CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 11, 2017

ITEM: The Preserve on Grand Plat 1, southwest corner of Scenic Valley Drive and Grand Avenue – Approval and Release of Final Plat for Single Family Residential and Medium Density Residential Development – Diligent Grand Avenue 67 LLC – FP-003613-2017

RESOLUTION: Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Diligent Grand Avenue 67 LLC, represented by Jake Becker of McClure Engineering, is requesting approval of a final plat for The Preserve of Grand Plat 1 to subdivide the property into 24 single family residential lots, 20 medium density residential lots, one street lot, and six outlots for storm water detention and flood related purposes. The property is undeveloped.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017. The Subcommittee is supportive of the project.

OUTSTANDING ISSUES: There are no outstanding issues.

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

- Sanitary Sewer Easements, Pedestrian Easement, Storm Water and Overland Flowage Easements, Storm Sewer Easements,
- Storm Water Facility Maintenance Agreement and Covenant
- Deed for Street Lots A
- Surety in Lieu of Construction of Public Sidewalk, Public Sanitary Sewer, Public Storm Sewer, and Public Street Paving

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 and release the Final Plat, The Preserve on Grand Plat 1 to subdivide property into 24 single family residential lots, 20 medium density residential lots, one public street lot, and six outlots, subject to the applicant complying with all applicable City Code requirements, and the following:

1. Provide surety for incomplete public improvements, prior to plat being recorded.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	

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)

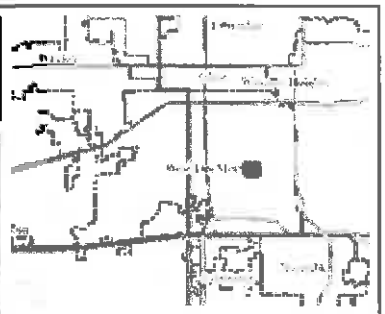
Committee	Development & Planning		
Date Reviewed	October 2, 2017		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I	-	Location Map
Exhibit II	-	Final Plat
Exhibit III	-	Resolution: Approval and Release of Final Plat

Exhibit A – Conditions of Approval

The Preserve on Grand Plat 1



Legend

- Corporate Limits
- Parcels

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

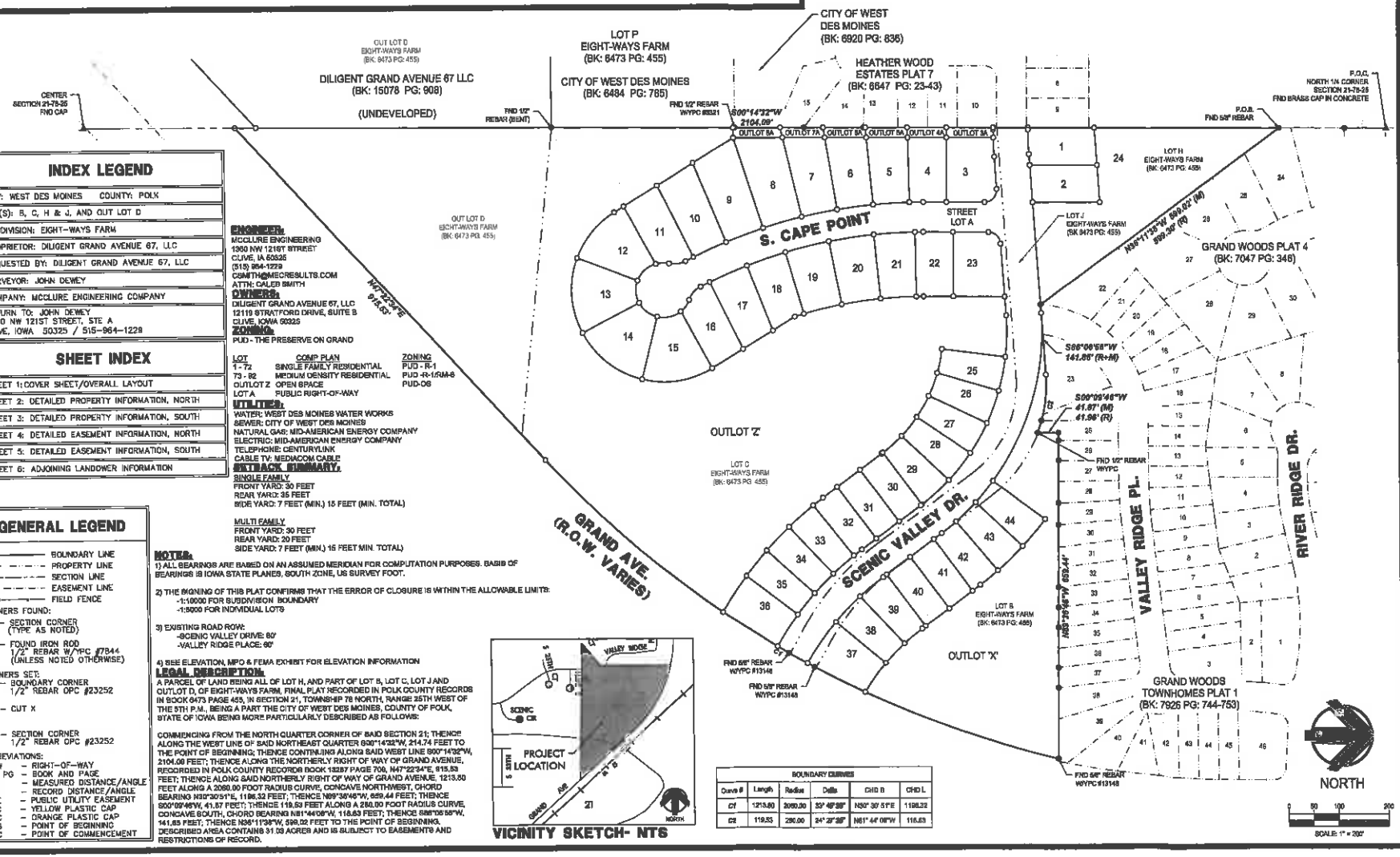
© City of West Des Moines, Iowa

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

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1
WEST DES MOINES, IOWA



INDEX LEGEND

CITY: WEST DES MOINES COUNTY: POLK
LOT(S): B, C, H & J, AND OUT LOT D
SUBDIVISION: EIGHT-WAYS FARM
PROPRIETOR: DILIGENT GRAND AVENUE 67, LLC
REQUESTED BY: DILIGENT GRAND AVENUE 67, LLC
SURVEYOR: JOHN DEWEY
COMPANY: MCCLURE ENGINEERING COMPANY
RETURN TO: JOHN DEWEY 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229

