CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: May 16, 2022

ITEM: Cedar Ridge Plat 3, Southwest corner of S 91st Street and Coachlight Dr – Approve Final Plat to create 26 lots for Single-Family Residential development, two outlots and one street lot – Chayse Holdings, L.L.C., & Oakstone Homes, Inc. – FP-004552-2019

RESOLUTION: Acceptance of Surety for Public Improvements, Approval and Release of Final Plat

Background: Jared Murray with Civil Design Advantage, on behalf of the applicant, Chayse Holdings, L.L.C., and property owners, Chayse Holdings, L.L.C. and Oakstone Homes, Inc. request approval of a Final Plat for the approximately 12.80-acre property generally located at the southwest corner of S 91st Street and Coachlight Drive. The applicant proposes to subdivide the property into 26 lots for Single-Family Residential, one (1) outlot for storm water detention, one (1) outlot for transfer of ownership, and one (1) street lot for dedication to the City.

Staff Review & Comment:

- *Financial Impact:* Undetermined
- *History*: The Preliminary Plat was originally approved by the Plan and Zoning Commission on September 9, 2019, and by the City Council on September 16, 2019. In 2019, City code required the associated Final Plat be considered by the City Council within one year of the approval date of the Preliminary Plat or the approval of the Preliminary Plat is considered null and void. The applicant was in process of constructing improvements but did not complete them in time to meet the one-year deadline for Final Plat consideration by the Council. In anticipation of having a valid Preliminary Plat when the associated Final Plat was to be presented to the City Council, the Preliminary Plat was reapproved by the Plan and Zoning Commission on November 23, 2020, and by the City Council on December 7, 2020. In December of 2020, the Council approved an amendment to city code to extend the time between Preliminary Plat approval and presentation of the associated Final Plat when constructing the public improvements to 18 months. This Final Plat is being presented within the allowed timeframe and has been determined to be consistent with the associated Preliminary Plat.
- *Key Development Aspects:*
  - Access to Cedar Ridge Plat 1 Lots 27-29: The original Cedar Ridge subdivision plat was approved by Dallas County in 1980. At some point, lots were sold however, the construction of public improvements including streets did not occur. With this Plat 3, the road that would have fronted lot 27 was shifted east leaving a gap between the street and the lot. The gap is indicated as Outlot Y on the proposed plat and the developer has provided a deed to transfer ownership of the Outlot to the owner of lot 27, Cedar Ridge (Plat 1). Staff will put a restriction in the city's EnerGov permitting software on lot 27 requiring the execution of a Lot Tie Agreement prior to issuance of a building permit for construction of a dwelling. The city can draft this agreement so all the owner of lot 27 will need to do is sign the agreement. Cedar Ridge (Plat 1), Lots 28 and 29 front the constructed street and will be allowed to access onto Cedar Ridge Drive should development of the lots

occur.

- Public Utility Easements (PUEs): To reduce the visual clutter of utility boxes and pedestals along roadways, City Code Title 10: Subdivision Regulations, Chapter 3: Design Standards and Required Improvements, Section 2: Improvements, Subsection C1 states: *"Residential Subdivisions: Utility cables shall, as a general rule, be placed at the rear or side of respective lots within an area of perpetual easements reserved for this purpose. Where, in the determination of the council, certain conditions of soil, topography, or other circumstances exist to make the aforementioned easement locations unreasonable or impractical, utility cables may be installed at the front of the lot in an area dedicated for perpetual easement or in the public right of way, provided said installation does not interfere with any other existing or proposed utilities."*

  Subsection C3 of the previously mentioned code section provides "*Where it is determined that this provision requiring the installation of underground utilities would not be practical because of unusual conditions and/or the installation would cause unnecessary hardship upon a developer and/or individual property owners, the council may, after receiving a recommendation from staff, waive this provision."*

  Due to severe slopes and wooded rear yards, the applicant is requesting allowance for the placement of Public Utility Easements (PUEs) in the front yard of lots 16, 17 and 18 within the plat. Staff believes there is sufficient justification and is in agreement with the request for these lots.

