# CITY OF WEST DES MOINES
# STAFF REPORT COMMUNICATION

**Meeting Date:** October 4, 2021

**ITEM:** Village on Jordan Creek Parkway Plat 1, SW corner of Jordan Creek Parkway and Ashworth Road – Approve Final Plat to create 3 lots for future development, 1 outlot and 1 street lot – Ed Arp, Civil Engineering Consultants – FP-005084-2021

**RESOLUTION: Acceptance of Surety and Approval and Release of Final Plat**

**Background:** Ed Arp with Civil Engineering Consultants, on behalf of Czech Mate, LLC, applicant and owner, City of West Des Moines and Hope K. Farms, LLC, property owners, request approval of a Final Plat for the approximately 11-acre property generally located at the SW corner of Jordan Creek Parkway and Ashworth Road. The applicant proposes to subdivide the property into 3 lots for future development, 1 outlot for future acquisition and 1 street lot for the extension of 76th Street to be dedicated to the City.

**Staff Review & Comment:**

- *Financial Impact:* Undetermined
- *History*: The associated Preliminary Plat was approved by the Plan and Zoning Commission on November 23, 2020 and the City Council on December 7, 2020. This Final Plat has been determined to be consistent with the associated Preliminary Plat.
- *Traffic Analysis Findings:* Traffic Impact Studies are not conducted for Final Plats but instead are completed at the time of the associated Preliminary Plat. The traffic study completed with the preliminary plat provided recommendations on street geometry and triggers for the proposed traffic light at 76th Street and Ashworth Road; however, more specific recommendations will be provided with future traffic studies when specific users have been identified for the site and as individual site plans are submitted for the developable lots.
- *City Consent*: The City owns 7630 Ashworth Road which with its approval of this action is consenting to the plat. This City-owned parcel will contain Outlot Z, Lot 3, and a portion of Street Lot "A" which is 76th Street ROW. It is intended that Lot 3, which is not a buildable lot on its own, will be acquired by the developer of the property east of 76th Street to be incorporated into the future mixed-use development. A condition of approval requiring a lot tie agreement for Lot 3 has been included. Outlot Z is the remnant parcel of city land purchased for the extension of 76th Street and is intended to be incorporated into property to the west for either private acquisition or future development.
- *Plat Validity:* Per City Code, the Final Plat must be presented to the City Council for approval within 12 months of the approval of the associated Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. This Final Plat complies with the timelines stated in City Code.

**Outstanding Issues:** There are no outstanding issues.

Staff would note that as part of this approval, the Council is approving and accepting the following:

- Surety in lieu of public improvements associated with the construction of the 76th Street extension, including all appurtenances associated with said improvements.
- A deed for Lot A to be dedicated as public street right-of-way for 76th Street.
- Legal documents to establish public easements for storm sewer, sanitary sewer, and public utility, as well as buffer and preservation easements, and no build easements as required by the PUD.

The following items typically associated with the Final Plat will be addressed at the time of either development or subdivision of each lot within the development:

- Parkland Dedication Agreement which specifies improvements required of each development.
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for each property
- Installation of public sidewalk will be required of each development lot for their respective frontages
- Installation of streetlights for 76th Street extension will be required of each development lot for their respective frontages

**Recommendation:** Approve the Final Plat, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. Lot 3 is not a buildable lot and must be lot-tied to another developable lot or replatted with additional properties east of 76th Street to meet code required minimum lot size regulations in order to be developed.