SHEET INDEX

SHEET 1: COVER SHEET/OVERALL LAYOUT
SHEET 2: DETAILED PROPERTY INFORMATION, NORTH
SHEET 3: DETAILED PROPERTY INFORMATION, SOUTH
SHEET 4: DETAILED EASEMENT INFORMATION, NORTH
SHEET 5: DETAILED EASEMENT INFORMATION, SOUTH
SHEET 6: ADJOINING LANDOWER INFORMATION

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- FIELD FENCE

CORNERS FOUND:

- ▲ – SECTION CORNER (TYPE AS NOTED)
- ● – FOUND IRON ROD 1/2" REBAR W/YPC #7844 (UNLESS NOTED OTHERWISE)

CORNERS SET:

- ○ – BOUNDARY CORNER 1/2" REBAR OPC #23252
- ⌑ – CUT X
- △ – SECTION CORNER 1/2" REBAR OPC #23252

ABBREVIATIONS:

ROW	– RIGHT-OF-WAY
BK, PG	– BOOK AND PAGE
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POC	– POINT OF COMMENCEMENT

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
CSMITH@MCCRESULTS.COM
ATTN: CALEB SMITH

OWNER:
DILIGENT GRAND AVENUE 67, LLC
12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325

ZONING:
PUD - THE PRESERVE ON GRAND

LOT	COMP PLAN	ZONING
1 - 72	SINGLE FAMILY RESIDENTIAL	PUD - R-1
73 - 92	MEDIUM DENSITY RESIDENTIAL	PUD -R-1/RM-8
OUTLOT Z	OPEN SPACE	PUD-OS
LOT A	PUBLIC RIGHT-OF-WAY	

UTILITIES:
WATER: WEST DES MOINES WATER WORKS
SEWER: CITY OF WEST DES MOINES
NATURAL GAS: MID-AMERICAN ENERGY COMPANY
ELECTRIC: MID-AMERICAN ENERGY COMPANY
TELEPHONE: CENTURYLINK
CABLE TV: MEDIACOM CABLE

SETBACK SUMMARY:

SINGLE FAMILY
FRONT YARD: 30 FEET
REAR YARD: 35 FEET
SIDE YARD: 7 FEET (MIN.) 15 FEET (MIN. TOTAL)

MULTI FAMILY
FRONT YARD: 30 FEET
REAR YARD: 20 FEET
SIDE YARD: 7 FEET (MIN.) 15 FEET MIN. TOTAL)

NOTES:
1) ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES. BASIS OF BEARINGS IS IOWA STATE PLANES, SOUTH ZONE, US SURVEY FOOT.

2) THE BIGNING OF THIS PLAT CONFIRMS THAT THE ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS:
-1:10000 FOR SUBDIVISION BOUNDARY
-1:5000 FOR INDIVIDUAL LOTS

3) EXISTING ROAD ROW:
-SCENIC VALLEY DRIVE: 80'
-VALLEY RIDGE PLACE: 60'

4) SEE ELEVATION, MPO & FEMA EXHIBIT FOR ELEVATION INFORMATION

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING ALL OF LOT H, AND PART OF LOT B, LOT C, LOT J AND OUTLOT D, OF EIGHT-WAYS FARM, FINAL PLAT RECORDED IN POLK COUNTY RECORDS IN BOOK 6473 PAGE 455, IN SECTION 21, TOWNSHIP 78 NORTH, RANGE 26TH WEST OF THE 5TH P.M., BEING A PART THE CITY OF WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER S00°14'32"W, 214.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE S00°14'32"W, 2104.09 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF GRAND AVENUE, RECORDED IN POLK COUNTY RECORDS BOOK 15287 PAGE 706, N47°22'34"E, 815.53 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF GRAND AVENUE, 1213.80 FEET ALONG A 2050.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N33°30'51"E, 1196.32 FEET; THENCE N89°36'46"W, 659.44 FEET; THENCE S00°09'46"W, 41.87 FEET; THENCE 119.53 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING N81°44'08"W, 118.53 FEET; THENCE S88°06'56"W, 141.85 FEET; THENCE N38°11'39"W, 599.92 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 31.09 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

VICINITY SKETCH- NTS

BOUNDARY CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	1213.80	2050.00	33° 49'38"	N33° 30' 51"E	1196.32
C2	119.53	250.00	24° 27'38"	N81° 44' 08"W	118.53

McCLURE ENGINEERING CO.
building strong communities.

1360 NW 121st Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2270

NOTICE
McClure Engineering Company makes any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are allowed.