- *Conditions of Approval:*
  - Plat Approval and Repayment Agreement. On January 18, 2022, City Council approved a Plat Approval and Repayment Agreement ("Agreement") which provides for the terms of final plat approval by the City and repayment of outstanding development costs by the applicant upon the sale and conveyance of Cedar Ridge Plat 3. Staff is recommending a condition of approval requiring the applicant to pay the outstanding development related costs as identified in the Agreement upon closing on the sale and conveyance of Cedar Ridge Plat 3. Per the Agreement, the closing shall be scheduled within thirty (30) days from the date of City approval of the Final Plat.
  - Completion of Public Improvements. The applicant has been constructing the public improvements associated with the plat; however, there is some concrete repairs that need to be done, as well as some final grading and groundcover establishment that hasn't been able to occur due to weather. The applicant has provided surety for completion of these items. Staff is recommending a condition of approval requiring the completion and acceptance of the public improvements prior to the issuance of any building permits for a lot within the 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. Per that study, this Plat 3 is estimated to generate about the same amount of traffic as previously estimated in 2018, with the Cedar Ridge development as a whole generating less traffic than earlier land use studies for the area.

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 Cedar Ridge Drive and Cedar Ridge Cove, public sanitary and storm sewers, including all appurtenances associated with said improvements.
- A deed for Lot A (Cedar Ridge Drive and Cedar Ridge Cove) to be dedicated as public street right-of-way.
- Legal documents to establish public easements for Public Sanitary, Storm, Overland Flowage, Storm and Overland Flowage and Public Utility Easements.
- Parkland Dedication Agreement which specifies improvements required of the development.
- Accepting surety for the construction of public sidewalks in conjunction with the development of each lot.
- Amended Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property.

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

1. The City Council approving the placement of Public Utility Easements (PUEs) in the front yard of lots 16-18.
2. The applicant acknowledging and agreeing that all public improvements associated with the plat shall be implemented, inspected and approved and accepted by the city prior to issuance of a building permit for any lot within the plat.
3. The applicant completing payment of the outstanding development related costs as identified in the Plat Approval and Repayment Agreement ("Agreement") approved by the City on January 18, 2022, upon closing on the sale and conveyance of Cedar Ridge Plat 3. The applicant acknowledging and agreeing that per the Agreement, the closing shall be scheduled within thirty (30) days from the date of City approval of the Final Plat.

Lead Staff Member: Lynne Twedt

Approval Meeting Dates:

Plan and Zoning Commission	n/a
City Council	May 16, 2022

Staff Report Reviews:

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

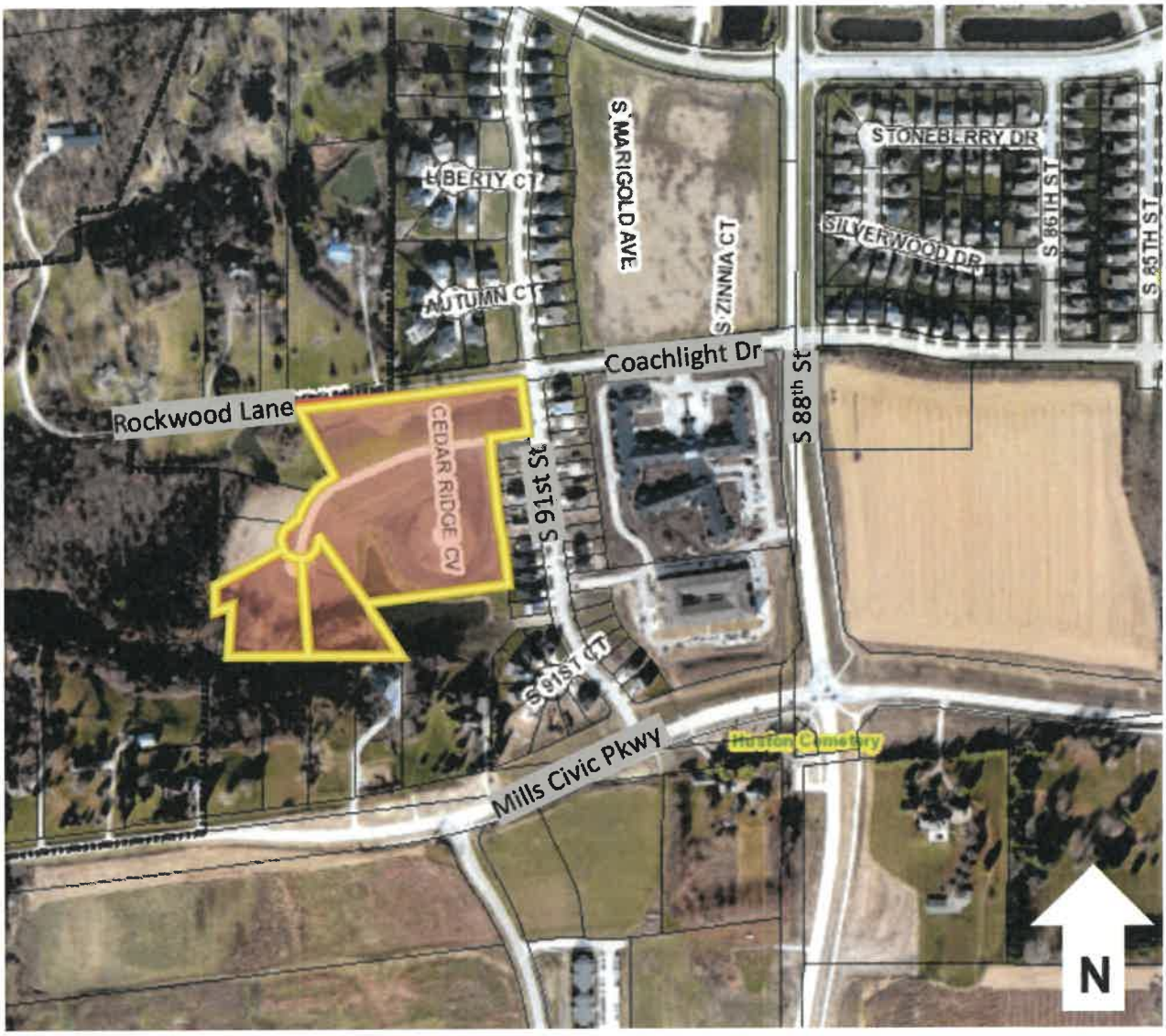
Publications (if applicable)

