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Date November 7, 2016

APPROVING FINAL SUBDIVISION PLAT OF SKYLINE PLAT 1

WHEREAS, the final subdivision plat entitled Skyline Plat 1, for land located in the 3300 block of McKinley Avenue, to be developed by Priority Excavation LLC, 9550 Hickman Road, Suite 101, Clive, IA 50325, Toby Torstenson, Officer, was submitted to the Community Development Department on October 18, 2016; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on September 1, 2016; and,

WHEREAS, the Permit and Development Center has recommended approval of the final subdivision plat; and,

WHEREAS, the 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 PlanDSM: Creating Our Tomorrow 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 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.

★ Roll Call Number

Agenda Item Number

15



Date November 7, 2016

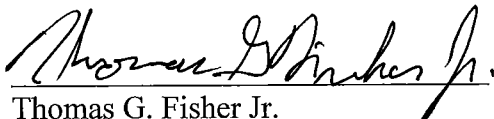
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- 3. The permanent easements for storm sewer and surface water flowage; stormwater detention; and, stormwater management facilities maintenance and permanent easement agreement, have been provided incident to the said subdivision plat are hereby approved and accepted, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on each such easement. The City hereby releases the existing Permanent Easement for storm sewer and surface water flowage filed of record in Book 11936 at Page 404 and authorizes and directs the City Clerk to execute the release on behalf of the City.

(Council Communication No. 16- 623)

MOVED by _____ to adopt.

FORM APPROVED:


 Thomas G. Fisher Jr.
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
WESTERGAARD				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