LICENSED LAND SURVEYOR JOHN DEWEY 23252 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

3/21/17

JOHN DEWEY, PLS
NO. 23252

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 01 - 05

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2210034
AUGUST 28, 2017

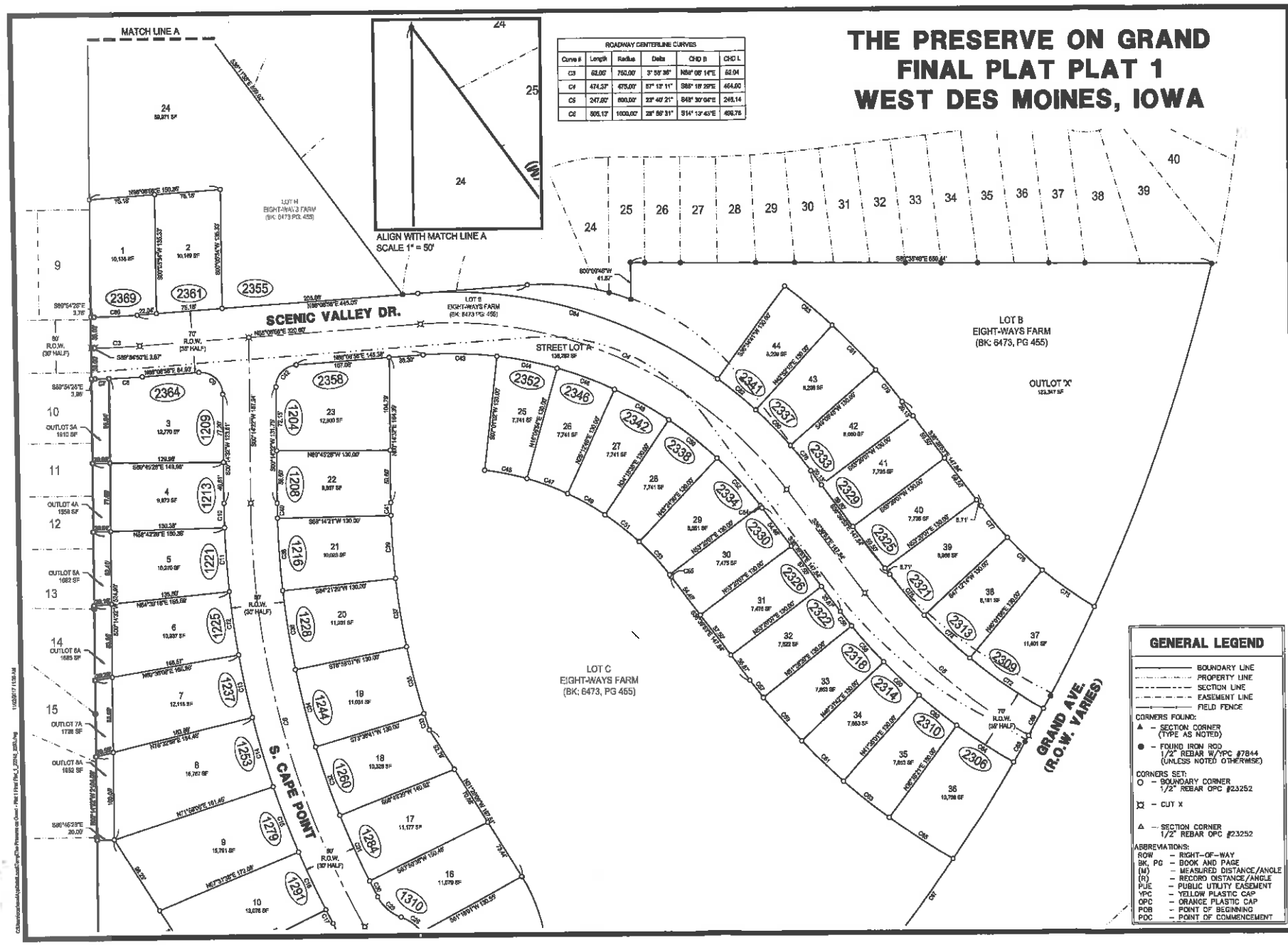
REVISIONS
09/20/2017
10/20/2017

ENGINEER C. SMITH
DRAWN BY B. FLAHERTY
CHECKED BY J. DEWEY
DRAWING NO. FP-01 0

EXHIBIT II

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1
WEST DES MOINES, IOWA

ROADWAY CENTERLINE CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C3	62.00'	750.00'	3° 59' 36"	N59° 08' 14"E	62.04
C4	474.37'	475.00'	57° 13' 11"	S68° 18' 29"E	454.60
C5	247.02'	800.00'	23° 40' 21"	S48° 30' 04"E	245.14
C6	505.13'	1000.00'	28° 56' 31"	S14° 13' 43"E	499.76



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NORTH

0 25 50 100

SCALE: 1" = 100'