**Lead Staff Member: Karen Marren**

**Approval Meeting Dates:**

| | |
|---|---|
| Plan and Zoning Commission | n/a |
| City Council | October 4, 2021 |

**Staff Report Reviews:**

| | | |
|---|---|---|
| City Council | ☒ Director | ☒ Legal Department |
| | ☐ Appropriations/Finance | ☑ Agenda Acceptance |

**Publications (if applicable)**

| | |
|---|---|
| Published In: | Des Moines Register Community Section |
| Date(s) Published | n/a |
| Date(s) of Mailed Notices | n/a |

**Council Subcommittee Review (if applicable)**

| | |
|---|---|
| Subcommittee | Development & Planning |
| Date Reviewed | n/a |
| Recommendation | ☐ Yes ☐ No ☐ Split |

## Location Map

Prepared by: Karen Marren, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

## RESOLUTION #

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTING SURETY AND APPROVING AND RELEASING THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1 FINAL PLAT FOR THE PURPOSE OF CREATING 3 LOTS FOR FUTURE DEVELOPMENT, 1 OUTLOT AND 1 STREET LOT**

**WHEREAS,** pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, property owners, Czech Mate, LLC, City of West Des Moines and Hope K. Farms, LLC, request approval of a Final Plat for the approximately 11-acre property generally located at the SW corner of Jordan Creek Parkway and Ashworth Road and legally described in attached Exhibit "B". The applicant proposes to subdivide the property into 3 lots for future development, 1 outlot for future acquisition, and 1 street lot for dedication to the City; 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,** this Final Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and

**WHEREAS,** the West Des Moines Plan and Zoning Commission reviewed the associated Preliminary Plat and recommended approval on November 23, 2020; and

**WHEREAS,** this Final Plat has been reviewed and determined to be generally consistent with the associated Preliminary Plat that was approved by the City Council on December 7, 2020; and

**WHEREAS,** on this day the City Council held a duly noticed meeting to consider the Final Plat application; and

**WHEREAS,** the City Council is accepting surety in lieu of constructing public improvements associated with the construction of 76th Street extension; and

**WHEREAS**, the necessary easements have been established for sanitary sewer, storm sewer, public utility, buffer and preservation area, and no build easement; and

**WHEREAS,** the applicant has supplied a warranty deed to the City of West Des Moines for Street Lot A to be dedicated as public street right-of-way; and

**WHEREAS,** the City owns property within the plat and is consenting to the plat and establishing Lot A as public street right-of-way; and

**WHEREAS,** the City Council approves of the following address assignment(s);

Lot 1 = 950 Jordan Creek Parkway
Lot 2 = 930 76th Street
Lot 3 = No address assignment (non-buildable lot)

**WHEREAS,** property subject of this action is zoned Village on Jordan Creek PUD and meets all requirements of the City's Zoning Code.

**NOW, THEREFORE,** the City Council does approve the Village on Jordan Creek Parkway Plat 1 Final Plat (FP-005084-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City. This resolution does release the Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

**PASSED AND ADOPTED** on October 4, 2021.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan 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 4, 2021, by the following vote.

## Exhibit A: Conditions of Approval

1. Lot 3 is not a buildable lot and must be lot-tied to another developable lot or replatted with additional properties east of 76th Street to meet code required minimum lot size regulations in order to be developed.

## Exhibit B: Legal Description

A PARCEL OF LAND IN THE NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 11; THENCE S00°43'20"W, 704.85 FEET ALONG THE EAST LINE OF SAID NE1/4 NE1/4 TO THE NE CORNER OF BARTLETT FARM PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1998, PAGE 10365 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S84°01'15"W, 83.07 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 1 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2003, PAGE 13188 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S84°01'15"W, 710.06 FEET ALONG SAID NORTH LINE OF BARTLETT FARM PLAT 1 TO THE NW CORNER OF SAID BARTLETT FARM PLAT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF BARTLETT FARM PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 2911 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S83°59'43"W, 515.19 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 2 TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4; THENCE N00°39'47"E, 354.47 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT; THENCE N83°48'08"E, 437.44 FEET TO THE SW CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N00°43'20"E, 287.35 FEET ALONG THE WEST LINE OF SAID PROPERTY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2017, PAGE 15586 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°56'53"E, 145.92 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°43'20"W, 286.97 FEET ALONG SAID EAST LINE TO THE SE CORNER OF SAID PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 1998, PAGE 5373 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°48'08"E, 642.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE S00°43'20"W, 358.99 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 10.92 ACRES MORE OR LESS.

