Date September 11, 2023

APPROVAL OF FINAL SUBDIVISION PLAT AND ACCEPTANCE OF SUBDIVISION BOND FOR RUBY ROSE RIDGE PLAT 2

WHEREAS, the final subdivision plat entitled Ruby Rose Ridge Plat 2 for property located in the vicinity of 2437 Brook View Drive, to be developed by Kenyon Hills Ridge, LLC, 106 Southwest Linden Street Suite 1B, Ankeny, Iowa 50023, Dean Quirk, authorized agent, was submitted to the Development Services Department on June 16, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the amended 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; 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 Ruby Rose Ridge Plat 2 is hereby approved, and subdivision bond number 7445172 from Old Republic Surety Company in the amount of $83,460.00 is hereby accepted as adequate security for the completion of the required public improvements including public sidewalk installation within the plat.

3. The City Clerk is hereby directed to hold this bond as security for the required public improvements until otherwise directed.

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

Date September 11, 2023

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 public gas, public utilities, public storm sewer, overland flowage, and stormwater management that have been provided incident to said subdivision plat are hereby approved and accepted subject to the final approval of the City Legal Department, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on such agreement upon approval by the City Legal Department.

MOVED by _____ to adopt.

Second by _____.

(Council Communication No. 23-399)

FORM APPROVED:

___/s/ 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**

RUBY ROSE RIDGE PLAT 2
FINAL PLAT

INDEX LEGEND
LOT 2 STEPHEN HARVEY ESTATE
SW 1/4 SECTION 27-T79N-R23W

OWNER/PREPARED FOR:
KENYON HILL RIDGE LLC
712-830-4515

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING CO, INC.
3501 104TH STREET
URBANDALE, IOWA 50322
515-276-0467

VICINITY MAP
SCALE 1" = 2,000'

E 50TH COURT

RUBY ROSE RIDGE PLAT 1

WISCONSIN AVENUE

BROOK VIEW DRIVE

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT 2, PLAT OF STEPHEN HARVEY ESTATE, AN OFFICIAL PLAT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2, RUBY ROSE RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE N89°43'49"W ALONG THE NORTH LINE OF SAID LOT 2, RUBY ROSE RIDGE PLAT 1, A DISTANCE OF 420.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 RUBY ROSE RIDGE PLAT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT A OF SAID RUBY ROSE RIDGE PLAT 1 AND ALONG A 320.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 35.60 FEET, SAID CURVE HAVING A CHORD BEARING OF N03°04'35"W AND A CHORD LENGTH OF 35.58 FEET; THENCE N00°06'39"E ALONG THE EASTERLY LINE OF SAID LOT A, A DISTANCE OF 65.04 FEET; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 39.34 FEET, SAID CURVE HAVING A CHORD BEARING OF N45°11'10"E AND A CHORD LENGTH OF 35.40 FEET; THENCE S89°44'19"E ALONG THE EASTERLY LINE OF SAID LOT A, A DISTANCE OF 100.93 FEET; THENCE N01°02'06"W ALONG THE EASTERLY LINE OF SAID LOT A, A DISTANCE OF 50.01 FEET TO THE SOUTHEAST CORNER OF LOT 39 IN SAID RUBY ROSE RIDGE PLAT 1; THENCE N00°06'39"E ALONG THE EAST LINE OF LOTS 39 THROUGH 26 INCLUSIVE, A DISTANCE OF 635.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE N22°25'16"W ALONG THE EASTERLY LINE OF SAID LOT A, A DISTANCE OF 54.20 FEET TO THE SOUTHEAST CORNER OF LOT 25 IN SAID RUBY ROSE RIDGE PLAT 1; THENCE S89°45'40"E, A DISTANCE OF 127.36 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 29.80 FEET, SAID CURVE HAVING A CHORD BEARING OF N42°47'52"E AND A CHORD LENGTH OF 27.12 FEET; THENCE N00°06'39"E, A DISTANCE OF 148.01 FEET; THENCE NORTHWESTERLY ALONG A 325.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 41.81 FEET, SAID CURVE HAVING A CHORD BEARING OF N03°34'30"W AND A CHORD LENGTH OF 41.79 FEET; THENCE N07°15'39"W, A DISTANCE OF 30.85 FEET; THENCE NORTHWESTERLY ALONG A 375.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 48.25 FEET, SAID CURVE HAVING A CHORD BEARING OF N03°34'30"W AND A CHORD LENGTH OF 48.21 FEET; THENCE N00°06'39"E, A DISTANCE OF 47.31 FEET TO THE SOUTH LINE OF OUTLOT X, THE WOODS OF COPPER CREEK PLAT 5, AN OFFICIAL PLAT; THENCE S89°41'46"E ALONG THE SOUTH LINE OF SAID OUTLOT X, A DISTANCE OF 50.00 FEET; THENCE S00°06'39"W, A DISTANCE OF 47.14 FEET; THENCE SOUTHEASTERLY ALONG A 325.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 41.81 FEET, SAID CURVE HAVING A CHORD BEARING OF S03°34'30"E AND A CHORD LENGTH OF 41.79 FEET; THENCE S07°15'39"E, A DISTANCE OF 30.85 FEET; THENCE SOUTHEASTERLY ALONG A 375.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 48.25 FEET, SAID CURVE HAVING A CHORD BEARING OF S03°34'30"E AND A CHORD LENGTH OF 48.21 FEET; THENCE S00°06'39"W, A DISTANCE OF 236.49 FEET; THENCE S89°41'46"E, A DISTANCE OF 130.00 FEET TO THE WEST LINE OF EASTOVER PLAT TWO, AN OFFICIAL PLAT, POLK COUNTY, IOWA; THENCE S00°06'39"W ALONG THE WEST LINE OF SAID EASTOVER PLAT TWO, A DISTANCE OF 792.31 FEET TO THE POINT OF BEGINNING.