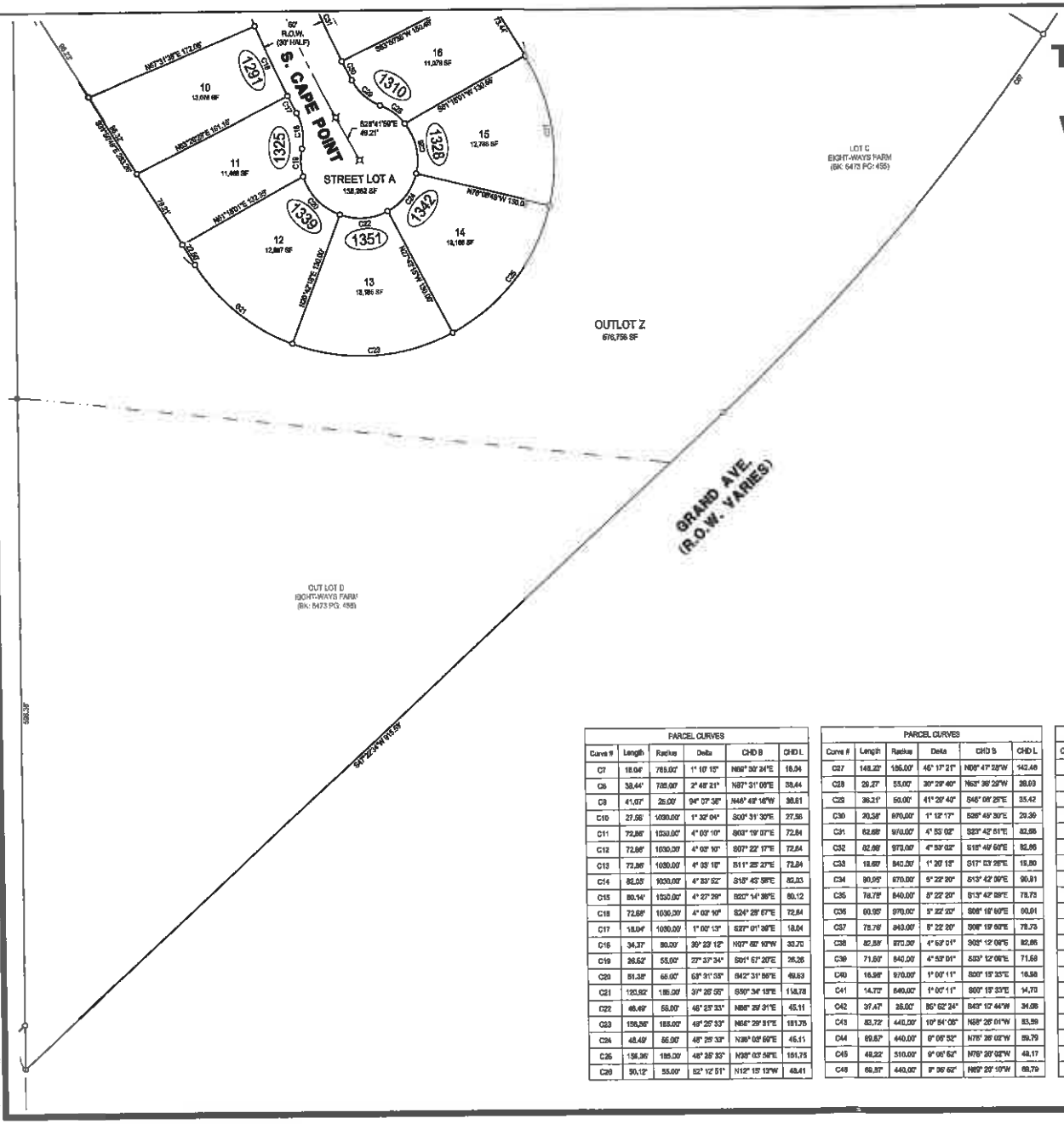
THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2110034
AUGUST 28, 2017

REVISIONS
09/20/2017
10/20/2017

ENGINEER: C. SMITH	DRAWN BY: B. FLAHERTY
CHECKED BY: J. DEWEY	FIELD BOOK NO: -
DRAWING NO.: FP-01	SHEET NO: 02 / 06

THE PRESERVE ON GRAND FINAL PLAT PLAT 1 WEST DES MOINES, IOWA



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PARCEL CURVES

Curve #	Length	Radius	Delta	CHD B	CHD L
C7	18.04'	765.00'	1° 10' 15"	N66° 30' 24"E	18.04
C8	38.44'	765.00'	2° 48' 21"	N67° 31' 06"E	38.44
C9	41.07'	25.00'	94° 07' 36"	N46° 49' 16"W	36.61
C10	27.56'	1030.00'	1° 32' 04"	S00° 31' 30"E	27.56
C11	72.86'	1030.00'	4° 03' 10"	S03° 19' 07"E	72.84
C12	72.86'	1030.00'	4° 03' 10"	S07° 22' 17"E	72.84
C13	72.86'	1030.00'	4° 03' 10"	S11° 25' 27"E	72.84
C14	82.03'	1030.00'	4° 33' 52"	S15° 43' 58"E	82.03
C15	80.14'	1030.00'	4° 27' 29"	S20° 14' 36"E	80.12
C16	72.86'	1030.00'	4° 03' 10"	S24° 29' 07"E	72.84
C17	18.04'	1030.00'	1° 00' 13"	S27° 01' 36"E	18.04
C18	34.37'	80.00'	39° 23' 12"	N07° 50' 10"W	33.70
C19	26.52'	55.00'	27° 37' 34"	S01° 57' 20"E	26.26
C20	51.38'	55.00'	53° 31' 55"	S42° 31' 56"E	49.53
C21	120.92'	185.00'	37° 26' 05"	S50° 34' 18"E	118.78
C22	46.49'	55.00'	48° 23' 33"	N66° 29' 31"E	45.11
C23	156.36'	185.00'	48° 23' 33"	N66° 29' 31"E	151.75
C24	46.49'	55.00'	48° 23' 33"	N36° 03' 59"E	45.11
C25	136.36'	185.00'	48° 23' 33"	N36° 03' 59"E	131.75
C26	50.12'	55.00'	52° 12' 51"	N12° 15' 13"W	48.41

PARCEL CURVES

Curve #	Length	Radius	Delta	CHD B	CHD L
C27	148.22'	185.00'	45° 17' 21"	N06° 47' 28"W	142.46
C28	29.27'	55.00'	30° 29' 40"	N63° 36' 22"W	28.93
C29	36.21'	50.00'	41° 29' 40"	S46° 06' 25"E	35.42
C30	20.36'	670.00'	1° 12' 17"	S26° 45' 30"E	20.36
C31	62.68'	970.00'	4° 53' 02"	S23° 42' 51"E	62.66
C32	62.68'	970.00'	4° 53' 02"	S18° 49' 50"E	62.66
C33	18.69'	940.00'	1° 20' 13"	S17° 03' 28"E	18.60
C34	90.95'	970.00'	5° 22' 20"	S13° 42' 39"E	90.91
C35	78.79'	840.00'	5° 22' 20"	S13° 42' 39"E	78.73
C36	90.95'	970.00'	5° 22' 20"	S08° 19' 50"E	90.91
C37	78.79'	840.00'	5° 22' 20"	S08° 19' 50"E	78.73
C38	82.58'	970.00'	4° 53' 01"	S03° 12' 06"E	82.66
C39	71.60'	840.00'	4° 53' 01"	S03° 12' 06"E	71.58
C40	16.98'	970.00'	1° 00' 11"	S00° 15' 33"E	16.98
C41	14.72'	840.00'	1° 00' 11"	S00° 15' 33"E	14.72
C42	37.47'	25.00'	85° 52' 24"	S43° 12' 44"W	34.06
C43	83.72'	440.00'	10° 54' 05"	N58° 26' 01"W	83.59
C44	69.67'	440.00'	9° 06' 52"	N75° 26' 02"W	69.79
C45	48.22'	310.00'	9° 06' 52"	N75° 26' 02"W	48.17
C46	69.67'	440.00'	9° 06' 52"	N66° 20' 10"W	69.79

