CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 15, 2015

ITEM: Pemberley Hills Plat 1 (fka Barnes Estates), Generally located on the southwest corner of Colt Drive and 60th Street – Subdivide property into 41 single family lots, six (6) street lots, and two (2) outlots for detention – Barnes Estates, LLC – FP-002613-2015

RESOLUTION: Acceptance of Public Improvements and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Barnes Estates, LLC, represented by Dean Roghair of Civil Design Advantage, LLC, is requesting approval of a Final Plat for approximately 16.2 acres generally located on the southwest corner of Colt Drive and 60th Street. The applicant proposes to subdivide the property into 41 lots for single family development, 6 lots for public streets, and 2 outlots for detention.

The associated Barnes Estates Preliminary Plat was approved by the City Council on July 28, 2014. The applicant has since requested to change the development name to Pemberley Hills and has labeled the subject Final Plat as such.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on February 26, 2015 as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions.

As part of this approval, the Council is approving and accepting the following:

- Public improvements associated with the construction of Aspen Drive, 62nd Street, 63rd Street, Acadia Drive, public sanitary sewer, and public storm sewer;
- Surety for the installation of sidewalks adjacent to public streets within the development;
- A deed for Street Lot(s) A, B, C, D, E & F to be dedicated as public street right(s)-of-way;
- A deed for Outlots Y and Z to Pemberley Hills Owner's Association
- Legal documents to establish public easements for sanitary sewer and storm sewer;
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property;
- Parkland Dedication Agreement

COMPREHENSIVE PLAN CONSISTENCY: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the Final Plat, Pemberley Hills Plat 1 to establish 41 lots for single family development, 6 public street lots and 2 outlots, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Brian Portz BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

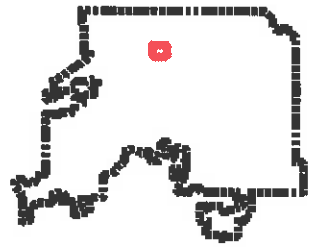
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	February 26, 2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat
Exhibit III - Resolution: Accepting Public Improvements and Approval and Release of Final Plat
Exhibit A - Conditions of Approval

Pemberley Hills Plat 1



Legend

- Parcels
- Parks
- Greenways

583.3 0 291.67 583.3 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT I

PEMBERLEY HILLS PLAT 1

FINAL PLAT

EXHIBIT II

LEGAL DESCRIPTION

A PART OF LOT 3, BARNES FARM, AN OFFICIAL PLAT, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°02'55" EAST ALONG WEST LINE OF SAID LOT 3, A DISTANCE OF 151.14 FEET TO THE SOUTHEAST CORNER OF ENCLAVE OF ASHWORTH PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°07'32" EAST CONTINUING ALONG SAID WEST LINE, 642.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BARNES FARM AND THE SOUTHWEST CORNER OF BARNES HEIGHTS PLAT TWO, AN OFFICIAL PLAT, THENCE NORTH 88°54'50" EAST ALONG NORTH LINE OF SAID LOT 3, A DISTANCE OF 199.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BARNES HEIGHTS PLAT TWO; THENCE SOUTH 89°45'26" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 314.66 FEET TO THE SOUTHEAST CORNER OF LOT 9, BARNES HEIGHTS PLAT TWO AND THE WEST LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 0°14'34" EAST ALONG THE WEST LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT, 140.95 FEET TO THE SOUTHWEST CORNER OF SAID WRENWOOD PLAT 1; THENCE NORTH 89°43'05" EAST ALONG THE SOUTH LINE OF SAID WRENWOOD PLAT 1, A DISTANCE OF 215.93 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID WRENWOOD PLAT 1; THENCE SOUTH 0°15'03" EAST, 193.26 FEET; THENCE SOUTH 89°43'10" WEST, 34.94 FEET; THENCE SOUTH 0°16'50" EAST, 133.25 FEET THENCE NORTH 89°43'10" EAST, 515.06 FEET; THENCE SOUTH 0°19'00" EAST, 326.55 FEET TO THE SOUTH LINE OF SAID LOT 3, BARNES FARM; THENCE SOUTH 89°43'10" WEST ALONG SAID SOUTH LINE, 1218.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.22 ACRES (706,355 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