FINAL PLAT

# THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1

## WEST DES MOINES, IOWA

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

### PROPERTY OWNERS:

CZECH MATE, LLC
13548 SUMMIT DR
CLIVE IA 50325

CITY OF WEST DES MOINES
PO BOX 65320
WEST DES MOINES IA 50265

HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE 277
WEST DES MOINES, IA 50266

### DEVELOPER:

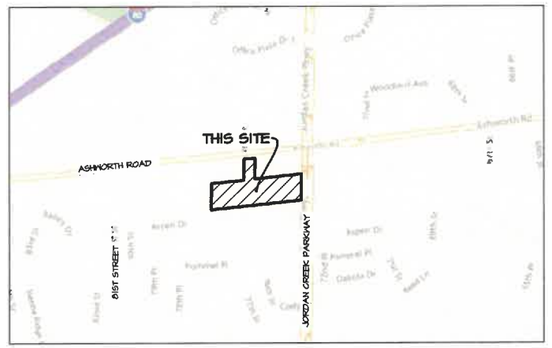
DAN STANBROUGH
CZECH MATE, LLC
13548 SUMMIT DRIVE
CLIVE, IOWA 50325
PH: 515.414.7277
EMAIL: DANSTANBROUGH@YAHOO.COM

### PROJECT MANAGER:

ED ARP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 213
FAX: 515-276-7084
EMAIL: ARP@CECLAC.COM

### PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 221
FAX: 515-276-7084
EMAIL: GADDIS@CECLAC.COM




### PURPOSE OF SURVEY:

- THESE LOTS ARE BEING CREATED TO SUBDIVIDE PART OF THE NE¼ NE¼ FOR SEPARATE BUILDABLE LOTS, TWO FUTURE DEVELOPMENT OUTLOTS, AND PUBLIC STREET LOT.

### SETBACKS

SEE VILLAGE ON JORDAN CREEK PUD
ORDINANCE NO 2476 (BK. 2021, PAGE 20493)

### ZONING/LAND USE

VILLAGE ON JORDAN CREEK PUD
ORDINANCE NO 2476 (BK. 2021, PAGE 20493)

### BOUNDARY CLOSURE REPORT

NORTH: 576351.2301' EAST: 1555110.7822'

SEGMENT #1 : LINE
COURSE: N83°48'08"E LENGTH: 8.84'
NORTH: 576358.1845' EAST: 1555114.5705'

SEGMENT #2 : LINE
COURSE: N83°48'08"E LENGTH: 642.75'
NORTH: 576427.5769' EAST: 1556158.5631'

SEGMENT #3 : LINE
COURSE: S00°43'20"W LENGTH: 358.99'
NORTH: 576068.8148' EAST: 1556154.0387'

SEGMENT #4 : LINE
COURSE: S84°01'15"W LENGTH: 710.06'
NORTH: 575944.6501' EAST: 1555047.8416'

SEGMENT #5 : LINE
COURSE: S83°54'43"W LENGTH: 515.19'
NORTH: 575940.1559' EAST: 1554535.4783'

SEGMENT #6 : LINE
COURSE: N00°39'41"E LENGTH: 354.47'
NORTH: 576245.2021' EAST: 1554534.5603'

SEGMENT #7 : LINE
COURSE: N83°48'08"E LENGTH: 487.44'
NORTH: 576342.4285' EAST: 1554974.4635'

SEGMENT #8 : LINE
COURSE: N00°43'20"E LENGTH: 287.35'
NORTH: 576629.7557' EAST: 1554978.0855'

SEGMENT #9 : LINE
COURSE: N83°56'53"E LENGTH: 145.42'
NORTH: 576645.1400' EAST: 1555129.9429'

SEGMENT #10 : LINE
COURSE: S00°43'20"W LENGTH: 286.97'
NORTH: 576358.1926' EAST: 1555119.5751'