PARCEL CURVES

Curve #	Length	Radius	Delta	CHD B	CHD L
C47	48.22'	310.00'	8° 05' 52"	N66° 20' 10"W	48.17
C48	69.67'	440.00'	9° 06' 52"	N56° 14' 16"W	69.79
C49	48.22'	310.00'	9° 06' 52"	N56° 14' 16"W	48.17
C50	69.67'	440.00'	9° 06' 52"	N45° 08' 28"W	69.78
C51	48.22'	310.00'	9° 06' 52"	N45° 08' 28"W	48.17
C52	73.20'	440.00'	9° 31' 53"	N41° 49' 34"W	73.11
C53	50.67'	310.00'	9° 21' 56"	N41° 54' 32"W	50.62
C54	3.04'	440.00'	0° 23' 44"	N36° 51' 45"W	3.04
C55	3.04'	310.00'	0° 33' 41"	N36° 59' 44"W	3.04
C56	20.65'	635.00'	1° 51' 47"	S37° 38' 47"E	20.65
C57	24.87'	765.00'	1° 51' 47"	S37° 38' 47"E	24.87
C58	54.80'	635.00'	4° 56' 38"	S41° 00' 00"E	54.78
C59	66.01'	765.00'	4° 56' 38"	S41° 00' 00"E	65.98
C60	54.80'	635.00'	4° 56' 38"	S45° 56' 38"E	54.78
C61	66.01'	765.00'	4° 56' 38"	S45° 56' 38"E	65.98
C62	54.80'	635.00'	4° 56' 38"	S50° 52' 16"E	54.78
C63	66.01'	765.00'	4° 56' 38"	S50° 52' 16"E	65.99
C64	79.90'	635.00'	8° 56' 49"	S56° 50' 02"E	79.84
C65	88.37'	765.00'	6° 37' 08"	S55° 38' 42"E	88.33
C67	1213.80'	2000.00'	33° 45' 38"	N30° 30' 51"E	1196.32

PARCEL CURVES

Curve #	Length	Radius	Delta	CHD B	CHD L
C68	35.00'	2000.00'	0° 58' 25"	N30° 12' 21"E	35.00
C69	36.00'	2000.00'	0° 59' 25"	N29° 13' 57"E	35.99
C72	101.86'	565.00'	10° 19' 46"	S55° 06' 46"E	101.72
C73	72.17'	435.00'	9° 30' 19"	S54° 44' 01"E	72.08
C74	70.85'	565.00'	7° 11' 05"	S46° 33' 19"E	70.80
C75	54.35'	435.00'	7° 11' 05"	S46° 33' 19"E	54.31
C76	60.46'	565.00'	6° 07' 53"	S39° 43' 50"E	60.43
C77	46.55'	435.00'	6° 07' 53"	S39° 43' 50"E	46.53
C78	37.14'	510.00'	4° 10' 19"	N36° 46' 03"W	37.13
C79	49.00'	640.00'	4° 10' 19"	N36° 46' 03"W	48.98
C80	56.01'	610.00'	6° 17' 33"	N43° 58' 59"W	55.98
C81	70.29'	640.00'	6° 17' 33"	N43° 58' 59"W	70.26
C82	56.01'	610.00'	6° 17' 33"	N50° 16' 32"W	55.96
C83	70.29'	640.00'	6° 17' 33"	N50° 16' 32"W	70.26
C84	360.17'	510.00'	40° 27' 49"	N73° 38' 11"W	352.73
C85	49.63'	710.00'	3° 58' 36"	N68° 06' 14"E	49.62

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NORTH

0 25 50 100

SCALE: 1" = 100'

THE PRESERVE ON GRAND FINAL PLAT PLAT 1

West Des Moines, Iowa

2210034

AUGUST 28, 2017

REVISIONS
09/20/2017
10/20/2017

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
CHECKED BY: J. DEWEY
FIELD BOOK NO: -
BEGINING NO.: FP-01
SHEET NO.: 03 / 06