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



CEDAR RIDGE PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: LOTS 37, 38 & OUTLOT 'Z' CEDAR RIDGE PLAT 2, LOTS 25 & 26, CEDAR RIDGE, WEST DES MOINES
REQUESTOR: CHAYSE HOLDINGS, LLC
PROPRIETOR: CHAYSE HOLDINGS, LLC
9550 HICKMAN ROAD, SUITE 101
CLIVE, IA 50325

AND

OAKSTONE HOMES, INC
424 NW AUTUMN CREST DR
ANKENY, IA 50023

SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNERS

CHAYSE HOLDINGS, LLC
CONTACT: TOBY TORSTENSON
9550 HICKMAN ROAD,
SUITE 101
CLIVE, IA 50325

OAKSTONE HOMES, INC
424 NW AUTUMN CREST DR
ANKENY, IA 50023

DEVELOPER

CHAYSE HOLDINGS, LLC
CONTACT: TOBY TORSTENSON
9550 HICKMAN ROAD, SUITE 101
CLIVE, IA 50325

ZONING

PUD – CEDAR RIDGE PUD W/ UNDERLYING RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)

BULK REGULATIONS

UNDERLYING ZONING: RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-8)

FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	35'
SIDE YARD SETBACK:	7' MIN. / 14' TOTAL
MINIMUM LOT SIZE:	8,000 SF

