

.....
Date September 10, 2012

RESOLUTION CONDITIONALLY APPROVING FINAL SUBDIVISION PLAT
OF THE WOODS OF COPPER CREEK PLAT 1

WHEREAS, the final subdivision plat entitled The Woods of Copper Creek Plat 1, for land located in the vicinity of the 4700 block of NE 23rd Avenue (Easton Boulevard), to be developed by HDR Land Development, LLC, Larry Handley, President, was submitted to the Community Development Department on August 22nd, 2012; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on December 7, 2007; and,

WHEREAS, the Permit and Development Center has recommended conditional approval of the final subdivision plat, subject to submission of the required legal documents and security for the completion of the required public improvements, including completion of the required sidewalks within 3 years; and,

WHEREAS, the necessary attorney's title opinion for the plan has been submitted but needs to be updated; and,

WHEREAS, subject to the conditions identified below, the said subdivision plat conforms to Iowa Code Sections 355.8, 354.6, and 354.11, and said subdivision plat conforms to the standards and conditions set forth in Chapter 106 of the Municipal Code of the City of Des Moines, Iowa; 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 identified above conforms to the Des Moines 2020 Community Character Land Use Plan and the subdivision, with the required installation of public improvements, 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 subdivision plat entitled The Woods of Copper Creek Plat 1 is hereby approved, subject to receipt of satisfactory security in the amount of \$28,302 for the completion of the required public improvements and sidewalks within the plat, and submission of the updated title opinion and required legal documents and approval of the same by the City Legal Department.
3. Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.

14

Date September 10, 2012


4. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the Community Development Department for delivery to the County Auditor for recording by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Century Link Communications, Mid-American Energy, Mediacom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Community Development Department.

5. The Easements for Storm Sewer, Surface Water Flowage, Sanitary Sewer, Public Utility, Vehicular Turnaround, and Conservation Area provided incident to the said subdivision plat are hereby approved and accepted, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on each such easement.

(Council Communication No. 12- 495)

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				
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.

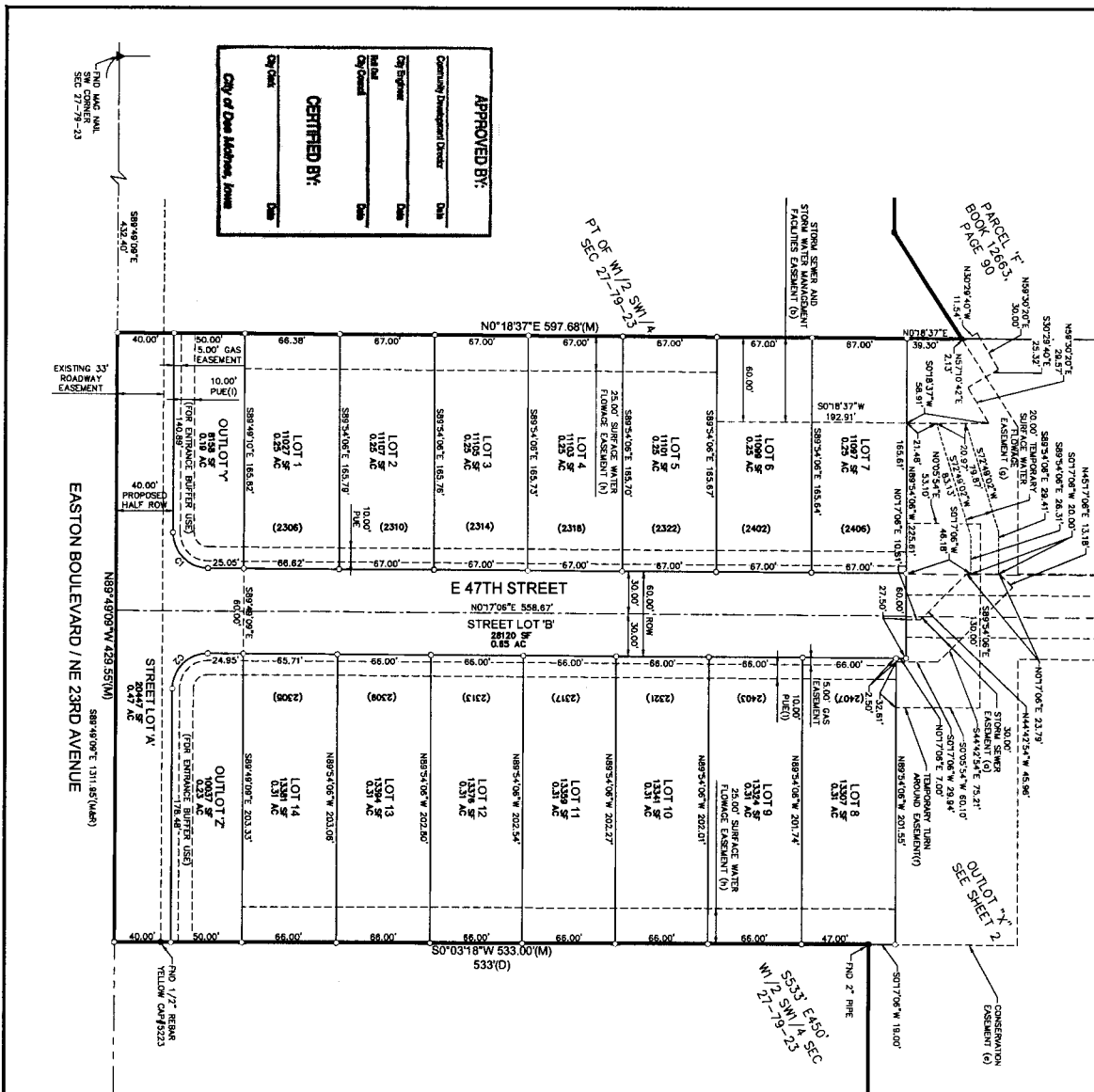
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

