



Date October 11, 2010

RESOLUTION RELEASING SUBDIVISION IMPROVEMENT BOND  
FOR SAWYER'S LANDING PLAT 2

WHEREAS, on July 23, 2007, by Roll Call No. 07-1397, the City Council approved the subdivision plat entitled Sawyer's Landing Plat 2 for property in the vicinity of Twana Drive and 29<sup>th</sup> Street, to be developed by Savannah Homes, Inc, Ted Grob, Principal; and,

WHEREAS, by said Roll Call, the City Council further authorized the approval and acceptance of Subdivision Bond No IAC-77156 from Merchant's Bonding Company (Mutual) in the amount of \$56,634 as security for the estimated cost of restoration of a temporary cul-de-sac bulb, curb and gutter and residential driveways associated with the extension of Merced Drive and 30<sup>th</sup> Street; and,

WHEREAS, the City Council has approved the City-initiated request for the vacation of a dead-end segment of Merced Drive and a dead-end segment of 30<sup>th</sup> Street running south of Merced Drive, both segments adjoining the property at 2996 Merced Drive, upon a determination that such rights-of-way are not needed for any public purpose; and,

WHEREAS, the vacation of the dead-end segments of 30th Street and Merced Drive as described above will eliminate the need for, and the opportunity to construct, the public improvements secured by Subdivision Bond No. IAC-77156.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. Subject to the final passage of an ordinance vacating the dead-end segments of 30th Street and Merced Drive adjoining 2996 Merced Drive as described above, Subdivision Improvement Bond No IAC-77156 in the amount of \$56,634 from Savannah Homes, Inc. and Merchant's Bonding Company, is hereby released as security for the satisfactory completion of the required improvements to extend Merced Drive and 30th Street, and such bond shall be returned to the Principal.
2. Upon satisfaction of the conditions identified in paragraph 1, above, the City Clerk is hereby directed to notify the Principal and Surety of the release of such security at the following respective addresses:

( continued )



**Roll Call Number**

**Agenda Item Number**

41C

**Date** October 11, 2010

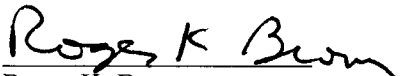
Merchants Bonding Company  
2100 Fleur Drive  
Des Moines, IA 50321-1158

Savannah Homes, Inc.  
1307 50<sup>th</sup> Street  
West Des Moines, IA 50266

Council Communication No. 10- 601 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
Roger K. Brown  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
<b>TOTAL</b>				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