SEGMENT #11 : LINE
COURSE: S83°48'08"W LENGTH: 8.84'
NORTH: 576357.2385' EAST: 1555110.7867'

PERIMETER: 3756.85' AREA: 475715.91 SQ. FT.
ERROR CLOSURE: 0.0045 COURSE: N28°37'30"E
ERROR NORTH: 0.00833 EAST: 0.00455

PRECISION 1: 845454.74

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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### LAND AREA

475,716 SQUARE FEET
10.92 ACRES

### BASIS OF BEARINGS

THE NORTH LINE OF THE NE¼ OF SEC. 11-78-26 WAS MEASURED AS HAVING A BEARING OF N83°56'53"E. THIS BEARING HAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

### NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WEST DES MOINES FOR PUBLIC STREET RIGHT-OF-WAY.
6. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **(EXISTING)**.

### FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #19153C0305F AND #19153C0310F MAPS REVISED FEBRUARY 1, 2014.

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

### INDEX LEGEND

| COUNTY: DALLAS | | | | | |
|---|---|---|---|---|---|
| | SECTION | TOWNSHIP | RANGE | ¼ ¼ | ¼ |
| ALIQUOT PART: | 11 | 78 | 26 | NE¼ | NE¼ |
| CITY: WEST DES MOINES | | | | | |
| GEOPARCELS: 1611226004, 1611226010-1611226012 | | | | | |
| PROPRIETOR (S): CZECH MATE, LLC & HOPE K FARMS, LLC | | | | | |
| CITY OF WEST DES MOINES | | | | | |
| REQUESTED BY: DAN STANBROUGH | | | | | |
| PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS 18381 | | | | | |
| COMPANY: CIVIL ENGINEERING CONSULTANTS, INC<br>ATTN: JEFFREY A. GADDIS, PLS<br>RETURN TO: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322<br>PHONE: 515-276-4884 | | | | | |

### LEGEND

| | |
|---|---|
| ▲ | FOUND SECTION CORNERS |
| △ | SET SECTION CORNERS (⅝" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED) |
| ● | FOUND CORNERS (⅝" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED) |
| ⊙ | SET PROPERTY CORNER (⅝" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED) |
| | PLAT BOUNDARY |
| | EXISTING PROPERTY LINES |
| | PROPOSED LOTS |
| | EASEMENT LINES |
| | BUILDING SETBACK LINES (B.S.L.) |
| | CENTERLINE STREET |
| D. | DEEDED BEARING & DISTANCE |
| P. | PREVIOUSLY RECORDED BEARING & DISTANCE |
| M. | MEASURED BEARING & DISTANCE |
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| BK. XXX, PG. XXX | COUNTY RECORDER'S INDEXING BOOK |
| R.O.W. | RIGHT-OF-WAY |
| P.U.E. | PUBLIC UTILITY EASEMENT |

### CERTIFICATION

LAND SURVEYING — JEFFREY A. GADDIS — 18381 — 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.

September 24, 2021

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 3

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

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM


Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com
CEC


| | |
|---|---|
| DATE: | PRINTED ON: Sep. 24, 2021 |
| | ... |
| | ... |
| | MAR. 12, 2021 |
| DATE OF SURVEY: | SEP. 24, 2020 |
| DESIGNED BY: | JAG |
| DRAWN BY: | LJH |

