

Date April 24, 2023

APPROVAL OF FINAL SUBDIVISION PLAT FOR WESTERN GATEWAY

WHEREAS, the final subdivision plat entitled Western Gateway, for property in the vicinity of 555 17th Street to be developed by KG Store 543 LLC, 1459 Grand Avenue, Des Moines, Iowa 50309, Charles W. Campbell (Authorized Agent), was submitted to the Development Services Department on November 4, 2021; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on October 21, 2021; and,

WHEREAS, the Development Services Department has recommended approval of the final subdivision plat; 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 Western Gateway is hereby approved.
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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Date April 24, 2023

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

MOVED by _____ to adopt.

Second by _____.

(Council Communication No. 23-205)

FORM APPROVED:

Lisa A. Wieland
 Lisa A. Wieland
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, LAURA BAUMGARTNER, 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

WESTERN GATEWAY

FINAL PLAT

INDEX LEGEND
PLAT OF SURVEY
CITY: Des Moines
COUNTY: Polk
PLAT NAME: Pursley Estate and Linden
PROPRIETOR: KG Store 543, LLC
PLAT PREPARED FOR: KG Store 543, LLC
PLAT PREPARED BY: Daniel L. Stueber
COMPANY NAME: ISG
OFFICE ADDRESS: 217 East 2nd Street, Suite 110, Des Moines, IA 50309
PHONE: 515-243-9143

EXISTING DESCRIPTION:
(Per File No. NCS-KG-543-OMHA)

A portion of Area "B" in the Crescent Chevrolet ALTA/ACSM Land Title Survey filed in Book 12622, Page 65 being more particularly described as follows: The East 1/2 of Lot two (2) and all Lots Three (3), Four (4), Five (5), Six (6), Seven, (7) and Eight (8); and all the east and west alley lying between Linden Street and High Street extending from the west line of 16th Street to the east line of 17th Street; all in Block "B" in Subdivision of Lot No. 6 of the Pursley Estate containing 13.06 acres, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

A portion of Area "B" in the Crescent Chevrolet ALTA/ACSM Land Title Survey filed in Book 12622, Page 65 being more particularly described as follows: Lot One (1) and the West 1/2 of Lot Two (2) in Block "B" in Subdivision of Lot No. 6 of the Pursley Estate containing 13.06 acres, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Area "A" in the Crescent Chevrolet ALTA/ACSM Land Title Survey filed in Book 12622, Page 65 being more particularly described as follows: The North 72 feet of Lot One (1) and the West Half of Lot Two (2) in Block "D" in Subdivision of Lot No. 6 of the Pursley Estate containing 13.06 acres, an Official Plat (Except that part deeded to the City of Des Moines recorded in Book 2583 at Page 87), now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND
(Per Book 18878 Page 595)

That part of 16th Street Right of Way lying between Blocks B and C, that part of Linden Street Right of Way lying between Blocks B, C and D, and that part of Lots 2, 3, 8 and 9, of Block D, all in Subdivision of Lot No. 6 of the Pursley Estate, an Official Plat, and a part of Linden Street lying south of Block 3 of Griffiths Subdivision, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; that part of 16th Street Right of Way lying between Lots 2 and 3 and that part of Lots 1, 2 and 3, all in Linden, an Official Plat now included in and forming a part of the City of Des Moines, Polk County, Iowa described as follows:

Beginning at the Northeast corner of said Block B, thence South 89 degrees 39 minutes 26 seconds East (assumed bearing), 66.00 feet to the Northwest corner of said Block C; thence South 00 degrees 08 minutes 25 seconds East, on the east right of way line of 16th Street; 279.64 feet to the southwest corner of said Block C; thence South 89 degrees 44 minutes 50 seconds East, on the north right of way line of Linden Street; 388.93 feet; thence South 66 degrees 10 minutes 14 seconds West, 72.00 feet; thence South 71 degrees 03 minutes 40 seconds West, 111.40 feet; thence South 75 degrees 57 minutes 20 seconds West, 47.56 feet; thence South 79 degrees 19 minutes 06 seconds West, 110.00 feet; thence South 84 degrees 40 minutes 46 seconds West, 90.00 feet; thence South 87 degrees 41 minutes 29 seconds West, 206.00 feet; thence North 00 degrees 00 minutes 20 seconds West, 50.56 feet to a point on the south right of way line of Linden Street; thence North 89 degrees 44 minutes 50 seconds West, on said south line, 93.00 feet to the northwest corner of said Block D; thence North 00 degrees 00 minutes 20 seconds West, 66.00 feet to the southwest corner of said Block B; thence South 89 degrees 44 minutes 50 seconds East, on the north right of way line of Linden Street, 259.00 feet to the southeast corner of said Block B; thence North 00 degrees 08 minutes 25 seconds West, on the west right of way line of 16th Street, 279.74 feet to the point of beginning.

BASIS OF BEARING:

The orientation of this bearing system is based on the East line of Block C. Said line bears South 00 degrees 08 minutes 25 seconds East.

IARCS - Zone 8

OWNERS / DEVELOPERS:

KG Store 543, LLC
Charles W. Campbell
1459 Grand Avenue
Des Moines, IA 50309
515-457-6263

ENGINEER/SURVEYOR:

ISG
217 East 2nd Street, Suite 110
Des Moines, IA 50309
515-243-9143

AREA TABLE:

Lot 1 = 127,515 sq. ft. (2.93 acres)
Outlot A = 25,282 sq. ft. (0.58 acres)
Total Area = 152,797 sq. ft. (3.508 acres)

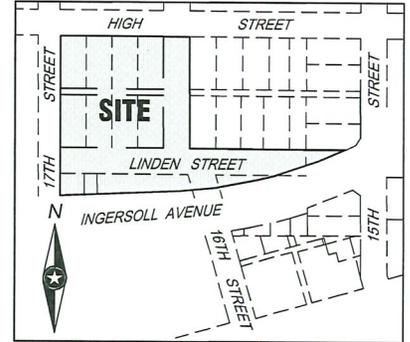
DATE OF SURVEY:

July 8, 2021

NOTE:

The property will be developed in compliance with Section 106-138 of Chapter 106 of Des Moines City Code requiring all new utilities to be installed underground.