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1
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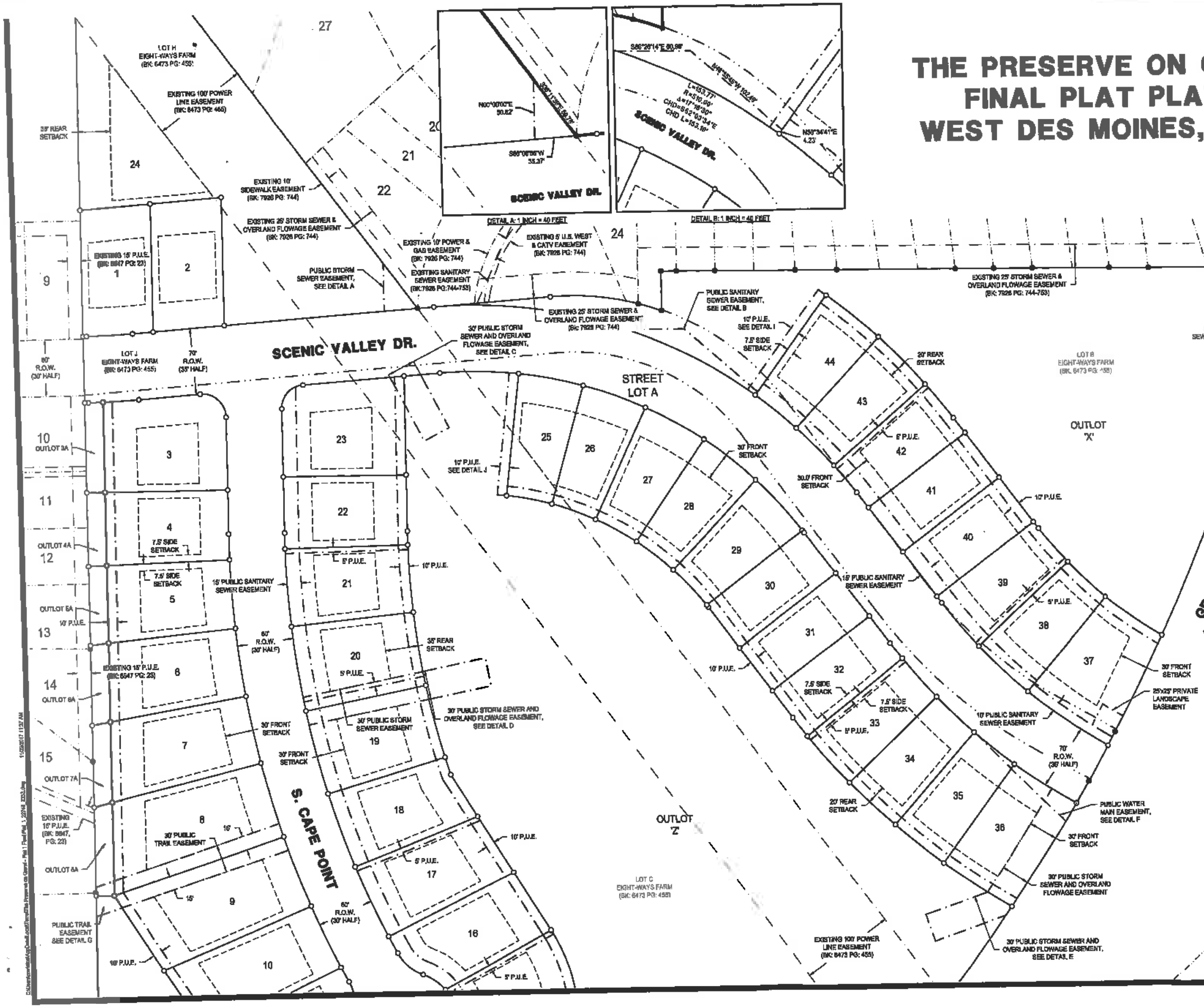

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FINAL PLAT PLAT 1
West Des Moines, Iowa
2210034
AUGUST 25, 2017
REVISIONS: 09/20/2017, 10/20/2017

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY
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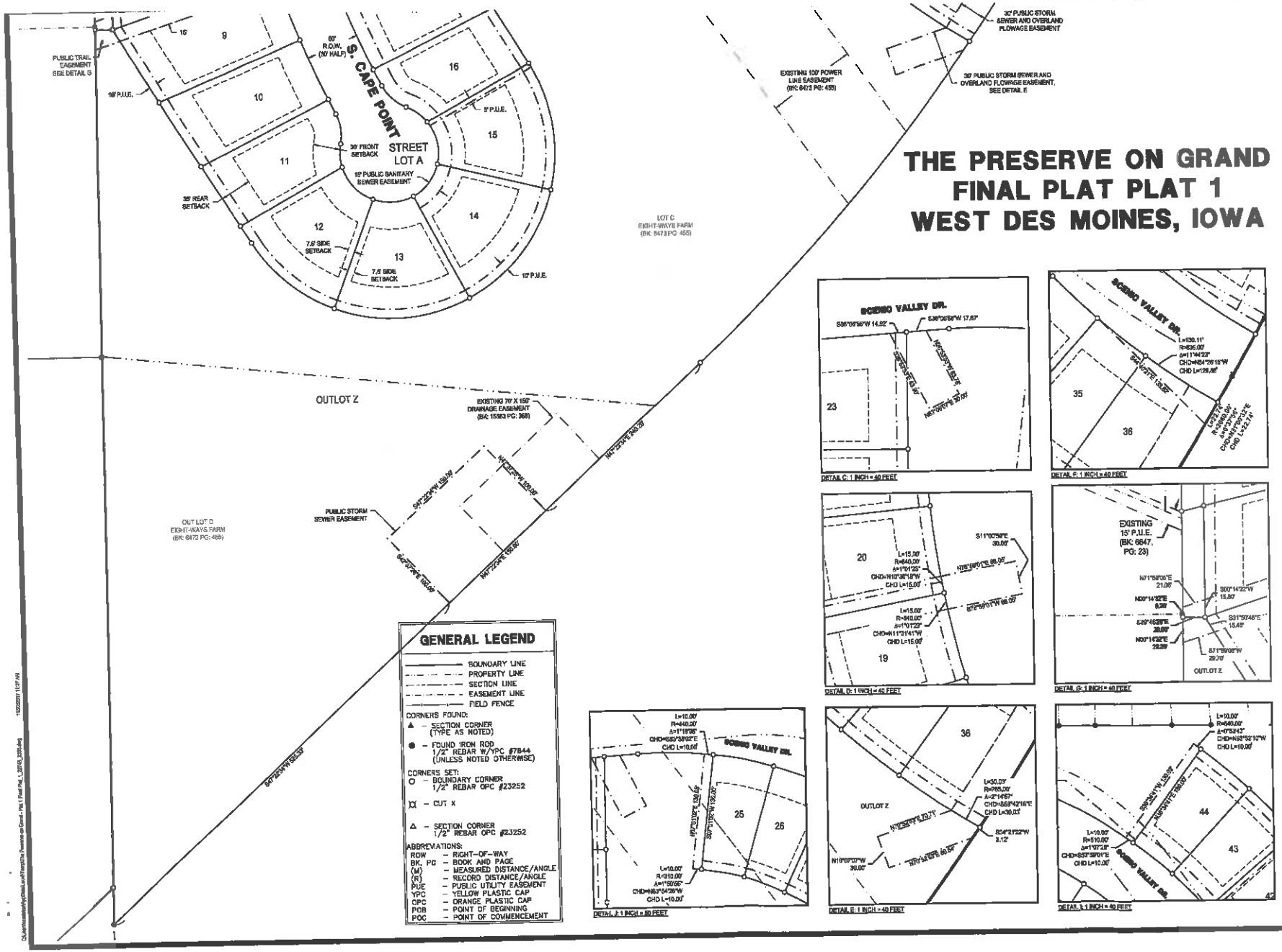