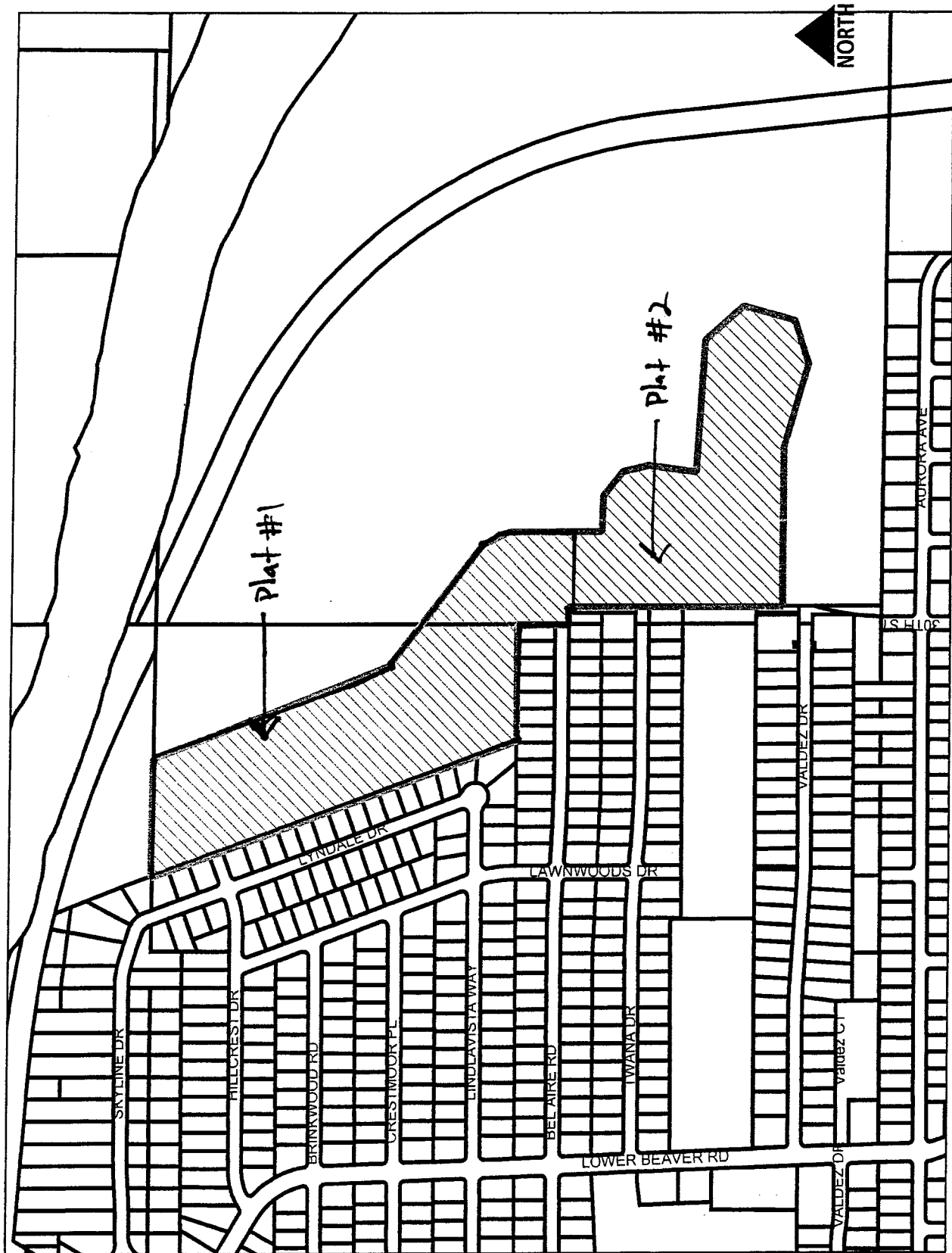
MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# Sawyer's Landing Plat 2



414

# SAWYER'S LANDING PLAT 2

## FINAL PLAT

Sheet 1 of 1  
 DES MOINES, IOWA  
 SNYDER & ASSOCIATES  
 2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2000

APPROVED BY: *[Signature]*  
 DATE: JUL 13, 2007  
 CERTIFIED BY: *[Signature]*  
 DATE: JUL 13, 2007  
 CITY OF DES MOINES, IOWA

**PLAT DESCRIPTION**  
 PLAT OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 79 N, RANGE 14 E, DEBBA HEIGHTS, DES MOINES POLK COUNTY, IOWA AND CONTAINING 12.12 ACRES (S45.8085 S. 1).

**OWNER/APPLICANT**  
 ENGINEERS/SURVEYOR  
 C/O SAWYER HOMES, INC.  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2000  
 (515) 271-2333