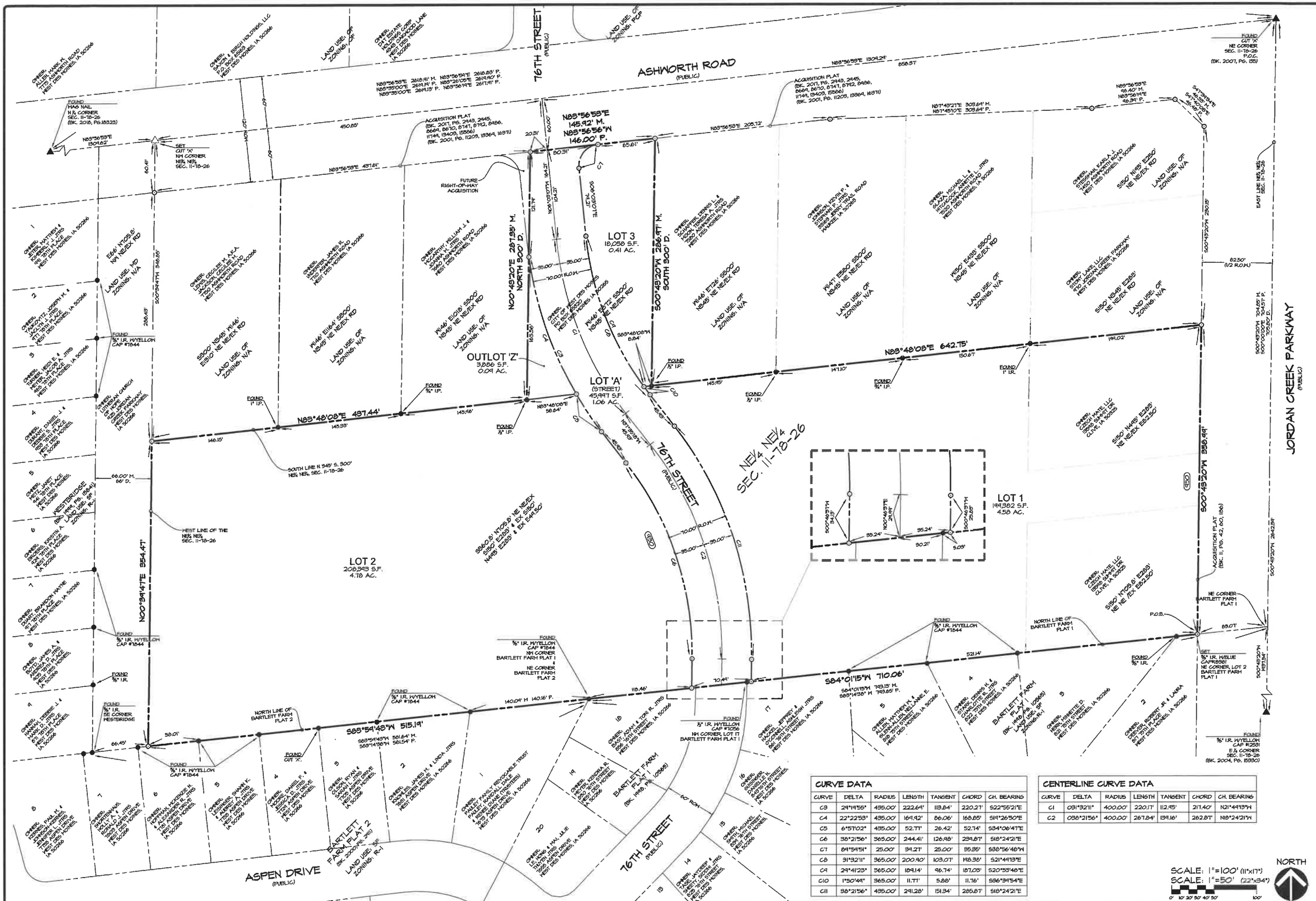
THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1
NE1/4, NE1/4, SEC. 11-78-26
7660 ASHWORTH ROAD, WEST DES MOINES, IA 50266