VICINITY MAP
(NOT TO SCALE)

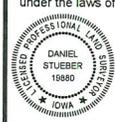


APPROVED BY:	
Development Services Director	Date
City Engineer	Date
Roll Call	Date
CERTIFIED BY:	
City Clerk	Date
CITY OF DES MOINES, IOWA	

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DRAFT

By: Daniel L. Stueber Date: 3/6/23
 License Number 19880
 My License renewal date is 12/31/2023
 Pages covered by this seal 2



PN: 20-24219
 Sheet 1 OF 2
 Surveyed by: DS
 Survey Date: 07/08/21
 Rev. Date: 7/7

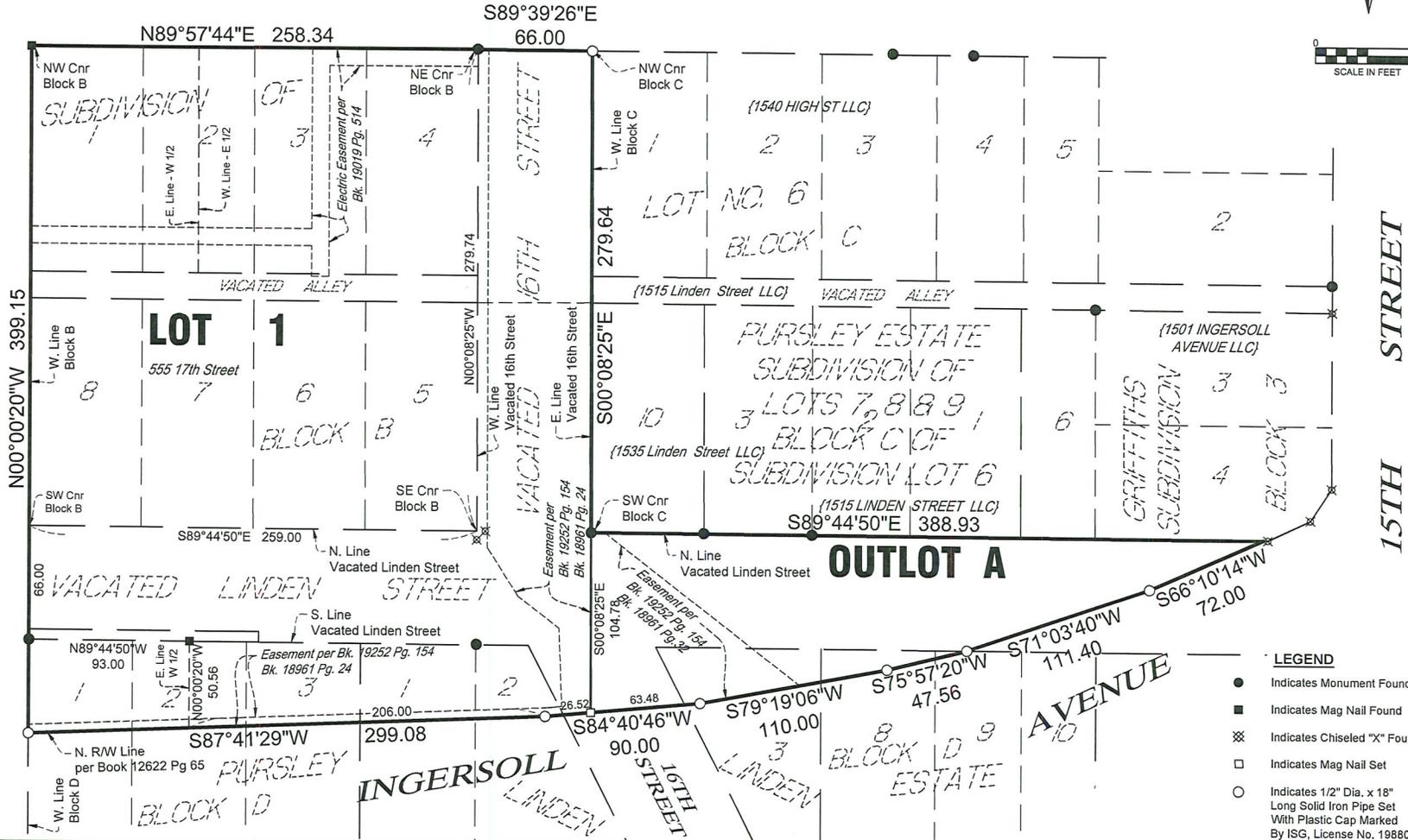
DRAWN BY: ASL
CHECKED BY: DS

WESTERN GATEWAY

FINAL PLAT



HIGH STREET



- LEGEND**
- Indicates Monument Found
 - Indicates Mag Nail Found
 - ⊗ Indicates Chiseled "X" Found
 - Indicates Mag Nail Set
 - Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 19880

ISG

PN: 20-24219
 Sheet 2 OF 2
 Surveyed by: DS
 Survey Date: 07/08/21
 Rev. Date: 7/

DATE PLOTTED: 08/27/21
 DRAWN BY: JN