**NOTES**  
 1. LOT LINES SHALL BE SET WITHIN ONE YEAR OF THE FINAL PLAT BEING RECORDED.  
 2. ALL LOTS TO BE A MINIMUM OF 60 WIDE AT THE FRONT.  
 3. YARD SETBACKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL PUBLIC STREETS.  
 4. ALL LOT LINES ARE RADIAL TO STREET CENTERLINE.  
 5. LOTS 1 - 31 AND 79 - 103 WERE CONTAINED WITHIN SAWYER'S LANDING PLAT 1 AND ARE NOT PART OF THIS PLAT.  
 6. LOTS 32 - 42, 43 - 52, 53 - 58, 59 - 68, 69 - 78 CONTAINED IN SAWYER'S STREET LOTS A, B, C, D AND E WILL BE DEDICATED TO THE CITY FOR HIGH-WAY PURPOSES.  
**ACREAGE SUMMARY**  
 SINGLE FAMILY (S1/4 NW1/4 SEC 21-79-24) 12.12 AC  
**PUBLIC EASEMENTS**  
**DESCRIPTION**      **LOCATION**  
 (a) Lots 36 - 40 30.00 CONSERVATION EASEMENT  
 (b) Lots 44 - 68 30.00 CONSERVATION EASEMENT  
 (c) Lots 73 - 76 30.00 CONSERVATION EASEMENT  
 (e) Lots 65 - 69 TEMPORARY EASEMENT FOR VEHICULAR TURNAROUND  
 (f) Lots 50 - 51 WATER FLOWAGE EASEMENT SURFACE  
 (g) Lots 50 - 51 SANITARY SEWER EASEMENT  
 (h) Lots 58 - 59 STORM SEWER EASEMENT  
 (i) Lots 77 - 78 15.00 STORM SEWER EASEMENT

**LEGEND**  
 SURVEY      SCL  
 Street Center      +  
 1/2" Color Orange Cap      11579  
 ROW Unless Otherwise Noted  
 ROW      - - -  
 ROW Roll      - - -  
 Branch Mark      P  
 Plotted Distance      R  
 Recovered As Shown      O  
 Calculated Distance      D  
 Minimum Protection Elevation      MPE  
 Section Line      ---  
 1/4 Section Line      ---  
 Easement Line      ---

FINAL PLAT  
 SAWYER'S LANDING PLAT 2  
 SHEET 1 OF 1  
 1470121

DES MOINES, IOWA

APPROVED BY: *[Signature]*  
 DATE: JUL 13, 2007  
 CERTIFIED BY: *[Signature]*  
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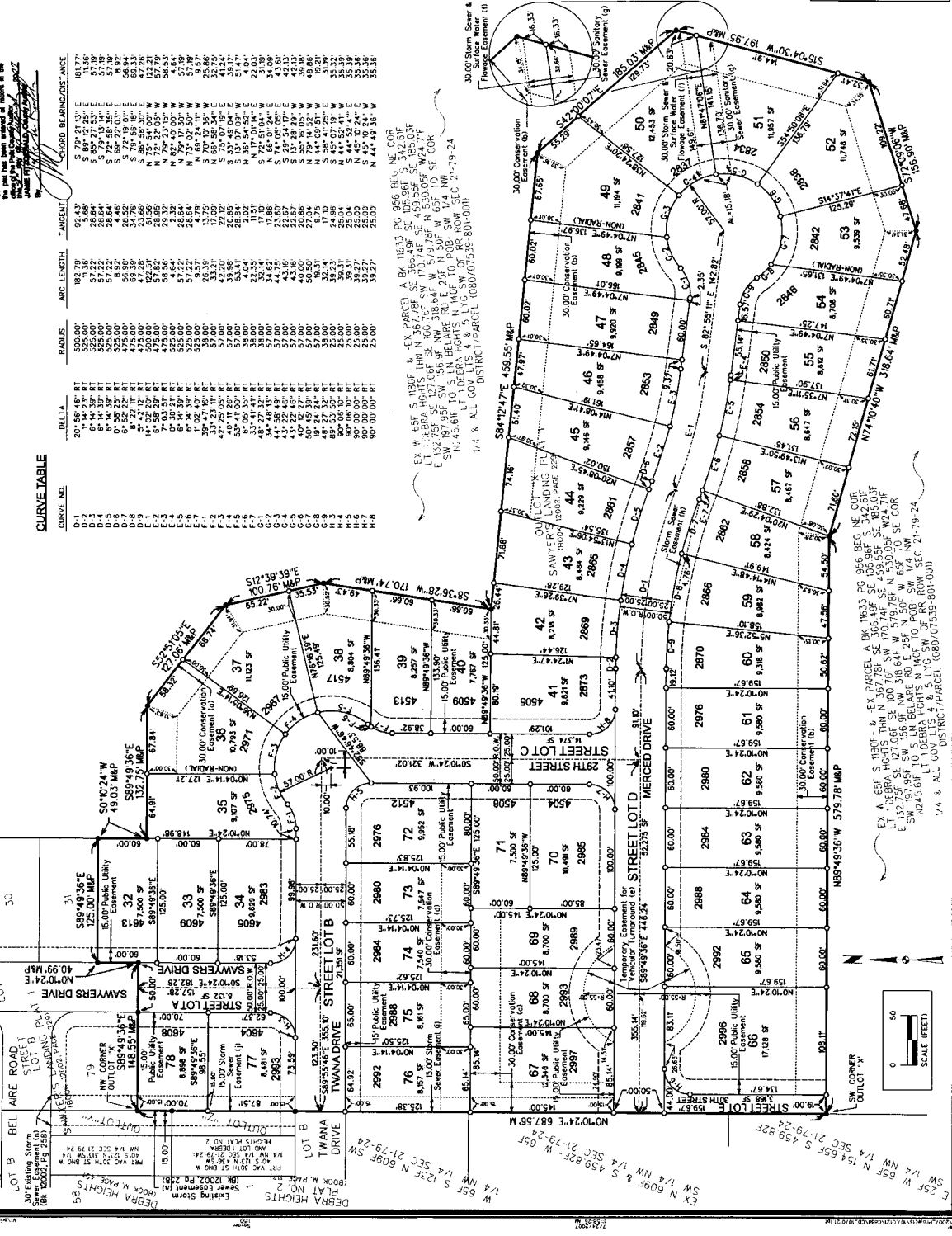
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 1/4 Section Line ---  
 Easement Line ---