EXISTING COMPREHENSIVE PLAN DESIGNATION

SINGLE FAMILY RESIDENTIAL

BENCHMARKS

WDM BM# 7 STANDARD MONUMENT @ NW CORNER OF ASHWORTH & PRAIRIE VIEW DRIVE ELEVATION=210.73

WDM BM# 128 STANDARD MONUMENT @ NW CORNER OF PRAIRIE VIEW DRIVE & EP TRUE PKWY ELEVATION=136.26

NOTE

1. THE ERROR OF CLOSURE FOR THIS FINAL PLAT IS WITHIN ALLOWABLE LIMITS.
2. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
3. ALL CORNERS WILL BE SET WITHIN ONE YEAR OF RECORDING.
4. SPOT ELEVATIONS LISTED ON THE FINAL PLAT ARE LOCATED AT THE BOTTOM OF THE SWALE WITHIN THE OVERLAND FLOWAGE EASEMENT.
5. HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING 5'X5' SIDEWALK PASSING AREAS THROUGH DRIVEWAYS AND AS SHOWN ON THE CONSTRUCTION PLANS FOR PEMBERLEY HILLS PLAT 1 PER PROWAG REQUIREMENTS.
6. LOT 16 MPE = 161.3 NORTH AND 176.0 WEST.
7. LOT 18 MPE VARIES THROUGHOUT THE LOT AND IS ESTABLISHED AS ONE FOOT ABOVE ADJACENT FINAL GRADE. DRAINAGE IN THE REAR OVERLAND FLOWAGE EASEMENT DRAINS NORTH AND WILL NOT BE IMMEDIATELY ADJACENT TO THE HOUSE, SO IT WILL NOT SET THE MPE.
8. LOTS 8 AND 9 SHALL NOT HAVE DRIVEWAY ACCESS TO 60TH STREET.
9. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.

OWNER/DEVELOPER:

BARNES ESTATES, LLC
8900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

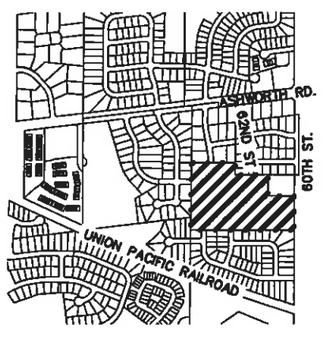
APRIL 29, 2014

ZONING:

RS-10

BULK REGULATIONS:

MINIMUM LOT WIDTH = 80'
FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 20' COMBINED (MIN. 8' ONE SIDE)



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°45'22"	1000.00'	152.82'	N4°05'52"E	152.67'
C2	8°51'39"	1000.00'	154.65'	N4°02'43"E	154.50'
C3	0°01'26"	786.68'	0.33'	N0°23'50"W	0.33'
C4	24°49'43"	350.00'	151.67'	S77°27'37"E	150.49'
C5	25°14'05"	350.00'	154.15'	S77°39'48"E	152.91'
C6	89°59'59"	50.00'	78.54'	N44°43'10"E	70.71'
C7	89°59'59"	20.00'	31.42'	N44°43'10"E	28.28'
C8	89°57'50"	25.00'	39.25'	S45°17'55"E	35.34'
C9	90°02'10"	25.00'	39.29'	S44°42'05"W	35.37'
C10	1°28'47"	50.00'	1.29'	N89°32'27"W	1.29'
C11	24°10'50"	50.00'	21.10'	N76°42'38"W	20.95'
C12	98°22'30"	55.00'	94.43'	S66°11'32"W	83.25'
C13	42°56'43"	55.00'	41.22'	S4°28'05"E	40.27'
C14	25°39'37"	50.00'	22.39'	S13°06'38"E	22.21'
C15	5°21'20"	970.00'	90.67'	N2°23'51"E	90.63'
C16	3°24'02"	970.00'	57.57'	N6°46'32"E	57.56'
C17	87°14'16"	25.00'	38.06'	N52°05'41"E	34.49'
C18	19°14'26"	320.00'	107.46'	S74°39'56"E	106.96'
C19	10°42'46"	380.00'	71.05'	S70°24'08"E	70.95'
C20	12°58'15"	380.00'	86.03'	S82°14'38"E	85.84'
C21	1°33'04"	380.00'	10.29'	S89°30'18"E	10.29'
C22	89°58'12"	25.00'	39.26'	S44°44'03"W	35.35'
C23	16°23'01"	320.00'	91.50'	N82°05'20"W	91.19'
C24	8°51'04"	320.00'	49.43'	N69°28'17"W	49.39'
C25	3°31'50"	380.00'	23.41'	N66°48'40"W	23.41'
C26	14°59'06"	380.00'	99.39'	N76°04'09"W	99.11'
C27	90°56'06"	25.00'	39.69'	N38°04'40"W	35.65'
C28	4°45'00"	1030.00'	85.39'	N5°01'53"E	85.37'
C29	3°02'29"	1030.00'	54.68'	N1°08'08"E	54.67'
C30	0°02'59"	756.66'	0.66'	S0°24'38"E	0.66'
C31	3°05'18"	970.00'	52.29'	S1°09'32"W	52.28'
C32	5°24'20"	970.00'	91.52'	S5°24'22"W	91.48'
C33	82°01'00"	25.00'	35.79'	S49°07'02"W	32.81'
C34	98°21'01"	25.00'	42.91'	S40°41'58"E	37.84'
C35	3°02'03"	1030.00'	54.54'	S6°57'31"W	54.54'
C36	5°00'57"	1030.00'	90.17'	S2°56'01"W	90.14'
C37	0°42'22"	1030.00'	12.69'	S0°04'22"W	12.69'
C38	55°25'59"	25.00'	24.19'	N62°00'10"E	23.25'
C42	0°33'15"	1030.00'	9.96'	N7°07'45"E	9.96'
C44	0°23'14"	970.00'	6.55'	N7°54'55"E	6.55'
C45	0°22'01"	970.00'	6.21'	N6°17'32"E	6.21'
C46	1°04'10"	1030.00'	19.23'	N7°56'28"E	19.22'

