



Date April 24, 2023

APPROVAL OF FINAL SUBDIVISION PLAT AND ACCEPTANCE OF LETTER OF CREDIT FOR PINNACLE ON FLEUR

WHEREAS, the final subdivision plat entitled Pinnacle on Fleur, for property in the vicinity of 2710 Fleur Drive, to be developed by Pinnacle on Fleur LLC, 2785 North Ankeny Boulevard, Suite 22, Ankeny, IA, 50023, Jenna Kimberley, Authorized Agent, was submitted to the Development Services Department on September 14, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on August 22, 2022; 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; and,

WHEREAS, the City Engineer has approved the amount of the security for subdivision improvements.

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 Pinnacle on Fleur is hereby approved, and irrevocable letter of credit No. 52996606 from Iowa Trust & Savings Bank in the amount of \$39,590.00 is hereby accepted as adequate security for the completion of the required public improvements including grading and erosion control and public sidewalk installation within the plat area.
3. The City Clerk is hereby directed to hold this bond as security for the required public improvements until otherwise directed.



Date April 24, 2023

- 4. 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.
- 5. 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 Development Section, City Traffic and Transportation Division, Information Technology Department, and Development Services Department.
- 6. The Permanent Easements for sanitary sewer and stormwater management facilities that have been provided incident to 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 such easements.

MOVED by _____ to adopt.

Second by _____.

(Council Communication No. 23-204)

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	

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.

Mayor

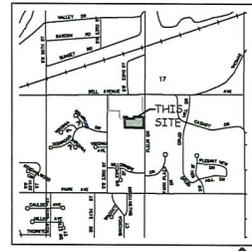
City Clerk

INDEX LEGEND
 LOCATION: LOT 5, THE VILLAGE AT GRAY'S LAKE
 REQUESTOR: PINNACLE ON FLEUR, LLC
 PROPRIETOR: PINNACLE ON FLEUR, LLC
 SURVEYOR: KEVEN J. CRAWFORD, L.S.
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 RETURN TO: KEVEN J. CRAWFORD, L.S.

LOT ADDRESSES			LOT ADDRESSES		
LOT #	ADDRESS	STREET	LOT #	ADDRESS	STREET
1	2592	FLEUR DRIVE	12	2716	FLEUR DRIVE
2	2696	FLEUR DRIVE	13	2718	FLEUR DRIVE
3	2698	FLEUR DRIVE	14	2720	FLEUR DRIVE
4	2700	FLEUR DRIVE	15	2722	FLEUR DRIVE
5	2702	FLEUR DRIVE	16	2724	FLEUR DRIVE
6	2704	FLEUR DRIVE	17	2726	FLEUR DRIVE
7	2706	FLEUR DRIVE	18	2728	FLEUR DRIVE
8	2708	FLEUR DRIVE	19	2730	FLEUR DRIVE
9	2710	FLEUR DRIVE	20	2732	FLEUR DRIVE
10	2712	FLEUR DRIVE	21	2734	FLEUR DRIVE
11	2714	FLEUR DRIVE	22	2736	FLEUR DRIVE
			23	2738	FLEUR DRIVE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	090°38'21"	37.00	58.83	37.42	52.42	N40°19'18"W
C2	089°59'24"	37.00	58.11	36.99	52.32	S44°09'43"W



FINAL PLAT PINNACLE ON FLEUR

OWNER/APPLICANT
 PINNACLE ON FLEUR, LLC
 2785 NORTH ANKENY BLVD SUITE 22
 ANKENY, IOWA 50023-4705
 515-963-8335
 BILL@KCIAMDEV.COM

LEGAL DESCRIPTION

A part of Lot 5, The Village at Gray's Lake, an official plat, city of Des Moines, Polk County, Iowa, that is more particularly described as follows:
 Commencing at the Southeast corner of Lot 5, The Village at Gray's Lake, an official plat, city of Des Moines, Polk County, Iowa; thence N89°43'19"W, 2.00 feet along the South line of said Lot 5, to the Point of Beginning; thence continuing N89°43'19"W, 400.97 feet along said South line, to the Southwest corner of said Lot 5; thence N00°33'43"W, 228.01 feet along the West line of said Lot 5; thence N89°41'09"W, 16.37 feet along said West line; thence N00°00'52"E, 48.28 feet along said West line, to the Northwest corner of said Lot 5; thence S89°41'09"E, 80.62 feet along the North line of said Lot 5; thence S00°00'52"W, 35.28 feet along said North line; thence S89°41'09"E, 181.17 feet along said North line; thence S89°31'02"E, 245.57 feet to the West right-of-way line of Fleur Drive, as it is presently established; thence S00°31'52"E, 239.98 feet along said West right-of-way line to the Point of Beginning.
 Said tract of land contains 2.783 acres more or less.
 Said tract of land being subject to any and all assessments of record.