PLAT DESCRIPTION

ALL OF LOTS 37, 38 AND OUTLOT 'Z', CEDAR RIDGE PLAT 2, AN OFFICIAL PLAT, AND ALL OF LOTS 25 AND 26, CEDAR RIDGE, AN OFFICIAL PLAT, ALL WITHIN THE CITY OF WEST DES MOINES, DALLAS COUNTY IOWA AND CONTAINING 12.80 ACRES (557,377 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOTS IS 1:5,000.
4. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
5. OUTLOT 'Z' IS UNBUILDABLE.
6. NO DRIVEWAY ACCESS TO ROCKWOOD LANE IS ALLOWED.
7. NO STRUCTURES, INCLUDING FENCES SHALL BE LOCATED WITHIN ANY PUBLIC EASEMENT WITHOUT FIRST OBTAINING SPECIFIC CITY APPROVAL.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&R) C1	92°25'13"	60.00'	96.78'	N19°17'22"E	86.63'
(M&R) C2	40°49'18"	50.00'	35.62'	N45°14'30"E	34.87'
(M&R) C3	16°31'34"	208.00'	59.99'	N32°37'28"E	59.79'
(M&R) C4	22°28'06"	208.00'	81.57'	N52°12'51"E	81.04'
C5	18°36'12"	850.00'	188.36'	N74°49'11"E	187.70'
C6	2°12'50"	850.00'	25.12'	N82°00'52"E	25.12'
C7	14°23'22"	850.00'	163.24'	N73°42'46"E	162.81'
C8	25°31'49"	178.00'	79.31'	N53°45'11"E	78.66'
C9	16°29'32"	178.00'	51.24'	N32°38'01"E	51.06'
C10	13°40'48"	550.00'	131.32'	N17°12'01"E	131.01'
C11	90°00'00"	25.00'	39.27'	S51°52'42"E	35.36'
C12	90°00'00"	25.00'	39.27'	N38°07'18"E	35.36'
C13	40°01'42"	55.00'	38.42'	S13°08'09"W	37.65'
C14	47°56'20"	55.00'	46.02'	S57°07'10"W	44.69'
C15	53°29'15"	55.00'	51.34'	S72°10'03"E	49.50'
C16	83°31'11"	55.00'	80.17'	S3°39'50"E	73.28'
C17	13°26'15"	55.00'	12.90'	S44°48'53"W	12.87'
C18	58°24'43"	50.00'	50.97'	S22°19'39"W	48.80'
C19	97°44'16"	25.00'	42.65'	S55°44'50"E	37.66'
C20	8°47'39"	620.00'	95.16'	N70°59'12"E	95.07'
C21	0°04'18"	620.00'	0.77'	N66°33'14"E	0.77'
C22	25°31'10"	148.00'	65.92'	N53°45'30"E	65.38'
C23	8°37'32"	148.00'	22.28'	N36°33'21"E	22.26'
C24	7°49'20"	148.00'	20.21'	N28°19'55"E	20.19'
C25	7°53'45"	520.00'	71.66'	N20°05'32"E	71.60'
C26	2°37'42"	520.00'	23.85'	N14°49'49"E	23.85'
C27	42°55'09"	50.00'	37.45'	N7°56'37"W	36.58'
C28	38°02'58"	55.00'	36.52'	N10°22'42"W	35.86'
C29	28°25'03"	55.00'	27.28'	N22°51'19"E	27.00'
C30	77°47'39"	55.00'	74.68'	N47°32'37"E	69.07'
C31	55°54'23"	55.00'	53.67'	S85°36'22"E	51.56'
C32	88°52'52"	55.00'	85.32'	S6°47'15"W	77.02'
C33	29°04'18"	50.00'	25.37'	S36°41'32"W	25.10'
C34	9°18'07"	50.00'	8.12'	S17°30'20"W	8.11'
C35	11°11'08"	580.00'	113.23'	S18°26'51"W	113.05'
C36	3°04'12"	208.00'	11.14'	S64°58'59"W	11.14'
C37	3°23'40"	680.00'	40.28'	S68°12'55"W	40.28'
C38	6°27'33"	680.00'	76.66'	S73°08'32"W	76.62'
C39	6°26'47"	680.00'	76.51'	S79°35'42"W	76.47'
C40	0°18'12"	680.00'	3.60'	S82°58'12"W	3.60'
C41	90°00'00"	25.00'	39.27'	S38°07'18"W	35.36'
C42	49°22'37"	55.00'	47.40'	S81°45'08"W	45.95'
C43	42°23'06"	65.00'	48.08'	N85°14'53"E	47.00'
C44	3°14'59"	55.00'	3.12'	N7°01'18"E	3.12'

VICINITY MAP

NOT TO SCALE

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.

