

Date October 8, 2018

CONDITIONALLY APPROVING FINAL SUBDIVISION
PLAT OF SUMMERSFIELD PLAT 4

WHEREAS, the final subdivision plat entitled Summersfield Plat 4, for land located east of E. 46th Street and southeast of Hubbell Avenue, to be developed by Summersfield LLC, 6900 Westown Parkway, West Des Moines, IA 50266, Joe Pietruszynski, Officer, was submitted to the Community Development Department on August 10, 2018; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on February 2, 2006; and,

WHEREAS, the Permit and Development Center has recommended conditional approval of the final subdivision plat, subject to recording the conveyance ownership from the City of Des Moines to Hubbell Realty Company of the property required for fire access and acceptance of final legal documents by the City Legal Department; 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 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 subdivision plat entitled Summersfield Plat 4 is hereby approved, and subdivision bond number IAC588309 from Merchant's Bonding Company, in the amount of \$25,580 has been received for the completion of the required public improvements and sidewalks within the plat, 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.
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 Developer for delivery to the County Recorder 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

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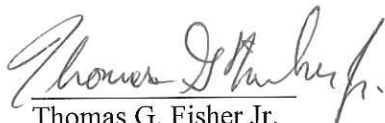
Education, Century Link Communications, Mid-American Energy, Mediacom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Community Development Department.

- The Permanent Easements for public utilities, storm sewer, surface water flowage, conservation, and fire access 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.

MOVED by _____ to adopt.

(Council Communication No. 18- 509)

FORM APPROVED:


 Thomas G. Fisher Jr.
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
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 SUMMERSFIELD PLAT 4

RECORDER'S INDEX LEGEND

COUNTY: POLK
CITY: DES MOINES
SECTION/TOWNSHIP/RANGE: SECTION 22, TOWNSHIP 78 NORTH, RANGE 13 WEST
FILE NO. OR 14
LOT/BLOCK/SUBDIVISION: OUTLOT 7, SUMMERSFIELD PLAT 3
LOT A, SUMMERSFIELD PLAT 4 (THIS PLAT)
LOT 1-22, SUMMERSFIELD PLAT 4 (THIS PLAT)
LOT A, SUMMERSFIELD PLAT 4 (THIS PLAT)

REGISTRAR: SUMMERSFIELD, LLC
PROPRIETOR: SUMMERSFIELD, LLC
HUBBELL REALTY COMPANY

RETURN TO: DANIEL F. RITTEL, PLS
ENGINEERING RESOURCE GROUP, INC.
213 GRAND AVENUE
DES MOINES, IA 50326

SURVEYOR & SURVEYOR COMPANY: PHONE: 319-288-4823
EMAIL: dan@ergr.com

PREPARED FOR/OWNERS

SUMMERSFIELD, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

HUBBELL REALTY COMPANY
8000 WESTOWN PARKWAY
WEST DES MOINES, IA 50268

JOE PIETRUSZYNSKI
(515) 243-3225

JOE PIETRUSZYNSKI
(515) 243-3228

PLAT NOTES

1. LOT "A" IS HEREBY DEDICATED TO THE CITY OF DES MOINES FOR PUBLIC RIGHT-OF-WAY.

2. OUTLOT "A" IS AN UNBUILDABLE PARCEL TO BE USED FOR EMERGENCY FIRE ACCESS.

3. LOTS 12A AND 13A ARE UNBUILDABLE LOTS AND ARE TO BE TIED TO AND CONVEYED WITH LOTS 12 AND 13 RESPECTIVELY.

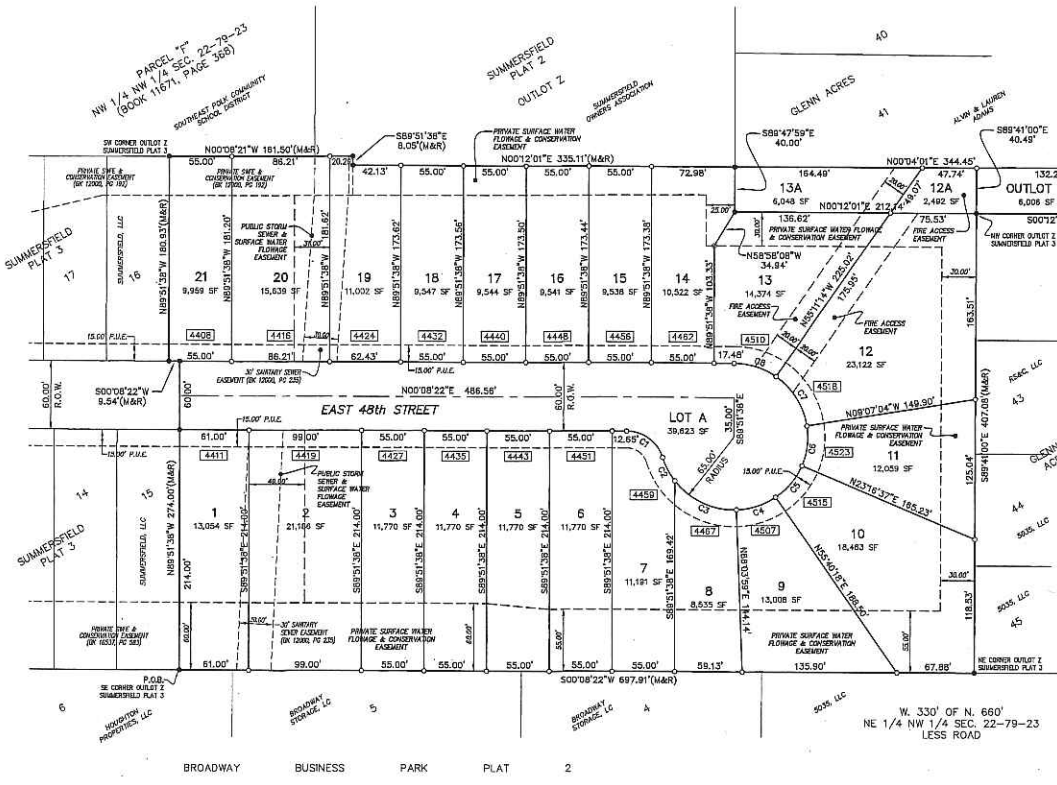
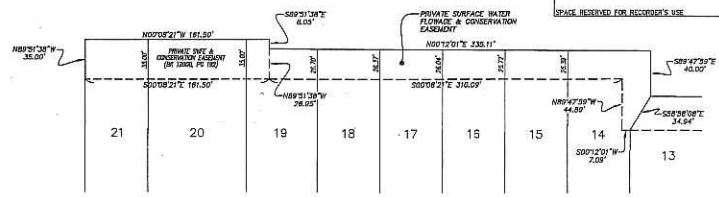
4. LOT CORNER MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDING OF THIS SUBDIVISION PLAT.

