; THENCE NORTH 81°37'05" EAST ALONG THE NORTH LINE OF SAID PARCEL 2018-28 AND ALONG THE SOUTH LINE OF SAID ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 524 - 525, A DISTANCE OF 253.36 FEET TO A CORNER ON SAID SOUTH LINE OF SAID ACQUISITION PLAT RECORDED IN BOOK 17164, PAGE 524 - 525; THENCE SOUTH 53°08'58" EAST CONTINUING ALONG SAID SOUTH LINE, 21.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.10 ACRES (178,719 S.F.).

### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	15°06'49"RT	724.00'	190.98'	96.05'	S82°03'43"W 190.43'
C2 - R	2°32'01"RT	724.00'	32.02'	16.01'	S88°21'07"W 32.01'
C2 - R	2°31'49"	724.00'	31.97'		S88°23'46"W 31.97'
C3 - R	12°34'48"RT	724.00'	158.96'	79.80'	S80°47'42"W 158.64'
C3 - R	12°35'14"	724.00'	159.05'		S80°50'14"W 158.73'
C4 - M	1°22'17"RT	716.25'	17.15'	8.57'	N33°47'52"E 17.14'
C4 - R	1°21'20"	716.25'	16.95'		S33°50'54"W 16.95'

### DEVELOPER

SHERMAN ASSOCIATES DEVELOPMENT LLC  
233 PARK AVENUE SOUTH, SUITE 201  
MINNEAPOLIS, MN 55415  
(612)-332-3000

### OWNER/APPLICANT

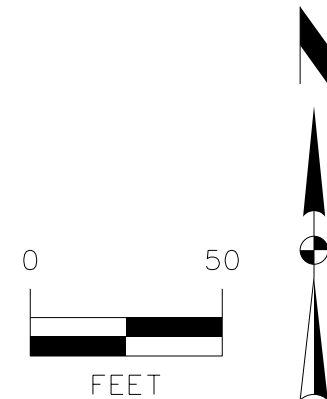
RIVER POINT WEST LLC  
233 PARK AVENUE SOUTH, SUITE 201  
MINNEAPOLIS, MN 55415  
(612)-332-3000

### ENGINEER/SURVEYOR

SNYDER & ASSOCIATES  
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
(515)-964-2020

### NOTES

1. GRAY'S LANDING PLAT 1 IS A ONE LOT SUBDIVISION.  
2. ADDRESS FOR LOT 1 IS 400 SW 11TH STREET.



### APPROVED BY:

Community Development Director Date

City Engineer

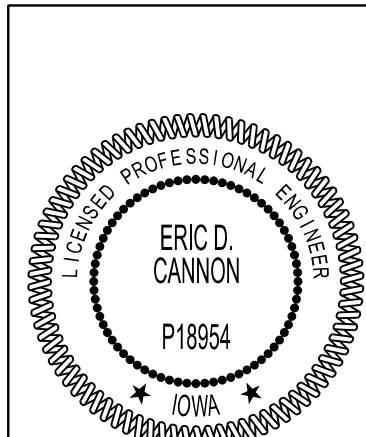
Rail Call

City Council

### CERTIFIED BY:

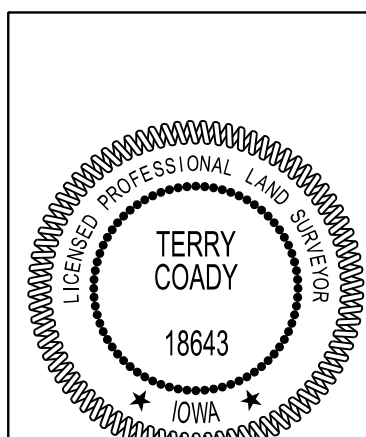
City Clerk

City of Des Moines, Iowa



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.

Eric D. Cannon, P.E. Date  
License Number P18954  
My License Renewal Date is December 31, 2021  
Pages or sheets covered by this seal:  
Sheet 2 of 2



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.

Terry Coady, PLS Date  
License Number 18643  
My License Renewal Date is December 31, 2021  
Pages or sheets covered by this seal:  
Sheet 1 of 2

GRAY'S LANDING PLAT 1

PRELIMINARY PLAT - LAYOUT PLAN

SNYDER & ASSOCIATES, INC.

