CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: October 29, 2018

ITEM: **Resolution** – Approval and Release of Plat of Survey - W & G McKinney Farms, LC - South Side of Grand Avenue, East of Jordan Creek Parkway - 60.93 acres - create parcel for ownership transfer (POS-18-136).

FINANCIAL IMPACT: None

SYNOPSIS: The applicant, W & G McKinney Farms, LC, is requesting approval of a plat of survey to create one 60.93-acre parcel for ownership transfer for the construction of a multi-recreational regional sports facility (MidAmerican Energy Company RecPlex) located on the south side of Grand Avenue, east of Jordan Creek Parkway. The attached plat of survey legally defines the area and the attached resolution approves the plat of survey and releases it for recordation.

CITY COUNCIL SUBCOMMITTEE: This item was not presented to the Development and Planning City Council Subcommittee.

OUTSTANDING ISSUES: There are no outstanding issues. There are no conditions of approval.

COMPREHENSIVE PLAN CONSISTENCY: The project has been reviewed for consistency with the Comprehensive Plan. Based on 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 adopt a resolution approving the McKinney Plat of Survey to establish one (1) lot for the purpose of transferring ownership, subject to complying with all other applicable City Code requirements.

Approve - Resolution approving and releasing the plat of survey for to create one 60.93-acre parcel for ownership transfer

Lead Staff Member: Richard J. Scieszinski, City Attorney RJS

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	KA

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation			

Prepared by: Richard J. Scieszinski, City Attorney, PO Box 65320, West Des Moines, IA 50265-0320 (515) 222-3614
Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines IA 50265 (515) 222-3600

SPACE ABOVE THIS LINE FOR RECORDER

RESOLUTION NO._____

RESOLUTION OF THE CITY OF WEST DES MOINES APPROVING THE W & G MCKINNEY FARMS, LC PLAT OF SURVEY (POS-18-136) FOR THE PURPOSE OF CREATING A PARCEL FOR TRANSFER OF OWNERSHIP AND AUTHORIZING RELEASE OF THE PLAT FOR RECORDING

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq. of the West Des Moines Municipal Code, the applicant, W & G McKinney Farms, LC, has requested approval for Plat of Survey (POS-18-136) for that certain 60.93-acre property located on the south side of Grand Avenue, East of Jordan Creek Parkway, for the purpose of creating a parcel of land for ownership transfer.

Legal Description: See attached Exhibit "A"

WHEREAS, a plat of survey has been prepared to legally describe the area for transfer of ownership as part of the construction of a multi-recreational regional sports facility (MidAmerican Energy Company RecPlex); and

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; and

WHEREAS, on October 29, 2018, this City Council held a duly-noticed hearing to consider the application for Plat of Survey (POS-18-136); and

WHEREAS, the property legally described above must be preliminary and final platted through the City of West Des Moines prior to development of a parcel as identified on said plat of survey.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The findings, for approval, in the staff report, dated October 29, 2018, or as amended orally at the City Council hearing of October 29, 2018, are adopted

2. PLAT OF SURVEY (POS-18-136) is approved, subject to compliance with all the conditions in the staff report, dated October 29, 2018, including conditions added at the Hearing, and attached

hereto as Exhibit "B", if any. Violation of any such conditions shall be grounds for revocations of the entitlement, as well as any other remedy which available to the City.

3. This resolution does release Plat of Survey (POS-18-136) for recordation.

PASSED AND ADOPTED this 29th day of October, 2018.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on October 29, 2018, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:_____
Ryan T. Jacobson, City Clerk

Index Legend	
Location:	N1/2, Section 25, Township 78 N, Range 26 W
Requestor:	City of West Des Moines
Proprietor:	W & G McKinney Farms, L.C.
Surveyor:	Jody Budde
Surveyor Company:	Foth Infrastructure & Environment, LLC
Return To:	8191 Birchwood Court, Suite L Johnston, IA 50131 | (515) 254-1393