LEGAL DESCRIPTION

All of Outlot Z in SUMMERSFIELD PLAT 3, an Official Plat, and part of Lot A in GLENN ACRES, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa, and being more particularly described as follows:

Beginning at the Southeast corner of said Outlot Z in SUMMERSFIELD PLAT 3; thence North 85°(degrees) 51'(minutes) 38"(seconds) West, 274.00 feet along the South line of said Outlot Z; thence South 00°08'22" West, 5.54 feet along the South line of said Outlot Z; thence North 89°51'38" West, 180.93 feet along the South line of said Outlot Z to the Southwest corner of said Outlot Z; thence North 00°03'21" West, 161.50 feet along the West line of said Outlot Z; thence South 89°51'38" East, 8.05 feet along the West line of said Outlot Z; thence North 00°12'01" East, 335.11 feet along the West line of said Outlot Z to the Southeast corner of Lot 41 in said GLENN ACRES, a point on the West line of said Lot A in GLENN ACRES; thence North 00°04'01" East, 344.45 feet along the West line of said Lot A to the Southwest corner of that Easement for Highway Purpose across said Lot 41 acquired by the State of Iowa as filed in Book 4389 at Page 709 in the Office of the Recorder for Polk County, Iowa; thence North 53°08'52" East, 51.15 feet to a point on the East line of said Lot A being the Southwest corner of that Easement for Highway Purpose across Lot 42 of said GLENN ACRES acquired by the State of Iowa as filed in Book 4641 at Page 775 in the Office of the Recorder for Polk County, Iowa; thence South 00°12'01" West, 163.15 feet along the East line of said Lot A to the North line of said Outlot Z; thence South 89°41'00" East, 407.08 feet along the North line of said Outlot Z to the Northeast corner of said Outlot Z; thence South 00°08'22" West, 697.91 feet along the East line of said Outlot Z to the point of beginning.

Containing 7.38 acres.



CURVE DATA

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.27	33.00	73°23'54"	38.44	S36°50'20"W
C2	23.72	65.00	20°54'18"	23.58	N63°05'08"E
C3	81.80	65.00	54°33'50"	56.58	N25°20'59"E
C4	38.75	65.00	32°23'41"	36.28	N18°07'51"W
C5	38.75	65.00	32°23'41"	36.28	N50°31'33"W
C6	38.75	65.00	32°23'41"	36.28	N82°55'14"W
C7	52.28	65.00	46°04'09"	50.87	S57°50'51"W
C8	39.34	65.00	34°40'24"	38.74	S17°28'34"W

LEGEND

- ▲ SECTION CORNER MONUMENT (AS NOTED)
- MONUMENT FOUND (5/8" REBAR W/YELLOW CAP #15288, UNLESS NOTED)
- MONUMENT SET (5/8" REBAR W/ YELLOW CAP #15288)
- CENTERLINE END, INTERSECTION, PC & PT POINTS

R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.U.E. PUBLIC UTILITY EASEMENT
A.D.N. ADDRESS NUMBER
S.W.F. SURFACE WATER FLOWLINE EASEMENT
(N) AS INDICATED BEARING/DIMENSION
(R) PREVIOUSLY RECORDED BEARING/DIMENSION

APPROVED BY:

City Engineer

CERTIFIED BY:

City of Des Moines, Iowa

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Daniel F. Rittel, PLS
DATE: 01/26/18

DANIEL F. RITTEL, PLS. REGISTERED LAND SURVEYOR
12728
POLK COUNTY, IOWA

PLAT OR SHEET COVERED BY THIS SEAL
THIS SHEET ONLY.

FINAL PLAT - SUMMERSFIELD PLAT 4

REVISION: _____
DATE: _____ BY: _____ FOR: _____

DESIGNED BY: D.S.
CHECKED BY: DFR
DATE: 01/01/2018
FIELD BOOK: _____ OF 1 SHEET NO.: 17-128

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