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. LEE
16747
IOWA

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS ONE AND TWO

REVISIONS	DATE
REVISED	4/28/15
REVISED	2/11/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

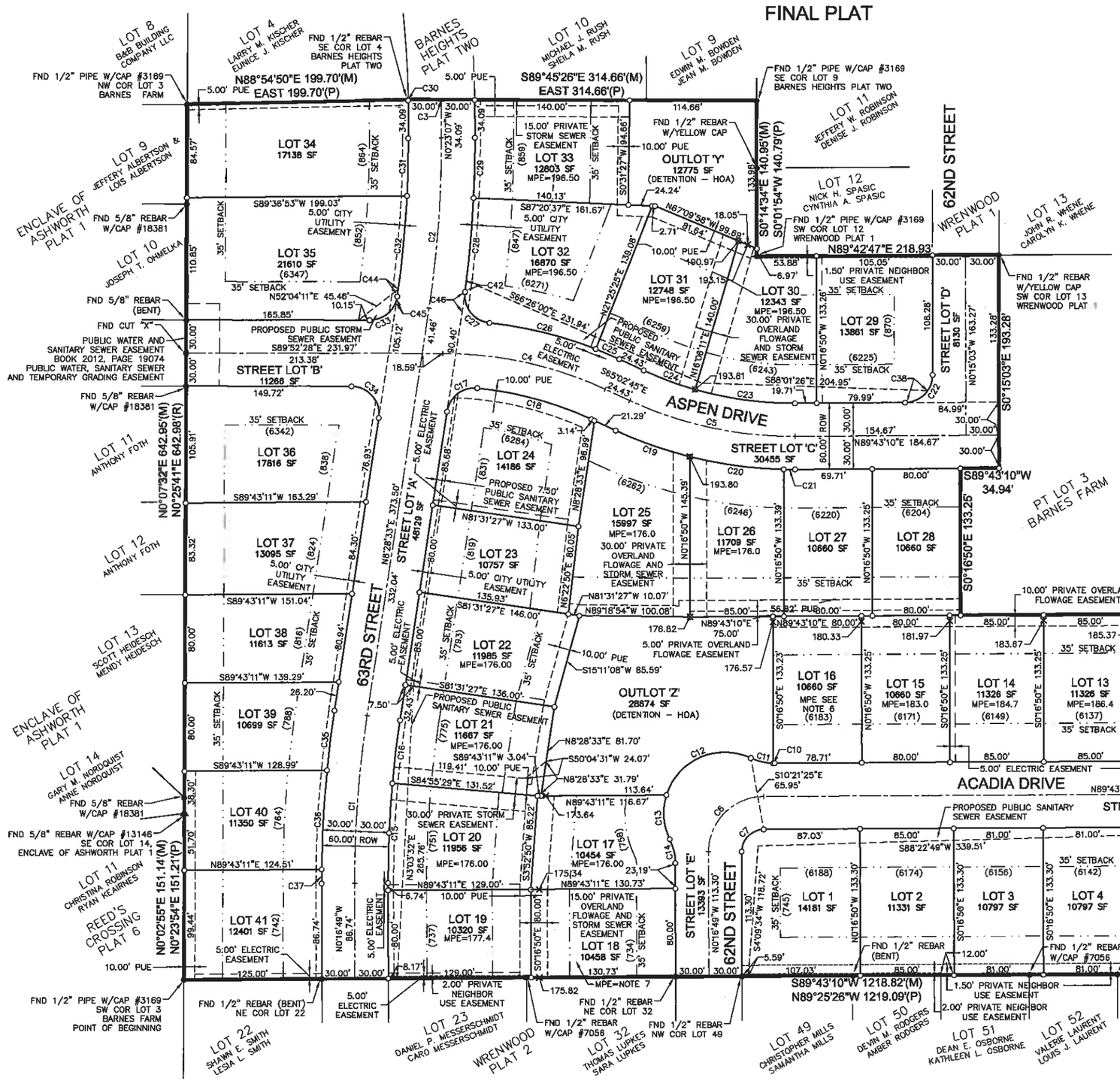
PEMBERLEY HILLS PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