PLAT OF SURVEY #18-136

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT "W" OF WEST GRAND BUSINESS PARK PLAT 2, AS RECORDED IN BOOK 2005, PAGE 2851 OF THE DALLAS COUNTY RECORDER'S OFFICE, THENCE SOUTH 00° 46' 42" EAST, 336.00 FEET ALONG THE WEST LINE OF SAID OUTLOT "W" TO THE NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD; THENCE SOUTH 84° 25' 38" WEST, 3149.10 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 11° 02' 06" WEST, 505.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE; THENCE EAST A DISTANCE OF 46.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTH WITH A CENTRAL ANGLE OF 00° 51' 49", ALONG A 3082.50 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 78° 31' 50" EAST, 46.46 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 57° 16' 45" EAST, 75.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF S JORDAN CREEK PARKWAY; THENCE SOUTH 12° 27' 12" EAST, 32.31 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 77° 31' 43" EAST, 165.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF S JORDAN CREEK PARKWAY; THENCE NORTH 12° 27' 12" WEST, 32.23 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 32° 30' 26" EAST, 75.11 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 77° 32' 56" EAST, 414.09 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE EAST A DISTANCE OF 798.59 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTH WITH A CENTRAL ANGLE OF 14° 50' 37", ALONG A 3082.50 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 70° 07' 37" EAST, 796.36 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 62° 42' 19" EAST, 952.42 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTHEAST A DISTANCE OF 714.89 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEAST WITH A CENTRAL ANGLE OF 21° 21' 40", ALONG A 1917.50 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 73° 23' 09" EAST, 710.75 FEET CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 02° 07' 52" EAST, 498.22 FEET; THENCE SOUTH 22° 10' 09" EAST, 130.39 FEET; THENCE SOUTH 28° 13' 32" EAST, 327.09 FEET; THENCE SOUTH 40° 29' 22" EAST, 20.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,654,172 SQUARE FEET OR 60.93 ACRES MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

PROPERTY OWNER:

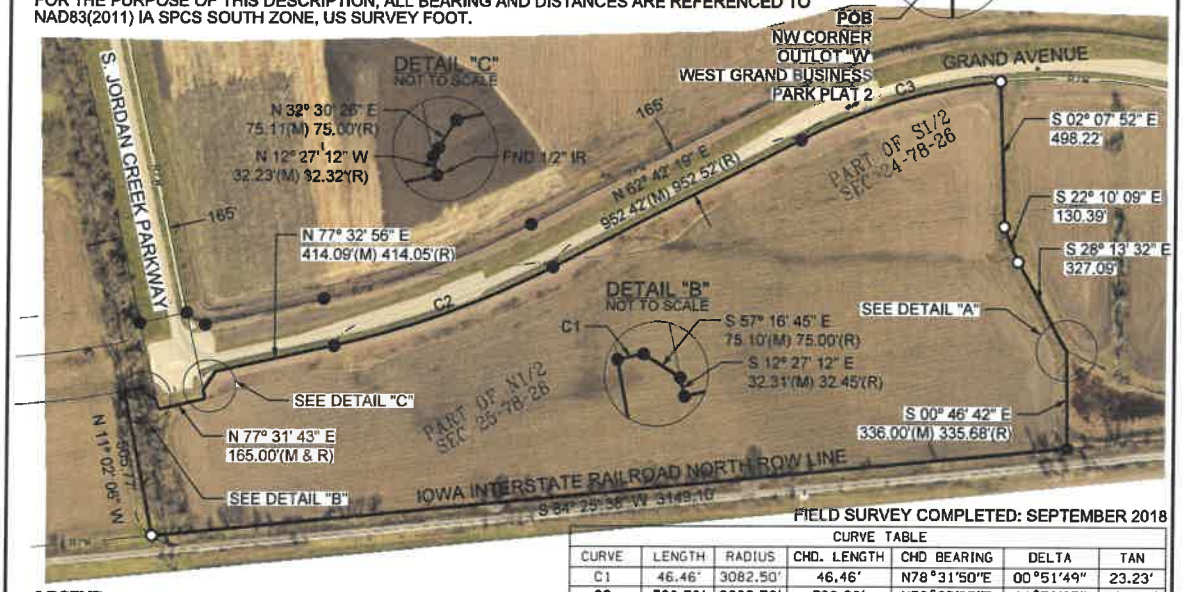
W & G MCKINNEY FARMS, LC
480 6TH STREET
PO BOX 609
WAUKEE, IA 50263
BOOK 2005, PAGE 1336

N

0 250 500
FEET

NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

DETAIL "A"
NOT TO SCALE



FIELD SURVEY COMPLETED: SEPTEMBER 2018

CURVE TABLE

CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD BEARING	DELTA	TAN
C1	46.46'	3082.50'	46.46'	N78°31'50"E	00°51'49"	23.23'
C2	798.59'	3082.50'	796.36'	N70°07'37"E	14°50'37"	401.54'
C3	714.89'	1917.50'	710.75'	N73°23'09"E	21°21'40"	361.64'

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1/2" REROD W/ORANGE CAP #11579 (UNLESS NOTED)
- O SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- — - — - SECTION LINE
- — R/W — RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- — P/L — PROPERTY LINE

DRAFT

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.

JODY A. BUDDE, P.L.S. DATE
License Number: 22847
My license renewal date is DECEMBER 31, 2018.
Pages or sheets covered by this seal:

SURVEY FOR:
CITY OF WEST DES MOINES
520 S. 16TH STREET
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475

FOTH PROJECT NO. 18W023-01 DATE: 10/18/2018

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131-2931
Phone: 515-254-1393 Fax: 515-254-1642

SHEET
1 OF 1