DETAIL C: 1 INCH = 40 FEET

DETAIL F: 1 INCH = 40 FEET

DETAIL D: 1 INCH = 40 FEET

DETAIL G: 1 INCH = 40 FEET

DETAIL J: 1 INCH = 40 FEET

DETAIL E: 1 INCH = 40 FEET

DETAIL L: 1 INCH = 40 FEET

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- SECTION LINE
- EASEMENT LINE
- FIELD FENCE

CORNERS FOUND:

▲ – SECTION CORNER (TYPE AS NOTED)

● – FOUND IRON ROD 1/2" REBAR W/YPC #7844 (UNLESS NOTED OTHERWISE)

CORNERS SET:

○ – BOUNDARY CORNER 1/2" REBAR OPC #23252

)(– CUT X

△ – SECTION CORNER 1/2" REBAR OPC #23252

ABBREVIATIONS:

ROW	– RIGHT-OF-WAY
BK, PG	– BOOK AND PAGE
(M)	– MEASURED DISTANCE/ANGLE
(R)	– RECORD DISTANCE/ANGLE
PUE	– PUBLIC UTILITY EASEMENT
YPC	– YELLOW PLASTIC CAP
OPC	– ORANGE PLASTIC CAP
POB	– POINT OF BEGINNING
POC	– POINT OF COMMENCEMENT

McCLURE ENGINEERING CO

building strong communities

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE

McClure Engineering Company assumes any and all responsibility and liability for conclusions which arise from failure to follow these Plans, Specifications, and the step meeting intent their concept, or for problems which arise from failure to obtain written approval from the engineer prior to any deviations in any areas, substitutions, improved product, adaptation, or conditions which are alleged.

NORTH

0 25 50 100

SCALE: 1" = 100'

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa

2210034

AUGUST 28, 2017

REVISIONS
09/20/2017
10/20/2017

ENGINEER C. SMITH	DRAWN BY B. FLAHERTY
CHECKED BY J. DEWEY	FIELD BOOK NO. -
DRAWING NO. FP-01	SHEET NO. 05 / 06

GRAND WOODS TOWNHOMES PLAT 1	
LOT 22	PETERSON, MARK & CAROL 2357 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 16050, PG 502)
LOT 23	RENZI, ANTHONY & ANN 2350 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8089, PG 710)
LOT 24	ERICKSON, JAMES & BETTY 2346 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 5912, PG 350)
LOT 25	FORTUNE, DONALD & BONNY 2346 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8202, PG 108)
LOT 26	NAGEL, DAVID & CAROLYN 2344 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8237, PG 567)
LOT 27	EGESDAL, KARIN 2342 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 9722, PG 527)
LOT 28	SMITH, SALLY & SCHMALTZ, RONALD 2340 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 13203, PG 577)
LOT 29	JANICE HELEN DOUGLAS TRUST 2336 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 14720, PG 591)
LOT 30	JORDAN, MARCIA 2336 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 12373, PG 696)
LOT 31	ISENBERGER, KARL 2334 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 9065, PG 475)
LOT 32	ALLEN, JOHN 2332 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 15545, PG 466)
LOT 33	PALMER, JOELLE 2330 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 12160, PG 373)
LOT 34	ROWLEY, RYAN 2328 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 15196, PG 46)
LOT 35	WENTZ, KRISTIN 2326 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8531, PG 292)
LOT 36	CAROL TOWNER STONE TRUST 2324 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 10110, PG 952)
LOT 37	PAULSON, JACK AND VIRGINIA 2322 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 14820, PG 511)
LOT 38	VAN RYSWYK, DONNA & DONNA L VAN RYSWYK REV LIV TRUST 2320 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 13982, PG 97)
LOT 39	REDD, MARCIA 2318 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 12587, PG 146)

GRAND WOODS TOWNHOMES PLAT 4	
LOT 24	CROSS, JACOB & JENNIFER 1017 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 15753, PG 429)
LOT 25	MALLO, RYAN & JULIE 1021 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 13892, PG 820)
LOT 26	LARSON, DAVID & LEANN 1025 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 7942, PG 436)
LOT 27	SIMPSON, TAMMY & DAVID 1029 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 14807, PG 983)

HEATHER WOOD ESTATES PLAT 7	
LOT 9	RECTOR, JONATHAN 2373 SOENG VALLEY DR WEST DES MOINES, IA 50265 (DEED BK 15652, PG 532)
LOT 10	BOYCE, CHRISTOPHER 1202 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 7007, PG 459)
LOT 11	SIMMONS, CURTIS & JENNIFER 1208 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 12555, PG 523)
LOT 12	WRIGHT, JAMIE 1210 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 15915, PG 180)
LOT 13	WEST, TYLER 1214 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 14881, PG 910)
LOT 14	PALETTA, STEPHANIE 1218 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 18581, PG 50)
LOT 15	HICKOK, WILLIAM & EMILEY 1222 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 7128, PG 391)

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1
WEST DES MOINES, IOWA

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NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineer guidance with respect to any review, analysis, inspection, adaptation, or modification which are alleged.

