

Date September 26, 2011

APPROVING FINAL SUBDIVISION PLAT OF WOODSIDE ESTATES WEST PLAT 7

WHEREAS, the final subdivision plat entitled **Woodside Estates West Plat 7**, for land located in the vicinity of 5564 NW 3rd Court in unincorporated Polk County, to be developed by Woodside Estates North, LLC, represented by Craig Torgerson, Officer, was submitted on August 22, 2011; and,

WHEREAS, the plat is located in unincorporated Polk County within the 2 mile review area outside the Des Moines city limits, and Polk County is responsible for enforcement of any requirements placed on the plat; and

WHEREAS, all necessary attachments are subject to review and approved by the Polk County Legal Department for conformance with Iowa Code Sections 354.8, 354.6, and 354.11,

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

1. It is hereby determined that the subdivision plat entitled Woodside Estates West Plat 7 conforms to the City of Des Moines platting requirements, and will not unduly burden public improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
2. The Mayor and City Clerk are hereby authorized and directed to execute approval of all copies of said subdivision plat as appropriate.
3. The City Clerk is directed to provide an approved copy of the subdivision plat and a certified copy of this resolution to the Physical Planning Division of the Polk County Engineering Department, to the City Community Development Department and to City Land Records.

MOVED by _____ to adopt.

FORM APPROVED: Roger K. Brown
 Roger K. Brown, Assistant City Attorney

Council Communication No. 11- 603

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

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

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WOODSIDE ESTATES WEST PLAT NO. 7 FINAL PLAT

OWNER / DEVELOPER
DAVE WILKINSON
WOODSIDE ESTATES NORTH, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

PLAT AREA
1.31 ACRES (57,144 SQUARE FEET)

PLAT DESCRIPTION
LOTS 17, THROUGH 22, WOODSIDE ESTATES WEST PLAT NO. 5, AN OFFICIAL PLAT IN POLK COUNTY, IOWA. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING
LOW DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS
35' FRONT YARD SETBACK
35' REAR YARD SETBACK
10' SIDE YARD SETBACK

DATE OF SURVEY
JULY, 2011

LEGEND:

SECTION CORNER AS NOTED

1/2" REBAR, YELLOW CAP #1747

PLATED BEARING (M&P)

MEASURED BEARING & DISTANCE

RECORDED BEARING & DISTANCE

DEEDED BEARING & DISTANCE

PLAT BEARING & DISTANCE

PUBLIC UTILITY EASEMENT

LOT ADDRESS

CENTERLINE

SECTION CORNER LINE

SECTION LINE

PLAT BOUNDARY

FOUND SET

● ○

▲ ○

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1 (M&P)	195°42'23"	105.87'	305.00'	S13°02'55"W
C2 (M&P)	195°42'23"	105.87'	305.00'	S13°02'55"W
C3 (M&P)	92°53'37"	50.12'	305.00'	S47°45'33"W