THE WOODS OF COPPER CREEK PLAT 1 FINAL PLAT



PLAT DESCRIPTION:
 A PLAT OF LOTS BEING THE EAST 400 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) 114th EAST OF A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), ALL BEING IN SECTION TWENTY-SEVEN (27) TOWNSHIP SEVENTY-TWO (72) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., NOW INCLUDED IN THE CITY OF DES MOINES, POLK COUNTY, IOWA (EXCEPT THE SOUTH 553.00 FEET OF THE EAST 400 FEET THEREOF).

NOTES:
 - STREET LOTS A & B WILL BE DEDICATED TO THE CITY OF DES MOINES FOR STREET RIGHT OF WAY.
 - OUTLOTS Y & Z WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

APPROVED BY:

City of Des Moines, Iowa

CERTIFIED BY:

City Clerk

DATE:

NOV 11 2011

CURVE DATA:

CURVE	DATA	BEARING	CHORD
C1	89°53'45"	25.00'	54°03'58"W 28.12'
C2	90°06'15"	25.00'	H44°46'02"W 28.33'

- EASEMENT LIST:**
- (S) STORM SEWER EASEMENT FROM WATER MANAGEMENT FACILITIES EASEMENT (S)
 - (W) WATERSHED EASEMENT
 - (C) CONSERVATION EASEMENT
 - (T) TEMPORARILY TURN AROUND EASEMENT
 - (S) SURFACE WATER EASEMENT
 - (F) FLOWAGE EASEMENT (F)

DATE OF SURVEY:
MAY 2011

ENGINEER/SURVEYOR:
DAN GEORGE ADVANTAGE
2272 NORTH WANDY BOWLING
DES MOINES, IOWA 50311
PHONE: 515-556-5588

OWNER/DEVELOPER:
HILL LUMBER DEVELOPMENT, LLC
2272 NORTH WANDY BOWLING
DES MOINES, IOWA 50311
PHONE: 515-556-5588

LEGEND:

FOUND	SET
▲	△
●	○
■	□
◆	◇
◆	◇
◆	◇
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REVISIONS:

