CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 11, 2018

ITEM: Jaspers Plat of Survey, North of 105th Street and east of SW Timber Ridge Lane – Approval of extraterritorial review of Plat of Survey to create two lots for transfer of ownership – Jesse Jaspers POS-003900-2018

RESOLUTION: Approval and Release of Plat-of-Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Jesse Jaspers, with permission of the property owners Donald and Connie Waller, is requesting approval of a Plat-of-Survey to create two lots for transfer of ownership for the construction of one house. The property currently is undeveloped.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on May 14, 2018, as an informational item.

OUTSTANDING ISSUES: There are no outstanding issues.

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 extraterritorial review of the Plat-of-Survey to create two parcels for the transfer of ownership, subject to the applicant complying with all applicable City Code requirements.

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

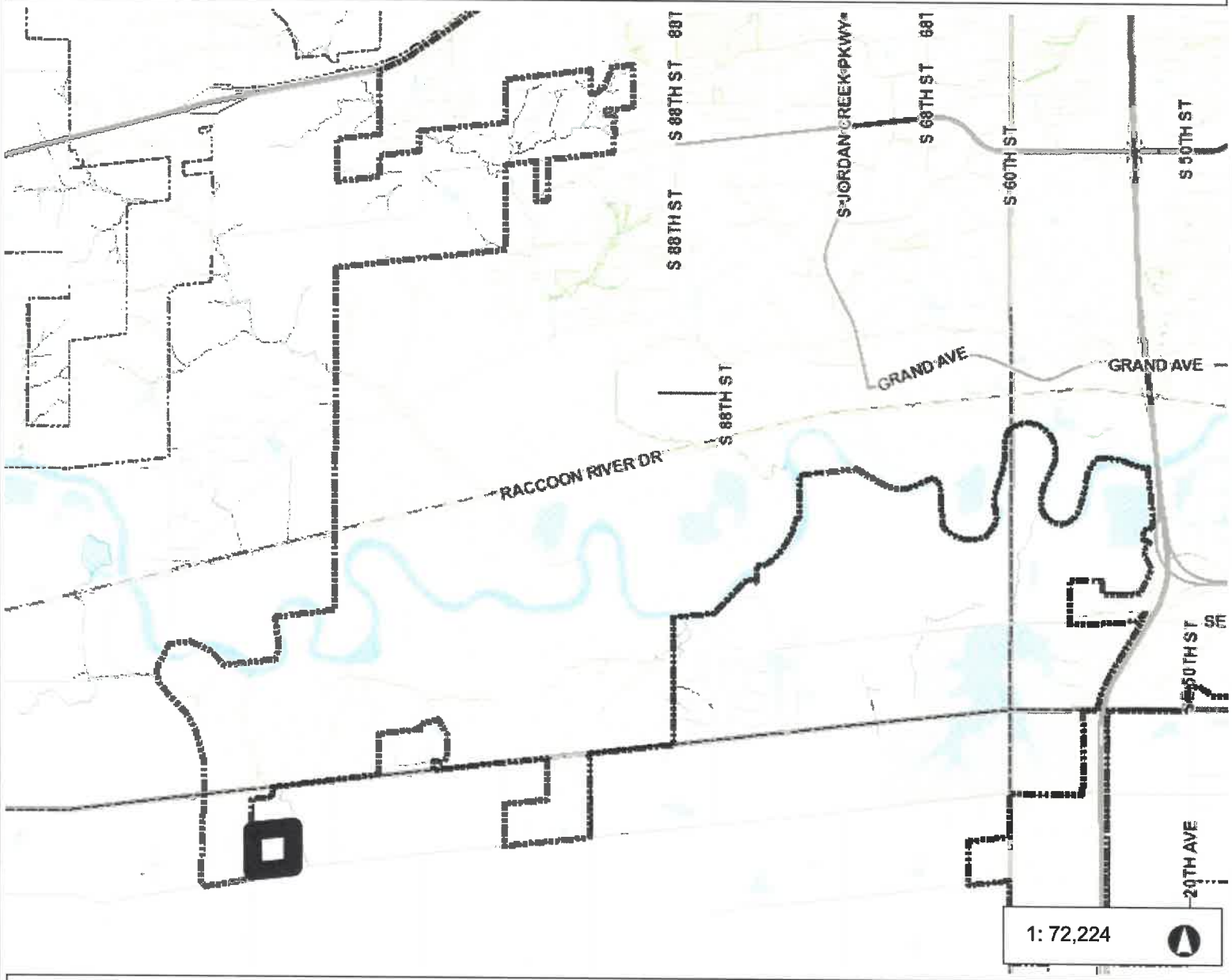
SUBCOMMITTEE REVIEW (if applicable)

