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Date November 21, 2011

**RATIFICATION OF PRIOR APPROVAL OF THE 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, on September 26, 2011 by Roll Call No. 11-1622, the City Council approved the final subdivision plat for Woodside Estates West Plat 7, which approval lapsed when the plat was not recorded within 30 days as required by Des Moines City Code §106-104(b); and,

WHEREAS, the plat is located in unincorporated Polk County within the 2 mile review area outside the Des Moines corporate boundaries, 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, as follows:

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 prior action by the City Council on September 26, 2011, by Roll Call No. 11-1622, approving the final subdivision plat for Woodside Estates West Plat 7, is hereby ratified, and the 30 day deadline after which such approval lapses is hereby restarted.
3. The City Clerk is directed to provide an approved copy of the subdivision plat and a certified copy of this resolution and of the resolution under Roll Call No. 11-1622 to the Physical Planning Division of the Polk County Engineering Department, to the City Community Development Department and to City Land Records.

★ **Roll Call Number**

Agenda Item Number

19

-2-

Date November 21, 2011

(Council Communication No. 11- 698)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown
Assistant City Attorney

C:\Rog\Plats\Pending\RC Woodside Est W 7.doc

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

WOODSIDE ESTATES WEST PLAT NO. 7 FINAL PLAT

OWNER / DEVELOPER
CRAG TOMERSON
WOODSIDE ESTATES NORTH, LLC
887 N.E. 27TH AVENUE
DES MOINES, IOWA 50303

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

PLAT DESCRIPTION
1.31 ACRES (67,144 SQUARE FEET)
10% AN OFFICIAL PLAT WITH POLK COUNTY, IOWA
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING
LOW DENSITY RESIDENTIAL DISTRICT

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

DATE OF SURVEY
JULY, 2011

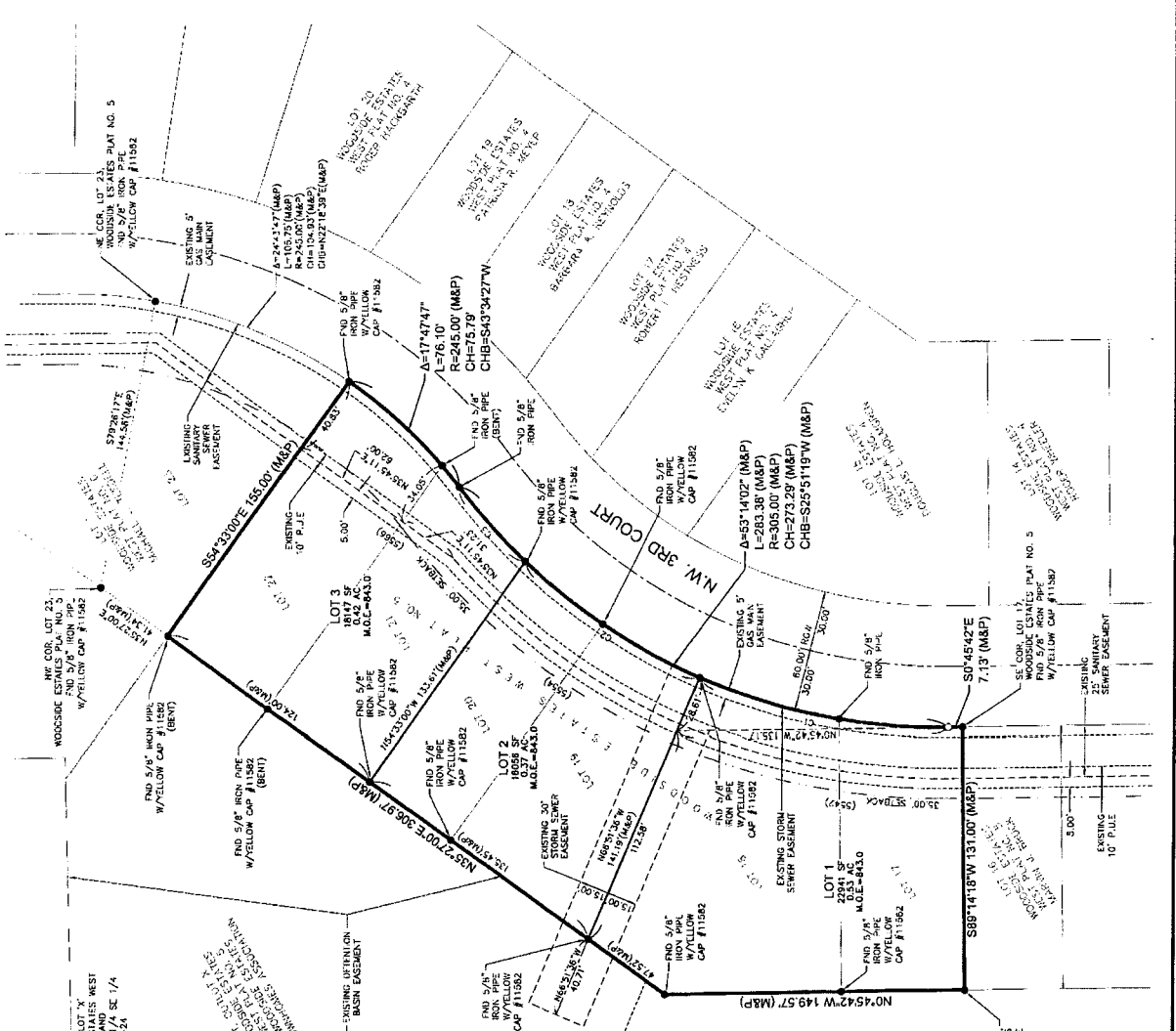
LEGEND:
SECTION CORNER AS NOTED
1/2" BEARS YELLOW CAPS (#74)
(UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM OPENING ELEVATION
LOT ADDRESS
LOT CENTERLINE
SECTION LINE
PLAT BOUNDARY