REVISIONS	DATE
FORTH SUBMITTAL	8/26/11
FIRST SUBMITTAL	10/25/11
SECOND SUBMITTAL	7/10/12
REVISED TO ADD OUTLOT	6/18/12

**THE WOODS OF COPPER CREEK PLAT 1
FINAL PLAT**

DES MOINES, IOWA

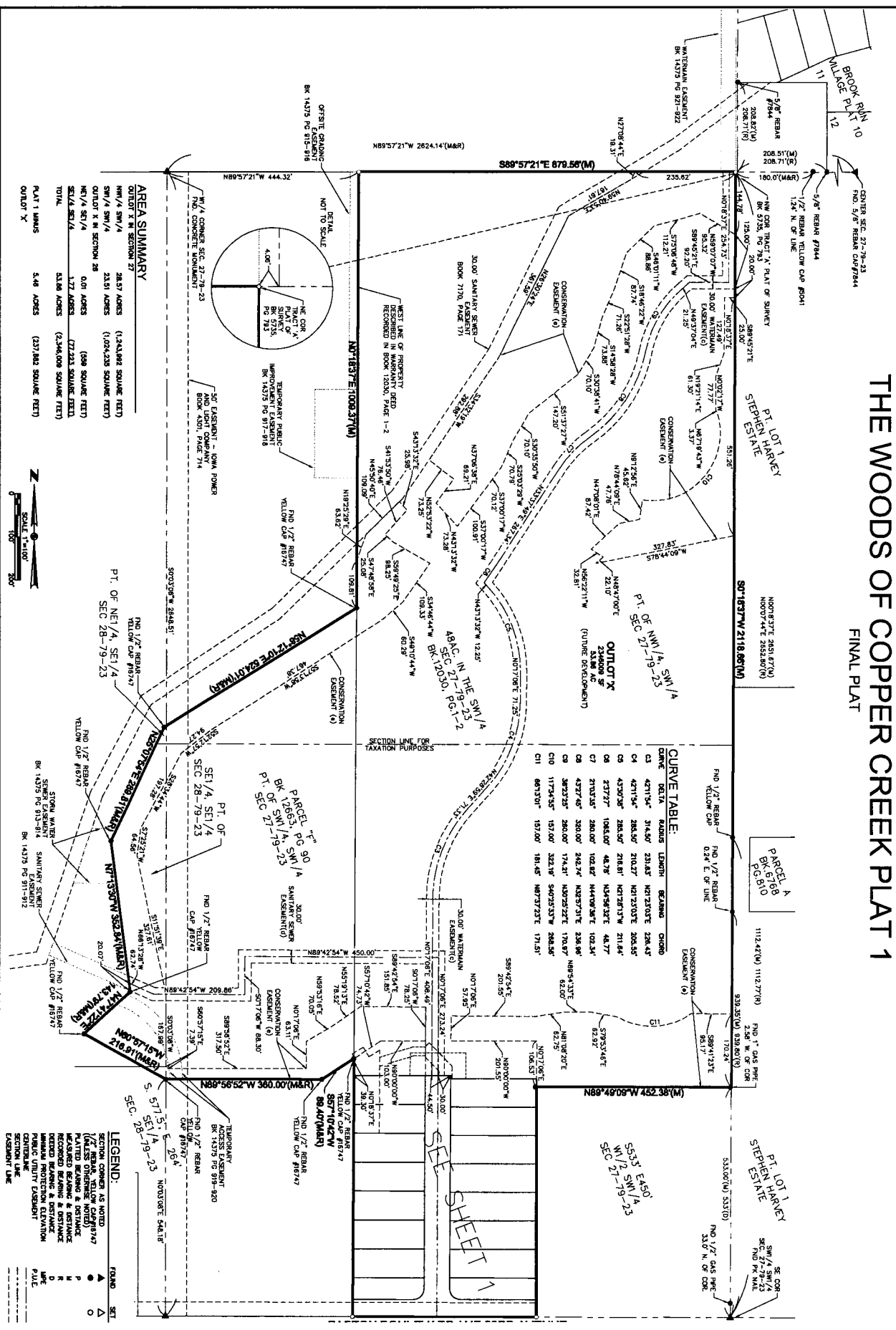
CIVIL DESIGN ADVANTAGE ENGINEER

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: —

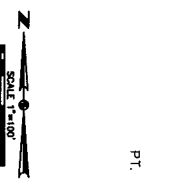
THE WOODS OF COPPER CREEK PLAT 1

FINAL PLAT



AREA SUMMARY

OUTLOT X IN SECTION 27	28.57 ACRES	(1,243,892 SQUARE FEET)
SW 1/4 SW 1/4	25.51 ACRES	(1,094,235 SQUARE FEET)
OUTLOT X IN SECTION 28	0.01 ACRES	(599 SQUARE FEET)
NE 1/4 SW 1/4	127.4685 ACRES	(772,213 SQUARE FEET)
SE 1/4 SW 1/4	127.4685 ACRES	(5,246,009 SQUARE FEET)
TOTAL	548 ACRES	(22,782 SQUARE FEET)



LEGEND:

SECTION CORNER AS NOTED	FOUND
(ALLS OTHERS NOTED)	SET
PLATTED BEARING & DISTANCE	P
MEASURED BEARING & DISTANCE	M
DETERMINED BEARING & DISTANCE	D
ANNUAL PROTECTION ELEVATION	A
PUBLIC UTILITY EASEMENT	U
SECTION LINE	---
EASEMENT LINE	- - - -

CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	42°15'48"	314.50'	231.87'	N71°23'05" E	226.45'
C2	42°15'48"	288.50'	210.27'	N71°23'05" E	206.55'
C3	43°30'00"	288.50'	210.81'	N72°28'13" W	211.64'
C4	37°27'00"	106.10'	48.78'	N52°58'32" E	48.17'
C5	43°27'45"	300.00'	242.27'	N44°00'58" E	109.34'
C6	43°27'45"	300.00'	242.27'	N53°37'31" E	236.86'
C7	38°23'35"	280.00'	174.21'	N40°29'22" E	170.87'
C8	117°34'35"	192.00'	322.19'	S40°23'33" W	288.83'
C9	60°13'50"	192.00'	181.45'	N67°37'23" E	171.51'