

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/84767994567>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
JULY 13, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 13, 2023, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. June 8, 2023
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RESOLUTION NO. PZ-230713-23- Considering recommended approval of the Civic Campus Master Plan Plats of Survey
 - b. RESOLUTION PZ-230713-22 - Considering recommended approval of the Webb Family Estates Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Council Members
 - c. Administrator
 - d. City Administrator
 - e. City Council Liaison
9. Adjournment

City of Bondurant

Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: June 8, 2023

Torey Cuellar, Chair

1. Call to Order 6:01 pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting.

2. Roll Call

Members Present: Torey Cuellar (Chairperson), Brian Clayton, Karen Keeran, Kristin Brostrom, Andy Mains, Jesse Torres

Members Absent: Lisa Cameron

City Official Present: City Planner Isaac Pezley

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the June 8, 2023 meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Brostrom to approve of the May 11, 2023 meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. PUBLIC HEARING – Regarding recommended approval of a text amendment to Section 177.10 of the Zoning Code regarding Outdoor Storage Surface Requirements.

Cuellar opened the public hearing at 6:02.

Pezley stated staff is suggesting to add a section to the off-street parking portion of the Zoning Code. The text amendment arose from the submission of a site plan showing the majority of the property have gravel surfacing and being used for outdoor storage of equipment. The Zoning Code does not specifically specify outdoor storage area must be paved and found many metro communities have the same requirements. Norwalk allows up to 30% of a property being used for outdoor storage area may be gravel or loose rock. Staff felt that allowing 30% was a good compromise to allow for some gravel storage yard area but the entire site would not be gravel. Pezley noted 11.A. allows for the Public Works Director to review and approve new materials, this section allows staff the leeway to allow for new surfacing materials. 2404 Robinson Avenue is an example of this, they have asphalt milling surface material which was not an allowable material at the time of construction. The Public Works Director allowed it as a test site to see how the material would hold up to heavy equipment traffic and it has done quite well.

Oliver stated this process also would give more control to the Planning and Zoning Commission as they would be responsible for approving or denying the site plan. Previously, if a property owner wanted to have gravel or loose rock surface for outdoor storage areas they were required to submit a variance request with the Board of Adjustment.

Keeran asked if there needs to be more verbiage regarding the placement of the allowable gravel/loose rock area. Olive stated the Commission would have the ability to dictate that during the site plan approval process. Oliver also stated 30% is based on Norwalk's City Code and staff is open to changing that number.

Pezley stated developers are currently showing outdoor storage area on submitted site plans. This code would require the developer to state the square footage of the outdoor storage area and then designate how much of the area will be hard surfaced and how much will be gravel or loose rock. All other site plan requirements, including off-street parking requirements, would remain the same.

Torres asked if the City falls under any of the EPA regulations. Oliver stated no, the City does not. Torres stated when he was in Texas, there was gravel storage areas everywhere compared to Des Moines where there are no gravel outdoor storage areas allowed.

Keeran asked how this would affect stormwater. Pezley stated they would need take into account these areas in their stormwater report.

Oliver stated the text amendment is geared towards allowing gravel outdoor storage areas for companies that have legitimate reasons to not

use hard surface materials. Oliver stated there are multiple heavy equipment users in town that prefer to use gravel parking lots.

The Commission and staff clarified the proposed Section 11.B.. Clayton expressed concerns regarding dust control of gravel and/or loose rock surfacing. Clayton also expressed concern about the 30% becoming a default for industrial users. Mains asked for clarification the variance process, staff explained that process. Staff and the Commission had discussion regarding the variance process.

Sillanpaa stated the Council would not be in favor of approving a special exception to the Zoning Code for the reason of saving money on the development. City Council would look at how the exception would affect neighboring properties, as well as issues such as stormwater runoff. Cuellar stated developers would find reasons to request the exception, other than just cost.

Keeran stated she would prefer to reduce the percentage from 30% to 20% and add special use to help ensure the outdoor storage area is reviewed by the Commission during the Site Plan approval process. Brostrom agreed, she also stated she believes by strictly defining outdoor storage surface requirements it makes it more difficult for a user to acquire a variance from the Board of Adjustment. Keeran asked if a user requests a variance would the request go to the Board of Adjustment or Commission first. Oliver stated likely it would go to the Commission first.

Commission made edits to the proposed text amendments.

Cuellar closed the public hearing at 6:34.

- b. RESOLUTION PZ -230608-16 Regarding recommended approval of a text amendment to Section 177.10 of the Zoning Code regarding outdoor storage surface requirements.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of RESOLUTION PZ -230608-16.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Cuellar, Commission Member Torres Nays: none. Abstentions: none. Absent: Commission Member Cameron. Vote on Motion 6-0-0. Motion carried.

- c. RESOLUTION PZ – 230608-19 Regarding recommended approval of the site plan for 601 23rd Street SW.

Pezley stated the applicant is AA&E Hauling and the architect is present online for any questions. The applicant is proposing a 70'x120' building with semi-tractor trailer parking spaces. The site plan shows a phase 2

portion for the site. Pezley stated the resolution recommends approval contingent upon submittal of required architectural elevations and approval of the placement of a fuel tank on-site. The applicants submitted the architectural elevations today and have been in contact with the Fire Chief regarding the fuel tank.