NORTH

0 25 50 100
SCALE: 1" = 100'

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2210024
AUGUST 28, 2017

REVISIONS
09/20/2017
10/20/2017

DESIGNED BY C. SMITH
DRAWN BY B. FLAHERTY
CHECKED BY J. DEWEY
FIELD BOOK NO. -
DRAWING NO. FP-01
SHEET NO. 06 / 06

EXHIBIT III

Prepared by: K Tragesser, 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 APPROVING AND RELEASING THE FINAL PLAT THE PRESERVE ON GRAND PLAT 1 (FP-003613-2017) FOR THE PURPOSE OF SUBDIVIDING PROPERTY INTO 24 SINGLE FAMILY RESIDENTIAL LOTS, 20 MEDIUM DENSITY RESIDENTIAL LOTS, ONE PUBLIC STREET LOT AND SIX 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, Diligent Grand Avenue 67 LLC, has requested approval for a Final Plat (FP-003613-2017) for that 31.03 acres located at the southwest corner of Scenic Valley Drive and Grand Avenue to subdivide the following legally described property into 24 single family residential lots, 20 medium density residential lots, one public street lot and six outlots:

Legal Description

A PARCEL OF LAND BEING ALL OF LOT H, AND PART OF LOT B, LOT C, LOT J AND OUTLOT D, OF EIGHT-WAYS FARM, FINAL PLAT RECORDED IN POLK COUNTY RECORDS IN BOOK 6473 PAGE 455, IN SECTION 21, TOWNSHIP 78 NORTH, RANGE 25TH WEST OF THE 5TH P.M., BEING A PART THE CITY OF WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER S00°14'32"W, 214.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE S00°14'32"W, 2104.09 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF GRAND AVENUE, RECORDED IN POLK COUNTY RECORDS BOOK 13267 PAGE 709, N47°22'34"E, 915.53 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF GRAND AVENUE, 1213.80 FEET ALONG A 2060.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N30°30'51"E, 1196.32 FEET; THENCE N89°36'46"W, 659.44 FEET; THENCE S00°09'46'W, 41.87 FEET; THENCE 119.53 FEET ALONG A 280.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING N81°44'08"W, 118.63 FEET; THENCE S86°06'56"W, 141.85 FEET; THENCE N36°11'38"W, 599.02 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 31.03 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

WHEREAS, the West Des Moines Plan and Zoning Commission reviewed the Preliminary Plat for The Preserves on Grand and recommended approval on May 22, 2017;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for The Preserve on Grand that was reviewed and approved by the City Council on May 30, 2017;

WHEREAS, on December 11, 2017, this City Council held a duly-noticed meeting to consider the application for The Preserve on Grand Plat 1 Final Plat;

WHEREAS, the City Council accepts Sanitary Sewer Easements, a Pedestrian Easement, Storm Water and Overland Flowage Easements, Storm Sewer Easements, a Storm Water Facility Maintenance Agreement and Covenant, a Deed for Street Lots A, and Surety in Lieu of Construction of Public Sidewalk, Public Sanitary Sewer, Public Storm Sewer, and Public Street Paving;

WHEREAS, The Preserve on Grand Plat 1 is zoned Grand Lakes Planned Unit Development and meets all requirements of the City's Zoning Code.

WHEREAS, the following addresses are assigned to the lots within Grand Avenue Estates Plat 1:

Lot 1 = 2369 Scenic Valley Drive	Lot 16 = 1310 S. Cape Point	Lot 31 = 2326 Scenic Valley Drive
Lot 2 = 2361 Scenic Valley Drive	Lot 17 = 1284 S. Cape Point	Lot 32 = 2322 Scenic Valley Drive
Lot 3 = 1209 S. Cape Point	Lot 18 = 1260 S. Cape Point	Lot 33 = 2318 Scenic Valley Drive
Lot 3 = 2364 Scenic Valley Drive	Lot 19 = 1244 S. Cape Point	Lot 34 = 2314 Scenic Valley Drive
Lot 4 = 1213 S. Cape Point	Lot 20 = 1228 S. Cape Point	Lot 35 = 2310 Scenic Valley Drive
Lot 5 = 1221 S. Cape Point	Lot 21 = 1216 S. Cape Point	Lot 36 = 2306 Scenic Valley Drive
Lot 6 = 1225 S. Cape Point	Lot 22 = 1208 S. Cape Point	Lot 37 = 2309 Scenic Valley Drive
Lot 7 = 1237 S. Cape Point	Lot 23 = 1204 S. Cape Point	Lot 38 = 2313 Scenic Valley Drive
Lot 8 = 1253 S. Cape Point	Lot 23 = 2358 Scenic Valley Drive	Lot 39 = 2321 Scenic Valley Drive
Lot 9 = 1279 S. Cape Point	Lot 24 = 2355 Scenic Valley Drive	Lot 40 = 2325 Scenic Valley Drive
Lot 10 = 1291 S. Cape Point	Lot 25 = 2352 Scenic Valley Drive	Lot 41 = 2329 Scenic Valley Drive
Lot 11 = 1325 S. Cape Point	Lot 26 = 2346 Scenic Valley Drive	Lot 42 = 2333 Scenic Valley Drive
Lot 12 = 1339 S. Cape Point	Lot 27 = 2342 Scenic Valley Drive	Lot 43 = 2337 Scenic Valley Drive
Lot 13 = 1351 S. Cape Point	Lot 28 = 2338 Scenic Valley Drive	Lot 44 = 2341 Scenic Valley Drive
Lot 14 = 1342 S. Cape Point	Lot 29 = 2334 Scenic Valley Drive	
Lot 15 = 1328 S. Cape Point	Lot 30 = 2330 Scenic Valley Drive	

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, or as amended orally at the City Council meeting, are adopted

SECTION 2. Final Plat, The Preserve on Grand Plat 1, is approved, subject to compliance with all the conditions in the staff report, including conditions added at the Hearing, 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 3. This resolution releases The Preserve on Grand Plat 1 Final Plat for recordation. The City Council of West Des Moines directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on December 11, 2017, and Roll Call No. _____.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of December 2017.

_____

Steven K. Gaer

ATTEST:

_____

Ryan T. Jacobson
City Clerk

CERTIFICATE

I, Ryan T. 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 December 11, 2017, among other proceedings, Roll Call No. _____ approved said plat on December 11, 2017, and released said Final Plat for recordation.

_____

Ryan T. Jacobson
City Clerk

ATTACHMENT A
Conditions of Approval

1. Provide surety for incomplete public improvements, prior to plat being recorded.