1/2
1402.085

FILED IN \\CDA\S\1402085\DWG\1402085-FINAL PLAT.DWG
FILE DATE: 2/2/15
PLOTTED BY: MIKE LEE
DATE PLOTTED: 5/5/2015 11:49 AM
COMMON ZONE
TEXT:

PEMBERLEY HILLS PLAT 1

FINAL PLAT



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

N

SCALE 1"=50'

0 50' 100'

REVISIONS	DATE
REVISED	4/29/15
REVISED	2/11/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

PEMBERLEY HILLS PLAT 1
FINAL PLAT
WEST DES MOINES, IOWA

2/2

1402.085

FILE: J:\2014\1402085\DWG\1402085-FINAL PLAT.DWG
FILE DATE: 9/9/2014
DATE PLOTTED: 9/9/2015 11:49 AM
PLOTTED BY: MIKE LEE
TEMPLATE: 1024
COMMENT: DWG

EXHIBIT III

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTING PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT, PEMBERLEY HILLS PLAT 1 (FP-002613-2015) FOR THE PURPOSE OF CREATING 41 LOTS FOR SINGLE FAMILY DEVELOPMENT, 6 PUBLIC STREET LOTS AND 2 OUTLOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Barnes Estates, LLC, has requested approval for a Final Plat (FP-002613-2015) for that 16.2 acre site generally located on the southwest corner of Colt Drive and 60th Street to subdivide the property into 41 single family detached lots, 6 public street lots for dedication to the City, and 2 outlots for detention;

Legal Description

A PART OF LOT 3, BARNES FARM, AN OFFICIAL PLAT, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°02'55" EAST ALONG WEST LINE OF SAID LOT 3, A DISTANCE OF 151.14 FEET TO THE SOUTHEAST CORNER OF ENCLAVE OF ASHWORTH PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°07'32" EAST CONTINUING ALONG SAID WEST LINE, 642.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BARNES FARM AND THE SOUTHWEST CORNER OF BARNES HEIGHTS PLAT TWO, AN OFFICIAL PLAT, THENCE NORTH 88°54'50" EAST ALONG NORTH LINE OF SAID LOT 3, A DISTANCE OF 199.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BARNES HEIGHTS PLAT TWO; THENCE SOUTH 89°45'26" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 314.66 FEET TO THE SOUTHEAST CORNER OF LOT 9, BARNES HEIGHTS PLAT TWO AND THE WEST LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 0°14'34" EAST ALONG THE WEST LINE OF WRENWOOD PLAT 1, AN OFFICIAL PLAT, 140.95 FEET TO THE SOUTHWEST CORNER OF SAID WRENWOOD PLAT 1; THENCE NORTH 89°43'05" EAST ALONG THE SOUTH LINE OF SAID WRENWOOD PLAT 1, A DISTANCE OF 218.93 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID WRENWOOD PLAT 1; THENCE SOUTH 0°15'03" EAST, 193.26 FEET; THENCE SOUTH 89°43'10" WEST, 34.94 FEET; THENCE SOUTH 0°16'50" EAST, 133.25 FEET THENCE NORTH 89°43'10" EAST, 515.06 FEET; THENCE SOUTH 0°19'00" EAST, 326.55 FEET TO THE SOUTH LINE OF SAID LOT 3, BARNES FARM; THENCE SOUTH 89°43'10" WEST ALONG SAID SOUTH LINE, 1218.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.22 ACRES (706,355 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Barnes Estates and recommended approval on July 23, 2014, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Barnes Estates that was reviewed and approved by the City Council on July 28, 2014, and;