NOTES

- ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- BEARINGS BASED ON AN ASSUMED BEARING.
- 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.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" IR. W/ YELLOW CAP #13156
- IR. IRON ROD
- 6P. GAS PIPE
- D. BERDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- S.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- NR. NOT RADIAL

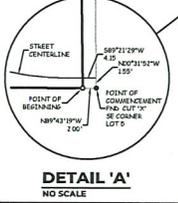
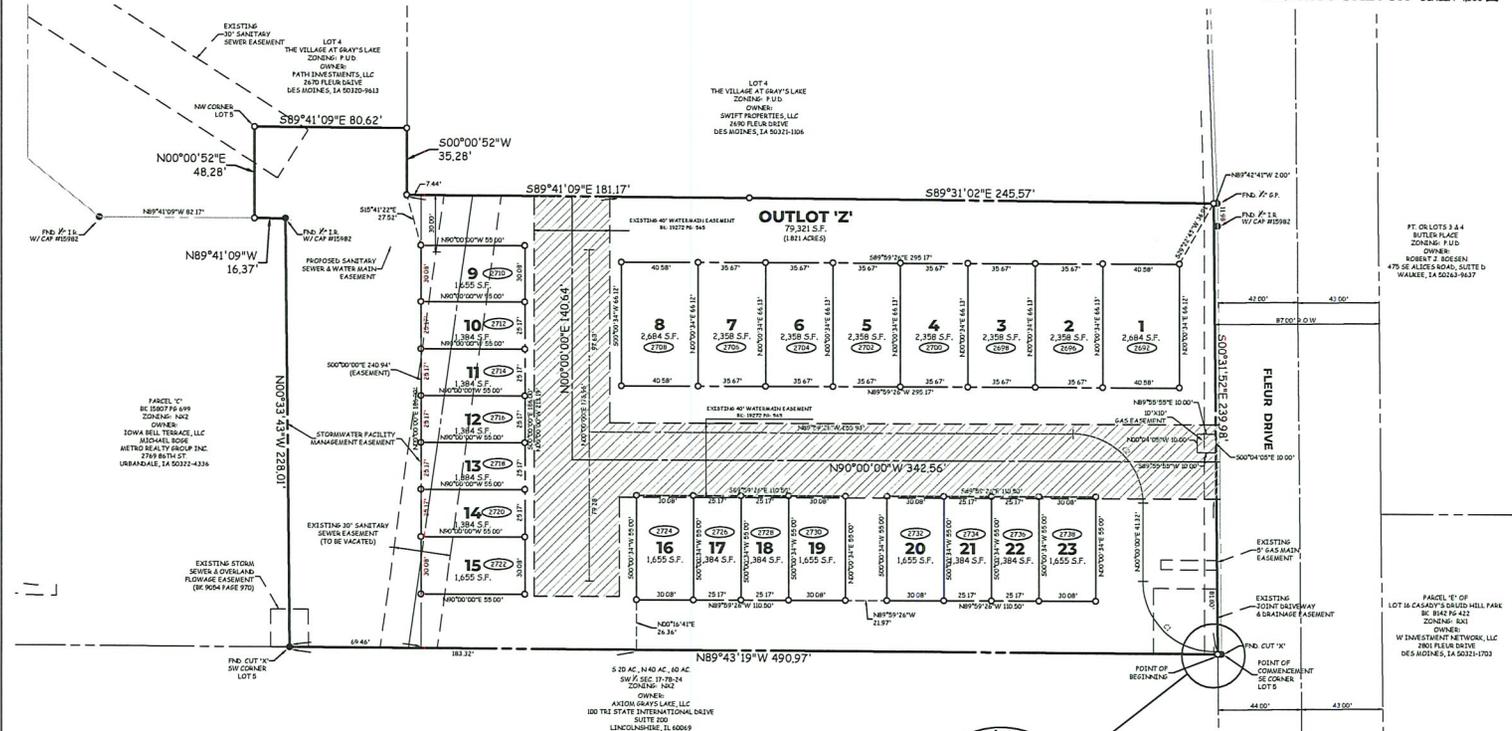
CERTIFICATION

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 DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 KEVEN J. CRAWFORD, L.S. IOWA LICENSE NO. 13156
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PAGES OR SHEETS COVERED BY THIS SEAL
 SHEETS 1 & 2

COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-22-2022
 REVISIONS: 10-4-2022
 9-27-2023