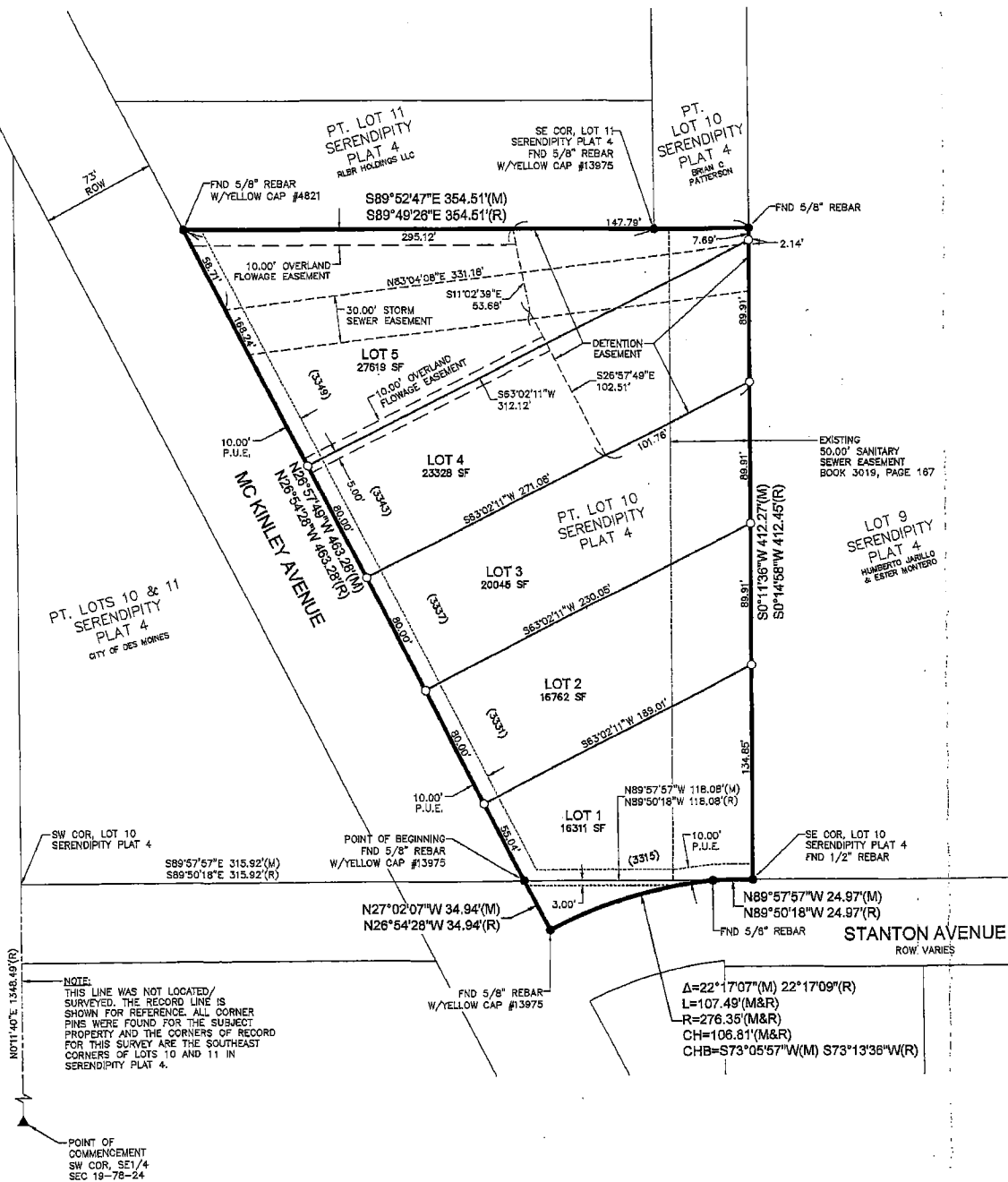
CERTIFICATE

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.

_____ City Clerk

FINAL PLAT



OWNER / DEVELOPER **ENGINEER / SURVEYOR**

PRIORITY EXCAVATION LLC
8850 HICKMAN ROAD, SUITE 101
CLIVE, IOWA 50325
PH: 515-244-3111
CONTACT: TOBY TORTENSON

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

PLAT DESCRIPTION

A PART OF LOT 10, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, AND THAT PART OF VACATED STANTON AVENUE, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 0°11'40" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1,348.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89°50'18" EAST, 315.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26°54'28" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MCKINLEY AVENUE, 463.28 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTH 89°49'28" EAST, 354.51 FEET TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH 01°45'58" WEST, 412.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 89°50'18" WEST, 24.37 FEET; THENCE SOUTHWEST ALONG A 276.35 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, WITH A CENTRAL ANGLE OF 22°17'09", A CHORD DISTANCE OF 106.81 FEET AND A CHORD BEARING OF SOUTH 73°13'36" WEST, FOR AN ARC DISTANCE OF 107.49 FEET; THENCE NORTH 26°54'28" WEST, 34.94 FEET TO THE POINT OF BEGINNING; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 2.39 ACRES (104,085 SQUARE FEET) MORE OR LESS.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

JULY 12TH, 2018

AREA BY SURVEY

2.39 ACRES (104,085 SQUARE FEET)

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. THE EXISTING STORM SEWER AND SURFACE WATER FLOWAGE EASEMENT IN BOOK 11936, PAGES 404-406 TO BE VOIDED AND REPLACED WITH THE PROPOSED 30.00' STORM SEWER EASEMENT AND DETENTION EASEMENT SHOWN ON THIS PLAT.
3. THE PROPERTY IS SUBJECT TO AN EXISTING NOISE AND AVIATION EASEMENT LOCATED IN BOOK 11936, PAGES 409-414.

LEGEND

- SECTION CORNER AS NOTED
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- PUBLIC UTILITY EASEMENT
- CURVE ARC LENGTH
- LOT ADDRESS
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- PLAT BOUNDARY

APPROVED BY:	FOUND	SET
<i>Daniela J. Costello</i>	<i>Daniela J. Costello</i>	<i>Daniela J. Costello</i>
CITY ENGINEER	CITY ENGINEER	CITY ENGINEER
CERTIFIED BY:		

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT PREPARED AND THE RELATED BURNET 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. <i>Louis M. Kelban</i> 10/18 LOUIS M. KELBAN, P.L.S. DAT
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

[Handwritten Signature]
COMMUNITY FILE
DI

APPROVED BY:	FOUND	SET
CERTIFIED BY:		

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