



**Date** June 3, 2019

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS BOND AND APPROVAL OF FINAL  
SUBDIVISION PLAT FOR GRAY'S STATION PLAT 3

WHEREAS, the final subdivision plat entitled Gray's Station Plat 3, for land located in the vicinity of the 1300 Tuttle Street, to be developed by HRC NFS I, LLC, 6900 Westown Parkway, West Des Moines, IA, 50265, Joe Pietruszynski, Authorized Agent, was submitted to the Community Development Department on September 13, 2018; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on April 5, 2018; 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 Gray's Station Plat 3 is hereby approved, and subdivision bond rider IAC 588333 from Merchant's Bonding Company, in the amount of \$17,300 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 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

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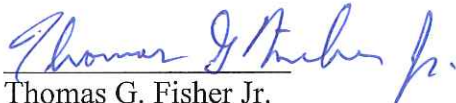
Development Section, City Traffic and Transportation Division, Information Technology Department, and Community Development Department.

- 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. 19- 250 )

FORM APPROVED:

  
Thomas G. Fisher Jr.  
Assistant City Attorney

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

**INDEX/LEGEND**

**LOCATION:** PT LOTS 6 & OUTLOT 'Y'  
CENTRAL DES MONES INDUSTRIAL PARK  
AND PT LOTS 80, 82, 84, & 86,  
FACTORY ADDITION  
DES MONES, POLK COUNTY, IOWA

**REQUESTOR:** HUBBELL DEVELOPMENT SERVICES  
6930 WESTOWN PKWY  
WEST DES MONES, IA 50266

**PROPRIETOR:** HRC NFS I LLC  
6930 WESTOWN PKWY  
WEST DES MONES, IA 50266

**SURVEYOR:** MICHAEL A. BROOKER

**RETURN TO:** CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
DES MONES, IOWA 50311  
PH: 515-389-4400  
FAX: 515-389-4402

# GRAY'S STATION PLAT 3

## FINAL PLAT

**OWNER**  
HRC NFS I LLC  
6930 WESTOWN PKWY  
WEST DES MONES, IA 50266

**AREA**  
1.75 ACRES (76,386 SQUARE FEET)

**ADDRESSING**

**ENGINEER / SURVEYOR**  
CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
DES MONES, IOWA 50311

**DATE OF SURVEY**  
JULY 25, 2018

LOT NUMBER	ADDRESS NUMBER	STREET NAME
1	438	SW 12TH STREET
2	436	SW 12TH STREET
3	434	SW 12TH STREET
4	432	SW 12TH STREET
5	433	SW 12TH STREET
6	435	SW 12TH STREET
7	437	SW 12TH STREET
8	439	SW 12TH STREET
9	441	SW 12TH STREET
10	443	SW 12TH STREET
11	445	SW 12TH STREET
12	447	SW 12TH STREET
13	449	SW 12TH STREET
14	451	SW 12TH STREET
15	453	SW 12TH STREET
16	455	SW 12TH STREET
17	457	SW 12TH STREET
18	459	SW 12TH STREET
19	466	SW 12TH STREET
20	464	SW 12TH STREET
21	482	SW 12TH STREET

**DEVELOPER**  
HUBBELL DEVELOPMENT SERVICES  
CONTACT: JOE PETERZOWSKI  
6930 WESTOWN PKWY  
WEST DES MONES, IA 50266  
PH: (515) 243-3226  
FX: (515) 280-2000

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- OUTLOTS 'Y' AND 'Z' TO BE OWNED BY HRC NFS I LLC.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

**LEGAL DESCRIPTION**

A PART OF LOTS 6 AND OUTLOT 'Y', CENTRAL DES MONES INDUSTRIAL PARK, AN OFFICIAL PLAT, AND A PART OF LOTS 80, 81, 82, 85, AND 86, FACTORY ADDITION, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF DES MONES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GRAY'S STATION PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 00°01'40" EAST, 180.00 FEET; THENCE SOUTH 89°58'20" WEST, 434.87 FEET; THENCE NORTH 00°01'40" WEST, 20.00 FEET; THENCE NORTH 89°58'20" EAST, 6.33 FEET; THENCE NORTH 00°01'40" WEST, 107.91 FEET; THENCE NORTH 89°58'20" EAST, 12.77 FEET; THENCE NORTH 00°01'40" WEST, 48.00 FEET TO THE SOUTHWEST CORNER OF SAID GRAY'S STATION PLAT 2; THENCE NORTH 89°58'20" EAST ALONG THE SOUTHERLY LINE OF SAID GRAY'S STATION PLAT 2, A DISTANCE OF 163.00 FEET; THENCE NORTH 00°01'40" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 4.00 FEET; THENCE NORTH 89°58'20" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 134.50 FEET; THENCE NORTH 00°01'40" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 11.46 FEET; THENCE NORTH 89°58'20" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 40.00 FEET; THENCE SOUTH 00°01'40" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 11.46 FEET; THENCE NORTH 89°58'20" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 78.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.75 ACRES (76,386 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**VICINITY MAP**