MICHAEL A. BROONER, P.L.S. — DATE: 5-11-2022

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

LICENSED PROFESSIONAL LAND SURVEYOR — MICHAEL A BROONER — 15980 — IOWA

DATE	REVISIONS
04/27/22	5TH SUBMITTAL
03/11/22	4TH SUBMITTAL
03/01/22	3RD SUBMITTAL
09/30/20	2ND SUBMITTAL
11/14/18	1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
REVIEW: EW
ENGINEER: TECH: JM
CIVIL DESIGN ADVANTAGE

CEDAR RIDGE PLAT 3
FINAL PLAT
WEST DES MOINES, IOWA

1 / 1

1905.213

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

Prepared by: Lynne Twedt, 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, ACCEPTANCING SURETY FOR THE COMPLETION OF PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE CEDAR RIDGE PLAT 3 FINAL PLAT FOR THE PURPOSE OF CREATING 26 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, TWO (2) OUTLOTS AND ONE (1) STREET LOT

WHEREAS, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the applicant, Chayse Holdings, L.L.C., and property owner, Chayse Holdings, L.L.C. and Oakstone Homes, Inc., request approval of a Final Plat for the approximately 12.8-acre property generally located at the southwest corner of S 91st Street and Coachlight Drive and legally described in attached Exhibit 'B'. The applicant proposes to subdivide the property into 26 lots for Single-Family Residential development, one (1) outlot for storm water detention, one (1) outlot for transfer of ownership, and one (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;

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 September 9, 2019 and reapproval 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 September 16, 2019, and reapproved 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 Cedar Ridge Drive and Cedar Ridge Cove, public sanitary sewer, public storm sewer, and associated appurtenances within the plat boundaries; and

WHEREAS, the necessary easements have been established for Public Sanitary Sewer, Public Storm Sewer, Overland Flowage, Storm Sewer and Overland Flowage and Public Utility Easements; and

WHEREAS, the City Council is accepting surety for the construction of sidewalks within the plat; and

WHEREAS, the applicant has supplied a deed to the City of West Des Moines for Street Lot A (Cedar Ridge Drive and Cedar Ridge Cove) to be dedicated as public street right-of-way; and

WHEREAS, the applicant has supplied a deed to the owners of Cedar Ridge (Plat 1), Lot 27 for Outlot Y to provide lot frontage and access to Cedar Ridge Drive; and

WHEREAS, the applicant has provided a Parkland Dedication Agreement which specifies improvements required of the development, along with surety for determined improvements; and

WHEREAS, the City Council is accepting an Amendment to the Cedar Ridge Plat 2 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement to incorporate this Plat 3 property; and

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

325 S 91st St	Cedar Ridge Plat 3 Lot 1 (corner lot) access from east
9102 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 1 (corner lot) access from north
9124 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 2 (corner lot) access from north
328 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 2 (corner lot) access from west
342 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 3
354 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 4
366 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 5
372 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 6
379 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 7
361 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 8
347 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 9
333 S Cedar Ridge Cove	Cedar Ridge Plat 3 Lot 10 (corner lot) access from east
9146 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 10 (corner lot) access from north
9168 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 11
9182 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 12
9200 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 13
9226 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 14
9244 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 15
9258 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 16
9267 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 17
9251 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 18
9197 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 19
9171 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 20
9155 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 21
9139 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 22
9133 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 23
9127 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 24
9111 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 25
9105 Cedar Ridge Dr	Cedar Ridge Plat 3 Lot 26 (corner lot) access from south
309 S 91st St	Cedar Ridge Plat 3 Lot 26 (corner lot) access from east

WHEREAS, property subject of this action is zoned Residential Single Family (RS-8) and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, the City Council does approve the Cedar Ridge Plat 3 Final Plat (FP-004552-2019), 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 May 16, 2022.

_____
Russ Trimble, 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 May 16, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. The City Council approving the placement of Public Utility Easements (PUEs) in the front yard of lots 16-18.
2. The applicant acknowledging and agreeing that all public improvements associated with the plat shall be implemented, inspected and approved and accepted by the city prior to issuance of a building permit for any lot within the plat.
3. The applicant completing payment of the outstanding development related costs as identified in the Plat Approval and Repayment Agreement ("Agreement") approved by the City on January 18, 2022, upon closing on the sale and conveyance of Cedar Ridge Plat 3. The applicant acknowledging and agreeing that per the Agreement, the closing shall be scheduled within thirty (30) days from the date of City approval of the Final Plat.

Exhibit B: Legal Description

All of Lots 37, 38 and Outlot 'Z', Cedar Ridge Plat 2, an Official Plat, and all of Lots 25 and 26, Cedar Ridge, an Official Plat, all within the City of West Des Moines, Dallas County, Iowa and containing 12.80 acres (557,377 square feet).