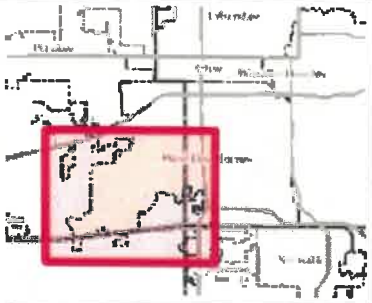
Committee	Development and Planning		
Date Reviewed	May 14, 2018		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Plat-of-Survey
Exhibit III - Resolution: Approval and Release of Plat-of-Survey
Exhibit A – Conditions of Approval
Exhibit B - Legal Description

Jaspers Plat of Survey





Legend

Corporate Limits

12,037.3 0 6,018.65 12,037.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

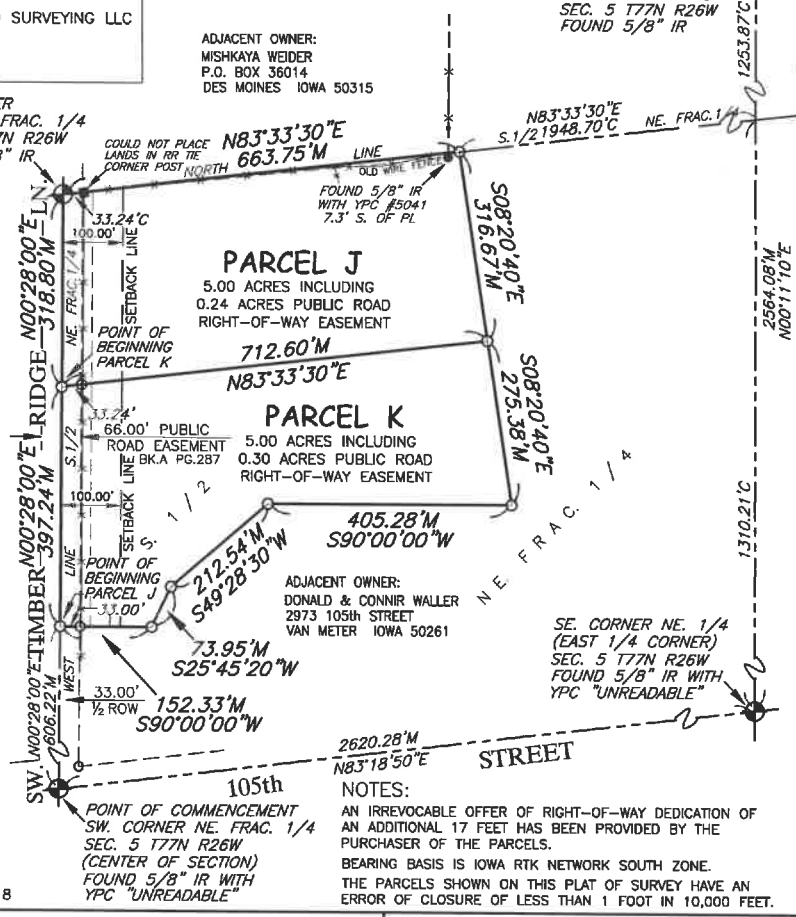
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT I

INDEX LEGEND	
LOCATION:	S. 1/2–NE. FRAC. 1/4 SEC. 5 T77N R26W MADISON COUNTY IOWA
REQUESTOR:	JESSE JASPERS
PROPRIETORS:	DONALD W. & CONNIE WALLER 2973 105th STREET VAN METER IOWA 50261
SURVEYOR:	JOEL R. ROMEY
COMPANY & RETURN TO:	RACCOON VALLEY LAND SURVEYING LLC 33235 L AVENUE ADEL IOWA 50003 PHONE: 515.493.8317

PLAT OF SURVEY
PART S. 1/2-NE. FRAC. 1/4
SEC. 5 T77N R26W



SCALE: 1"=200'

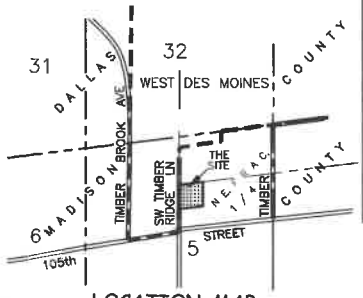
ADJACENT OWNER:
RACCOON RIVER LAND CO., LLC
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES IOWA 50266