COVER

SHEET ___ OF 3

A-1849

Q:\A-FILES\A-1849\A1849_CSD Drawings\Plat\FINAL PLAT\A1849 (01) FP.dwg, 9/24/2021 9:35:39 AM, Brock, 1:1




| CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
| C3 | 29°19'55" | 435.00' | 222.64' | 113.84' | 220.21' | S22°55'21"E |
| C4 | 22°22'53" | 435.00' | 169.92' | 86.06' | 168.85' | S19°26'50"E |
| C5 | 6°57'02" | 435.00' | 52.77' | 26.42' | 52.74' | S34°06'47"E |
| C6 | 38°21'56" | 365.00' | 244.41' | 126.88' | 239.87' | S18°24'21"E |
| C7 | 84°59'51" | 25.00' | 34.27' | 25.00' | 35.35' | S38°56'48"W |
| C8 | 31°32'11" | 365.00' | 200.90' | 103.07' | 198.38' | S21°44'13"E |
| C9 | 29°41'23" | 365.00' | 189.14' | 96.74' | 187.03' | S20°53'48"E |
| C10 | 1°50'49" | 365.00' | 11.77' | 5.88' | 11.76' | S36°39'54"E |
| C11 | 38°21'56" | 435.00' | 291.28' | 151.34' | 285.87' | S18°24'21"E |

| CENTERLINE CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
| C1 | 031°32'11" | 400.00' | 220.17' | 112.95' | 217.40' | N21°44'13"W |
| C2 | 038°21'56" | 400.00' | 267.84' | 139.16' | 262.87' | N18°24'21"W |

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
0' 10' 20' 30' 40' 50' 100'


CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com


| | |
|---|---|
| DATE: | PRINTED ON: Sep. 29, 2021 |
| | MAR. 12, 2021 |
| DATE OF SURVEY: | SEP. 29, 2020 |
| DESIGNED BY: | JAG |
| DRAWN BY: | LJH |

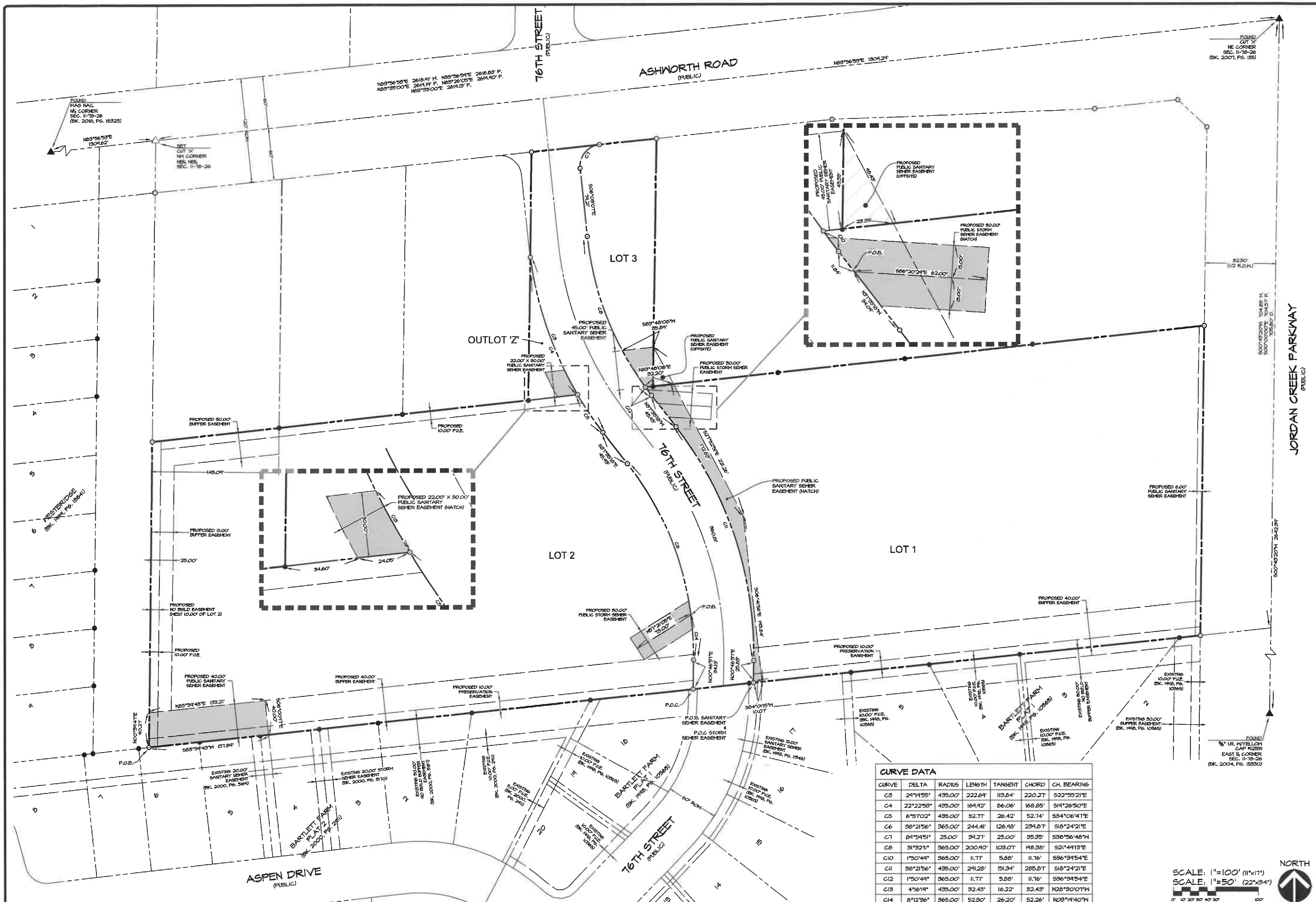
# THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1
NE1/4, NE1/4, SEC. 11-78-26
7660 ASHWORTH ROAD, WEST DES MOINES, IA 50266