AND A NON CONTIGUOUS PARCEL OF LAND DESCRIBED AS FOLLOWS:

AN IRREGULAR SHAPED PORTION OF LOT 2, PLAT OF STEPHEN HARVEY ESTATE, AN OFFICIAL PLAT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 24, RUBY ROSE RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE N00°06'39"E, A DISTANCE OF 59.81 FEET; THENCE NORTHWESTERLY ALONG A 325.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 60.15 FEET, SAID CURVE HAVING A CHORD BEARING OF N05°11'29"W AND A CHORD LENGTH OF 60.06 FEET; THENCE N10°29'36"W, A DISTANCE OF 69.45 FEET; THENCE NORTHWESTERLY ALONG A 375.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 69.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N05°14'40"W AND A CHORD LENGTH OF 69.58 FEET; THENCE N00°00'00"E, A DISTANCE OF 4.92 FEET TO THE SOUTH LINE OF OUTLOT X, THE WOODS OF COPPER CREEK PLAT 5, AN OFFICIAL PLAT; THENCE S89°41'46"E ALONG THE SOUTH LINE OF SAID OUTLOT X, A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 4.66 FEET; THENCE SOUTHEASTERLY ALONG A 325.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 59.52 FEET, SAID CURVE HAVING A CHORD BEARING OF S05°14'40"E AND A CHORD LENGTH OF 59.44 FEET; THENCE S10°29'36"E, A DISTANCE OF 69.45 FEET; THENCE SOUTHEASTERLY ALONG A 375.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 69.40 FEET, SAID CURVE HAVING A CHORD BEARING OF S05°11'29"E AND A CHORD LENGTH OF 69.30 FEET; THENCE S00°06'39"W, A DISTANCE OF 59.59 FEET TO THE NW CORNER OF LOT 25 IN SAID RUBY ROSE RIDGE PLAT 1; THENCE N89°41'46"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACTS OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACTS OF LAND CONTAIN 259,665 SQ.FT. (6.96 ACRES).

LEGEND:
- ● PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 OR AS NOTED
- ○ PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- PUE PUBLIC UTILITY EASEMENT
- (XXXX) PREVIOUSLY RECORDED
- YPC YELLOW PLASTIC CAP
- POB POINT OF BEGINNING
- 2710 ADDRESS

FINAL PLAT APPROVAL
APPROVED BY:

Development Services Director _____ Date

City Engineer _____ Date

Roll Call _____ City Council Date

CERTIFIED BY:

City Clerk _____ Date

CITY OF DES MOINES, IOWA

GRAPHIC SCALE
30 0 15 30 60

SURVEY NOTES:
THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

NOTES:
LOT B AND LOT C TO BE DEDICATED TO THE CITY OF DES MOINES FOR PUBLIC RIGHT OF WAY

THE PROPERTY WILL BE DEVELOPED IN COMPLIANCE WITH SECTION 106-136 OF CHAPTER 106 OF THE DES MOINES CITY CODE REQUIRING ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND.

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

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.

SIGNED: _____ DATE: _____
LARRY D. HYLER, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: 2 SHEETS

LARRY D. HYLER, P.L.S. No. 14775

RUBY ROSE RIDGE PLAT 2
DES MOINES, IOWA

FINAL PLAT

REFERENCE NUMBER: 170263

DRAWN BY: BA
CHECKED BY: LH

REVISION DATE:
06/07/22 CITY SUBMITAL
07/27/22 CITY SUBMITAL
07/05/23 CITY SUBMITAL
07/16/23 CITY SUBMITAL
08/24/23 CITY SUBMITAL
08/30/23 CITY SUBMITAL

PROJECT NUMBER: 170263-2

SHEET NUMBER: 1 OF 2