BAR SCALE
0 200 400
100 300

LEGEND:

- INDICATES USPLSS CORNER FOUND AS NOTED
- INDICATES PROPERTY CORNER FOUND AS NOTED
- INDICATES PROPERTY CORNER OR RIGHT-OF-WAY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- IR IRON ROD
- FYS FRONT YARD SETBACK
- YPC YELLOW PLASTIC ID CAP
- ROW RIGHT-OF-WAY
- INDICATES 3 STRAN BARB WIRE FENCE

DATE OF FIELD WORK: 31 MARCH 2018



LOCATION MAP

PARCEL DESCRIPTIONS:

PARCEL J

AN IRREGULAR SHAPED PORTION OF THE SOUTH ONE–HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (NE. FRAC. 1/4) OF SAID SECTION 5; THENCE N00°28'00"E (IOWA RTK SOUTH ZONE BEARING BASIS) ALONG THE WEST LINE OF THE SOUTH ONE–HALF (S. 1/2) OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 1003.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'00"E ALONG THE WEST LINE OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 318.80 FEET TO THE NORTHWEST CORNER OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5; THENCE N83°33'30"E ALONG THE NORTH LINE OF THE S. 1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 663.75 FEET; THENCE S08°20'40"E, A DISTANCE OF 316.67 FEET; THENCE S83°33'30"W ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE S.1/2 OF THE NE. FRAC. 1/4 OF SAID SECTION 5, A DISTANCE OF 712.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.00 ACRES INCLUDING 0.24 ACRES FOR PUBLIC ROAD EASEMENT.

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

PARCEL K

AN IRREGULAR SHAPED PORTION OF THE SOUTH ONE–HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

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SAID PARCEL CONTAINING 5.00 ACRES INCLUDING 0.30 ACRES FOR PUBLIC ROAD EASEMENT.

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

NOTES:

AN IRREVOCABLE OFFER OF RIGHT–OF–WAY DEDICATION OF AN ADDITIONAL 17 FEET HAS BEEN PROVIDED BY THE PURCHASER OF THE PARCELS.

BEARING BASIS IS IOWA RTK NETWORK SOUTH ZONE.

THE PARCELS SHOWN ON THIS PLAT OF SURVEY HAVE AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET.

SURVEY FOR/APPLICANT:
JESSE JASPERS
36861 HUNTERS POINT DRIVE
VAN METER IOWA 50261

SETBACKS:
FRONT YARD = 50 FEET
REAR YARD = 50 FEET
SIDE YARD = 20 FEET

JOEL R. ROMEY
IOWA
12971
LICENSED
PROFESSIONAL LAND SURVEYOR

Raccoon—Valley Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS RERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2019 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

PRELIMINARY

SIGNED: _____ DATE: _____
JOEL R. ROMEY P.L.S. 12971

PN:18015

EXHIBIT II

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 JASPERS PLAT-OF-SURVEY (POS-003900-2018) FOR THE PURPOSE OF CREATING TWO PARCELS FOR TRANSFER OF OWNERSHIP

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, the applicant, Jesse Jaspers, with permission from the property owners Donald and Connie Waller, has requested approval for a Plat of-Survey for property located at the north of 105th street and west of SW Timber Ridge Lane, and legally described as:

Legal Description

See Exhibit B: Legal Description

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, on June 11, 2018, this City Council held a duly-noticed meeting to consider the application for Plat-of-Survey;

WHEREAS, the West Des Moines City Council adopted a resolution which approved and released for recording the Plat-of-Survey at their meeting on June 11, 2018, subject to any conditions of approval;

WHEREAS, there are no public improvements required of this plat;

WHEREAS, there are no public easements being established with this plat; and

WHEREAS, the City Council approves and accepts a street light and sidewalk agreements;

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 11, 2018, or as amended orally at the City Council meeting of June 11, 2018, are adopted.

SECTION 2. Plat-of-Survey, (POS-003900-2018) is approved, subject to compliance with all the conditions in the staff report, dated June 11, 2018, 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 3. This resolution does release the Plat-of-Survey (POS-003900-2018) for recordation. The City Council of West Des Moines directs the City Clerk to release said Plat-of-Survey for recordation in accordance with said City Council approval of the Plat-of-Survey on June 11, 2018 and Roll Call No._____.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of June 2018.

_____
Steven K. Gaer
Mayor

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 June 11, 2018, among other proceedings, Roll Call No. _____approved said Plat-of-Survey on June 11, 2018, and released said Plat-of-Survey for recordation.

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
Conditions of Approval

None.

EXHIBIT B:
Legal Description

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