## DIMENSION PLAN

SHEET 2 OF 3

A-1899

Q:\A-FILES\A-1899\A1899_C3D Drawings\Plat 1\FINAL PLAT\A1899 (10) FP.dwg, 9/29/2021 9:57:49 AM, Brad, 1:1




**CURVE DATA**

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|---|---|---|---|---|---|---|
| C3 | 29°19'55" | 435.00' | 222.64' | 113.84' | 220.27' | S22°55'21"E |
| C4 | 22°22'58" | 435.00' | 169.92' | 86.06' | 168.85' | S19°26'50"E |
| C5 | 6°57'02" | 435.00' | 52.77' | 26.42' | 52.74' | S34°06'47"E |
| C6 | 38°21'56" | 365.00' | 244.41' | 126.98' | 239.87' | S18°24'21"E |
| C7 | 89°59'51" | 25.00' | 39.27' | 25.00' | 35.35' | S38°56'48"W |
| C8 | 31°32'11" | 365.00' | 200.90' | 103.07' | 198.38' | S21°44'13"E |
| C10 | 1°50'49" | 365.00' | 11.77' | 5.88' | 11.76' | S36°39'54"E |
| C11 | 38°21'56" | 435.00' | 291.28' | 151.34' | 285.87' | S18°24'21"E |
| C12 | 1°50'49" | 365.00' | 11.77' | 5.88' | 11.76' | S36°39'54"E |
| C13 | 4°16'19" | 435.00' | 32.43' | 16.22' | 32.43' | N28°30'07"W |
| C14 | 8°12'36" | 365.00' | 52.30' | 26.20' | 52.26' | N03°19'40"W |

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| DATE: | PRINTED ON: Sep. 29, 2021 |
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| | " |
| | MAR. 12, 2021 |
| DATE OF SURVEY: | SEP. 29, 2020 |
| DESIGNED BY: | JAG |
| DRAWN BY: | LJH |

# THE VILLAGE ON JORDAN CREEK PARKWAY PLAT 1
## NE1/4, NE1/4, SEC. 11-78-26
7660 ASHWORTH ROAD, WEST DES MOINES, IA 50266

## EASEMENT DETAILS

SHEET 3 OF 3

A-1899

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