GENERAL NOTES

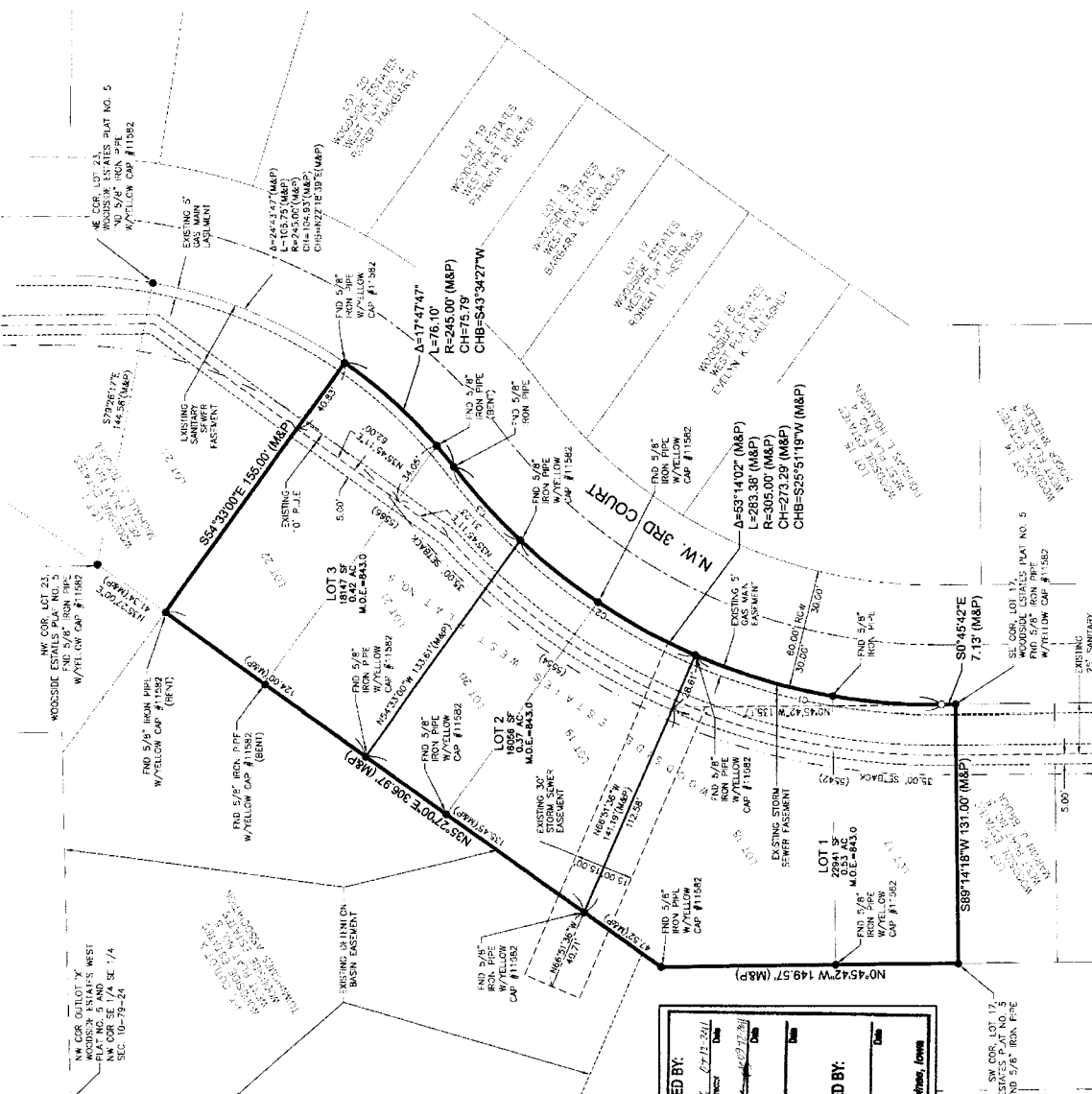
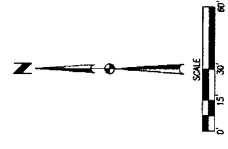
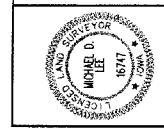
A. ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY MUST BE OF THE BREAK-AWAY DESIGN. INSTALLATION AS PER MUNICIPAL STANDARDS. PROPERTY ARE HEREBY NOTICED THAT THEY WILL BE RESPONSIBLE FOR REMOVAL OF BOXES AND STREET LIGHT AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THIS PLAT BY ANY OWNER.

B. SHARED DRIVEWAYS LOCATED IN OUTLOT "X" IN WOODSIDE ESTATES WEST PLAT NO. 5 AND OUTLOT "Y" IN WOODSIDE ESTATES WEST PLAT NO. 7 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHICH THE SUBDIVISION PLAT IS A PART OF.

C. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE INDIVIDUAL PROPERTY OWNER'S EXPENSE.

D. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL PROPERTY OWNER.

E. THE ROADWAY AT THE OWNER'S EXPENSE.



APPROVED BY: [Signature] 07-15-2011
City Engineer

CERTIFIED BY: [Signature]
City Clerk

City of Des Moines, Iowa

NOTICE: CERTIFY THAT THE LAND SURVEYING BUSINESS WAS PREPARED AND THE BULLDOZING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR AND THAT I AM UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. H. P.E.
07-15-2011

BY LICENSE NUMBER: 65717 & RECORDS IN 2011
PAGES OR SHEETS CONTAINED BY THIS SEAL:
THIS SHEET