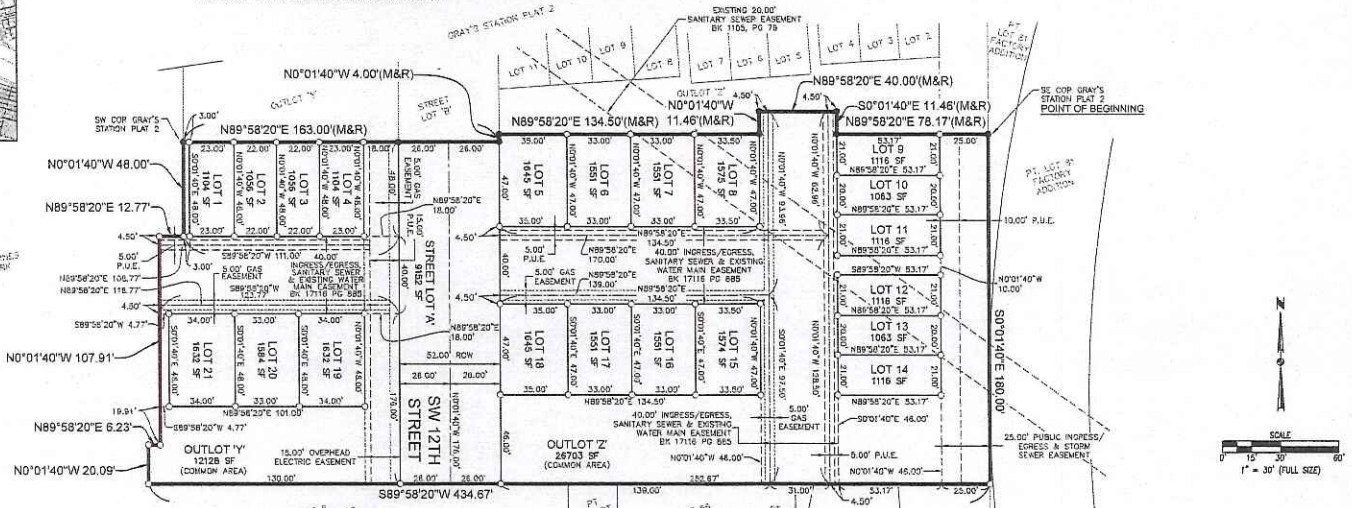


DES MONES, IOWA

**APPROVED BY:**

Community Development Director	Date
City Engineer	Date
Roll Call	Date
City Council	Date
City Clerk	Date

City of Des Moines, Iowa



**LEGEND**

FOUND	SET
SECTION CORNER AS NOTED	▲ △
1/2" REBAR, YELLOW CAP (#1580 (UNLESS OTHERWISE NOTED))	● ○
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
PUBLIC UTILITY EASEMENT	P.U.E.
CURVE ARC LENGTH	AL
LOT ADDRESS	(1234)
CENTERLINE	---
SECTION LINE	----
EASEMENT LINE	----
BUILDING SETBACK LINE	----
PLAT BOUNDARY	----

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 DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael A. Brooker*  
MICHAEL A. BROOKER, P.L.S.  
1580  
IOWA

5-15-2019  
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGE# OF SHEETS COVERED BY THIS SEAL: 1  
THIS SHEET: 1

**CA**

**REVISIONS**

DATE	DESCRIPTION
05-15-2019	FINAL SUBMITTAL
02-14-2019	REVISIONS TO UTILITY EASEMENT
02-14-2019	REVISIONS TO ADDRESSING
11-07-2018	REVISIONS TO ADDRESSING
10-08-2018	REVISIONS TO ADDRESSING
07-25-2018	FINAL SUBMITTAL

3405 S E CROSSROADS DRIVE, SUITE G  
DES MONES, IOWA 50311  
PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH: ENGINEER RAH

**CA**

**GRAY'S STATION PLAT 3**  
**FINAL PLAT**

DES MONES, IOWA

**CIVIL DESIGN ADVANTAGE**

1  
1  
1801.002

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