JOB NUMBER
CC 2241
 AS-BUILT: ---
 FINAL PLAT
 PINNACLE ON FLEUR
 SHEET 1 OF 2



FINAL PLAT APPROVAL
 APPROVED BY:

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

CERTIFIED BY:
 CITY OF DES MOINES, IOWA



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OWNER/APPLICANT

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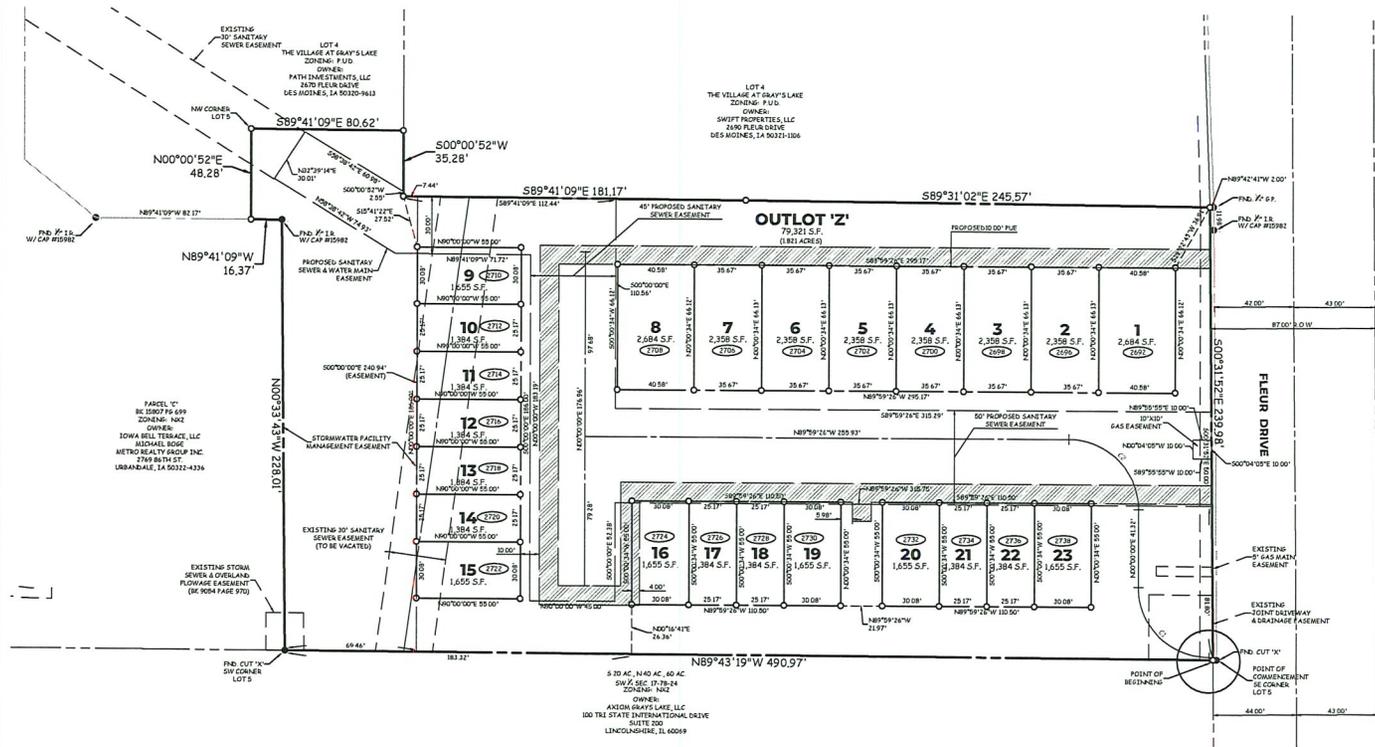
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- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL



PT. ON LOTS 3 & 4
BUTLER PLACE
ZONING: I-10
OWNER:
ROBERT J. BOESEN
475 SE ALDERS ROAD, SUITE 2
WAKARUSA, IA 50268-9637

PARCEL 'C' OF
LOT 16 IN CASADY'S DRUID HILL PARK
B/E 804 P&A2
ZONING: B-1
OWNER:
W INVESTMENT NETWORK, LLC
780 FLEUR DRIVE
DES MOINES, IA 50311-1703



COOPER CRAWFORD & Associates

Civil Engineers & Land Surveyors

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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-22-2022
REVISIONS: 10-4-2022



SCALE: 1"=30'

AS-BUILT: --

CC
2241

FINAL PLAT
PINNACLE ON FLEUR

SHEET
2 OF 2