WHEREAS, on June 15, 2015, this City Council held a duly-noticed meeting to consider the application for Pemberley Hills Plat 1 Final Plat (FP-002613-2015) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Pemberley Hills Plat 1 at their meeting on June 15, 2015, subject to any conditions of approval, and;

WHEREAS, the City Council did accept public improvements associated with the construction of 62nd Street, 63rd Street, Aspen Drive, Acadia Drive, public sanitary sewer, and public storm sewer within the plat boundaries, and;

WHEREAS, the applicant has supplied a deed to the City of West Des Moines for Street Lot(s) A, B, C, D, E & F to be dedicated as public street right(s)-of-way, and;

WHEREAS, the necessary easements have been established for sanitary sewer and storm sewer, and;

WHEREAS, the City Council did accept surety for the construction of sidewalks within the plat, and;

WHEREAS, the City Council did accept the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property;

WHEREAS, the City Council did accept the Parkland Dedication Agreement for the subject plat, and;

WHEREAS, the City Council approves of the following address assignments;

Lot 1 = 745 62nd Street & 6188 Acadia Drive
Lot 2 = 6174 Acadia Drive
Lot 3 = 6156 Acadia Drive
Lot 4 = 6142 Acadia Drive
Lot 5 = 6128 Acadia Drive
Lot 6 = 6110 Acadia Drive
Lot 7 = 6086 Acadia Drive
Lot 8 = 6064 Acadia Drive
Lot 9 = 6059 Acadia Drive
Lot 10 = 6081 Acadia Drive
Lot 11 = 6105 Acadia Drive
Lot 12 = 6125 Acadia Drive
Lot 13 = 6137 Acadia Drive
Lot 14 = 6149 Acadia Drive
Lot 15 = 6171 Acadia Drive
Lot 16 = 6183 Acadia Drive
Lot 17 = 758 62nd Street
Lot 18 = 734 62nd Street
Lot 19 = 737 63rd Street
Lot 20 = 751 63rd Street
Lot 21 = 775 63rd Street
Lot 22 = 793 63rd Street
Lot 23 = 819 63rd Street
Lot 24 = 731 63rd Street & 6284 Aspen Drive
Lot 25 = 6262 Aspen Drive
Lot 26 = 6246 Aspen Drive

Lot 27 = 6220 Aspen Drive
Lot 28 = 6204 Aspen Drive
Lot 29 = 870 62nd Street
Lot 30 = 6243 Aspen Drive
Lot 31 = 6259 Aspen Drive
Lot 32 = 6271 Aspen Drive & 847 63rd Street
Lot 33 = 859 63rd Street
Lot 34 = 864 63rd Street
Lot 35 = 852 63rd Street & 6347 Aspen Drive
Lot 36 = 838 63rd Street & 6342 Aspen Drive
Lot 37 = 824 63rd Street
Lot 38 = 816 63rd Street
Lot 39 = 788 63rd Street
Lot 40 = 764 63rd Street
Lot 41 = 742 63rd Street

WHEREAS, Pemberley Hills Plat 1 is zoned RS-10, Residential Single Family and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, dated June 15, 2015, or as amended orally at the City Council meeting of June 15, 2015, are adopted.

SECTION 2. The public improvements associated with Final Plat, Pemberley Hills Plat 1 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Pemberley Hills Plat 1 (FP-002613-2015) is approved, subject to compliance with all the conditions in the staff report, dated June 15, 2015, including conditions added at the meeting, if any, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 4. This resolution does release the Final Plat (FP-00263-2015) for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on June 15, 2015 and Roll Call No. _____.

CERTIFICATE

I, Ryan Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on June 15, 2015, among other proceedings, Roll Call No. _____ approved said plat on June 15, 2015, and released said Final Plat for recordation.

_____
Ryan Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of June, 2015.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. No conditions of approval.