FOUND SET
▲ FOUND
● SET

CURVE DATA
CURVE DELTA 105.33°
C1 (M&P) 1934.23'
C2 (M&P) 105.33'
C3 (M&P) 975.33'
RADIUS 305.00'
LENGTH 50.18'
CHORD BEARING 50.17°
CHORD LENGTH 5474.533' W

GENERAL NOTES

- ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY MUST BE OF THE BREAK-AWAY DESIGN. INSTALLATION AS PER MUNICIPAL STANDARDS. PROPERTY IS HEREBY NOTICED THAT THEY WILL BE RESPONSIBLE FOR SIDEWALK AND STREET CURB AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR OR MAINTENANCE HEREOF IF ANY STREET SIDEWALK INSTALLED IN THIS PLAT BY ANY OWNER.
- UTILITY IN WOODSIDE ESTATES WEST PLAT NO. 4 OR OUT BY IN WOODSIDE ESTATES WEST PLAT NO. 5 AND HOMEOWNER'S ASSOCIATION WHICH THIS SUBDIVISION PLAT IS A PART OF.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE PROPERTY OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER. THE ROADWAY IS NOT ALLOWED. ALL UTILITY SERVICES INSTALLED ARE TO BE BORED UNDER THE ROADWAY AT THE OWNER'S EXPENSE.



APPROVED BY:
City Engineer
Date: 7/15/2011

CERTIFIED BY:
City Clerk
Date: 7/15/2011

City of Des Moines, Iowa

SW COR. LOT 17,
WOODSIDE ESTATES PLAT NO. 5
FND 5/8" IRON PIPE



STATE OF IOWA
SURVEYOR
MICHAEL D. GRIMES
16747
IOWA

NOTICE: I HEREBY CERTIFY THAT THE LAND SURVEYING DOCUMENT WAS PREPARED AND I, THE FIELD SURVEYOR, WAS PRESENT AT THE TIME OF THE SURVEY AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 7-15-11
SIGNATURE: [Signature]