DES MOINES, IOWA  
 JUL 13 2007

11579

11579

DES MOINES, IOWA



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CORD BEING/CHORD DISTANCE
D-1	20°56'46"	500.00'	182.78'	92.43'	181.77'
D-2	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-3	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-4	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-5	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-6	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-7	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-8	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-9	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-10	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-11	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-12	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-13	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-14	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-15	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-16	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-17	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-18	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-19	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-20	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-21	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-22	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-23	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-24	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-25	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-26	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-27	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-28	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-29	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-30	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-31	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-32	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-33	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-34	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-35	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-36	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-37	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-38	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-39	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-40	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-41	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-42	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-43	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-44	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-45	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-46	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-47	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-48	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-49	6°14'39"	525.00'	57.22'	28.84'	57.39'
D-50	6°14'39"	525.00'	57.22'	28.84'	57.39'

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DES MOINES, IOWA

Book 12323, Page 472, File Number 2008-00012523

DEPARTMENT OF ENGINEERING

CITY OF DES MOINES, IOWA

SUBDIVISION IMPROVEMENT ESTIMATE

DATE: June 27, 2007

Before approval may be given to the plat entitled SAWYER'S LANDING PLAT 2 bonds are required for the following improvements in the amount of these estimated costs:

Sidewalk ( 4 feet wide )

Sawyer's Drive (Lot A ) both sides	367 LF		
Twana Drive (Lot B ) both sides	729 LF		
29 <sup>th</sup> Street (Lot C ) both sides	603 LF		
Merced Drive ( Lot D ) both sides	1,883 LF		
30 <sup>th</sup> Street ( Lot E ) East side only	<u>186 LF</u>		
	3,768 LF @ \$ 12.00/ LF		\$ 45,216.00
Engineering and inspection	\$ 45,216.00 @ 6%	=	\$ <u>2,713.00</u>
	Total sidewalk		\$ 47,929.00

As-built survey costs

Storm sewer structures Plan file 466- 098 / 109 ( Phase 2 ) Activity ID number 08-2007-106	25 @ \$150.00 each	=	\$ 3,750.00
	Total improvements	=	\$ 51,679.00

COMPUTED BY Arnis Aksehi APPROVED BY JLE Brewer  
(City Engineer)

CHECKED BY Charles A. Gypch APPROVED BY Larry Huber  
(Community Development Director)

NOTE

Although 10-foot wide Pedestrian easements exist across lots 37 and 38 and across lot 50 Planning did not elect to bond for the walkways at this time due to grade problems.