DES MOINES, IOWA

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



Project No: 1180793

Sheet 1 of 2

1180793

Project No:

Date:

02/13/18

Field Bk:

1"=50'

Scale:

TLC

Checked By:

REVISION

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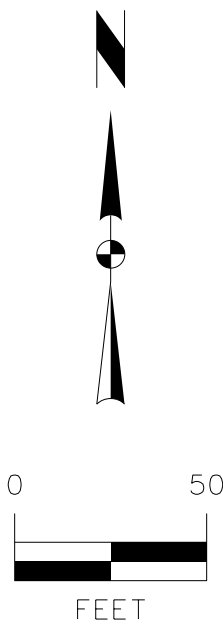
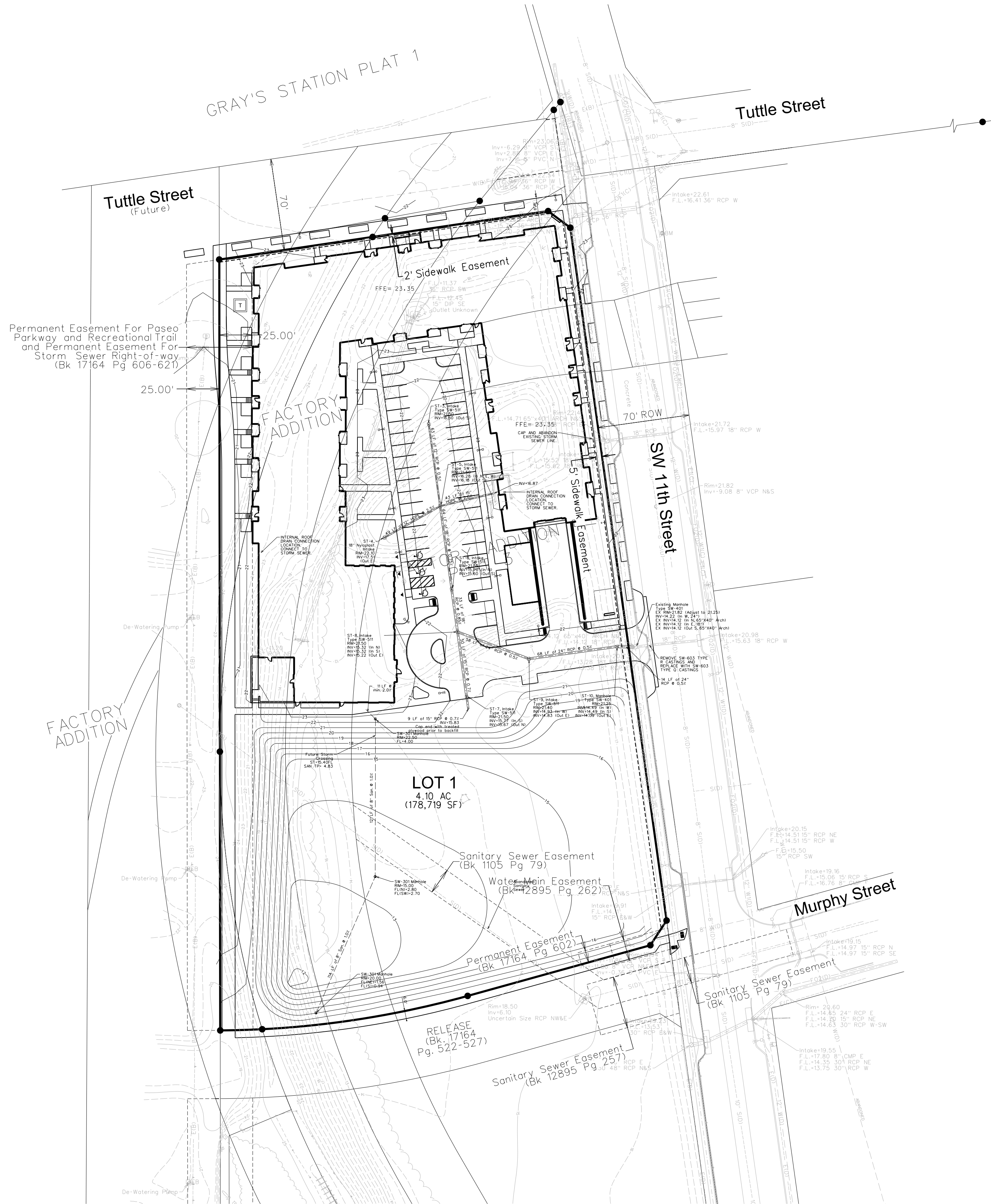
### BENCHMARKS

DES MOINES VERTICAL DATUM  
IARTN DERIVED - US SURVEY FEET

BM5578 ELEV=26.89  
FOUND BRASS TABLET IN SOUTHWEST CORNER OF  
HANDRAIL OF 9TH STREET BRIDGE AND TUTTLE.

BM5581 ELEV=25.48  
C.D.M. BRASS TABLET IN CONCRETE WALL, 43.6'  
WEST OF EAST FACE. WALL IS AROUND SANITARY  
SEWER PUMP STATION.

# GRAY'S LANDING PLAT 1 PRELIMINARY PLAT



## GRAY'S LANDING PLAT 1

### PRELIMINARY PLAT - GRADING AND UTILITY PLAN

DES MOINES, IOWA

## SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



Project No: 1180793

Sheet 2 of 2

MARK	REVISION	DATE	BY
2	AS PER OWNER REVISIONS	12/17/20	STT
1	AS PER CITY COMMENTS	03/12/19	JDP
Engineer:	Checked By:	TLC	Scale: 1"=50'
Technician:	Date:	02/13/18	Field Bk: Pg:
Project No:	1180793	Sheet	2 of 2