Keeran asked about the colors of the elevations, Pezley stated the building will look very similar to the building across Shiloh Rose Parkway to the east. Keeran asked about overnight parking of semi-trucks on this property. Pezley stated all the truck traffic being parked on this site will be in connection to the business and no camping will take place.

Mains asked if the phase 2 area of the site plan will be green open space. Paul Clausen confirmed that is correct. Torres asked about what would be located in the warehouse. Clausen stated the warehouse will be used for routine maintenance of the trucks.

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommend approval of RESOLUTION PZ -230608-19.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Cuellar, Commission Member Torres Nays: none. Abstentions: none. Absent: Commission Member Cameron. Vote on Motion 6-0-0. Motion carried.

- d. RESOLUTION PZ – 230608-20 Considering recommended approval of the site plan for 1306 Prairie Drive SW.

Pezley stated the site plan is for the construction of two new storage buildings and the expansion of the office building to the west. The site plan also shows increased landscaping along the property lines. The parking lot will not be expanded.

Clayton asked about how much construction will happen under grade. Korey Marsh stated all construction will take place on grade.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of RESOLUTION PZ -230608-20.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Cuellar, Commission Member Torres Nays: none. Abstentions: none. Absent: Commission Member Cameron. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – Brostrom thanked Cuellar for her service and stated her presence will be missed.

Mains – none.

Clayton – Clayton asked staff about who is responsible for installing water mains in residential subdivisions. Pezley stated the developer is responsible for installing the utilities. Clayton informed the Commission about a water issue with the Edgeland Bondurant subdivision. Clayton stated the City should explore code requiring developers to fix tile lines that are damaged during development.

Keeran – Keeran stated her displeasure with the vacation of the downtown property and the parking that was installed. Pezley stated the City is actively pursuing additional parking downtown. Keeran also expressed concern about the potential title work tied to that property. Keeran asked if the Commission's concern were relayed to City Council, Pezley stated the Commission's vote and reason for its vote was included in the agenda statement. Keeran stated if this was pre-determined the Commission should have been informed. The Commission had a lengthy conversation about the topic and the Council seemed to not take it into consideration.

Torres – none.

Cameron – absent.

b. Commission Chair – Thanked the Commission for everything.

c. City Administrator – Oliver stated she needed to leave the Commission meeting early and wanted to know if any Commission member had a question for her. Keeran asked if we know who is developing the new certified site property, Oliver stated there is a company with right of first refusal but no plans at this time. Mains asked about the status of the downtown parking property. Oliver stated the vacation of property has been approved.

d. City Planner – none.

e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 6:50.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

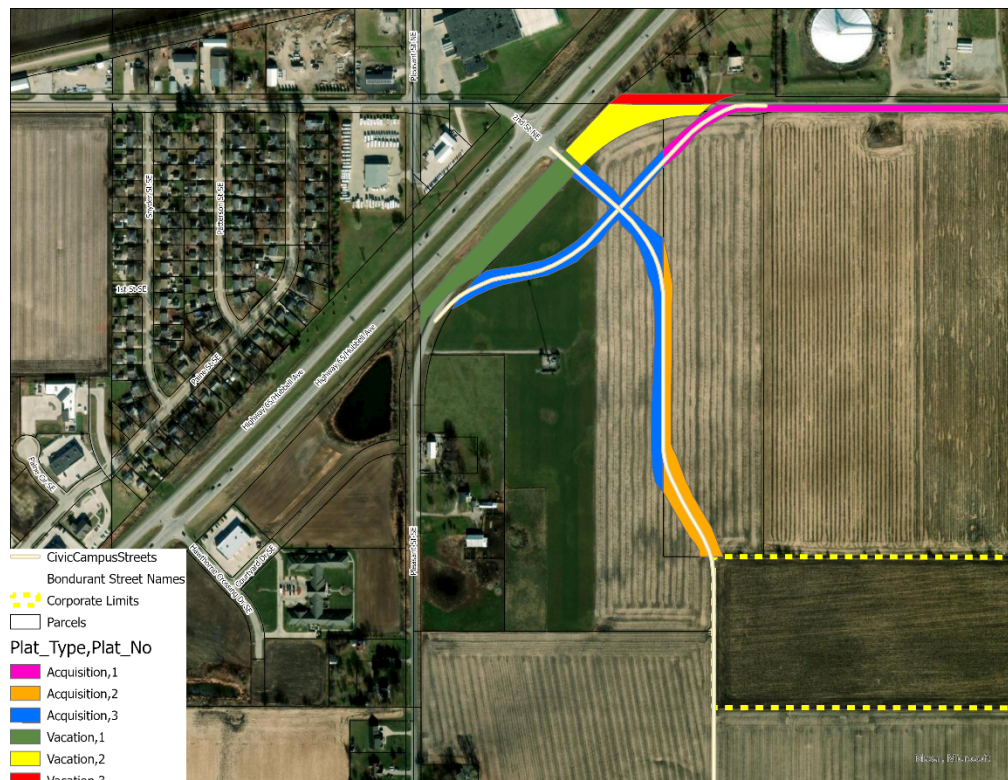
Item No. 6.b.
For Meeting of 7/13/2023
Resolution

TITLE: -RESOLUTION NO. PZ-230713-23: Considering recommended approval of the Civic Campus Master Plan Plats of Survey.

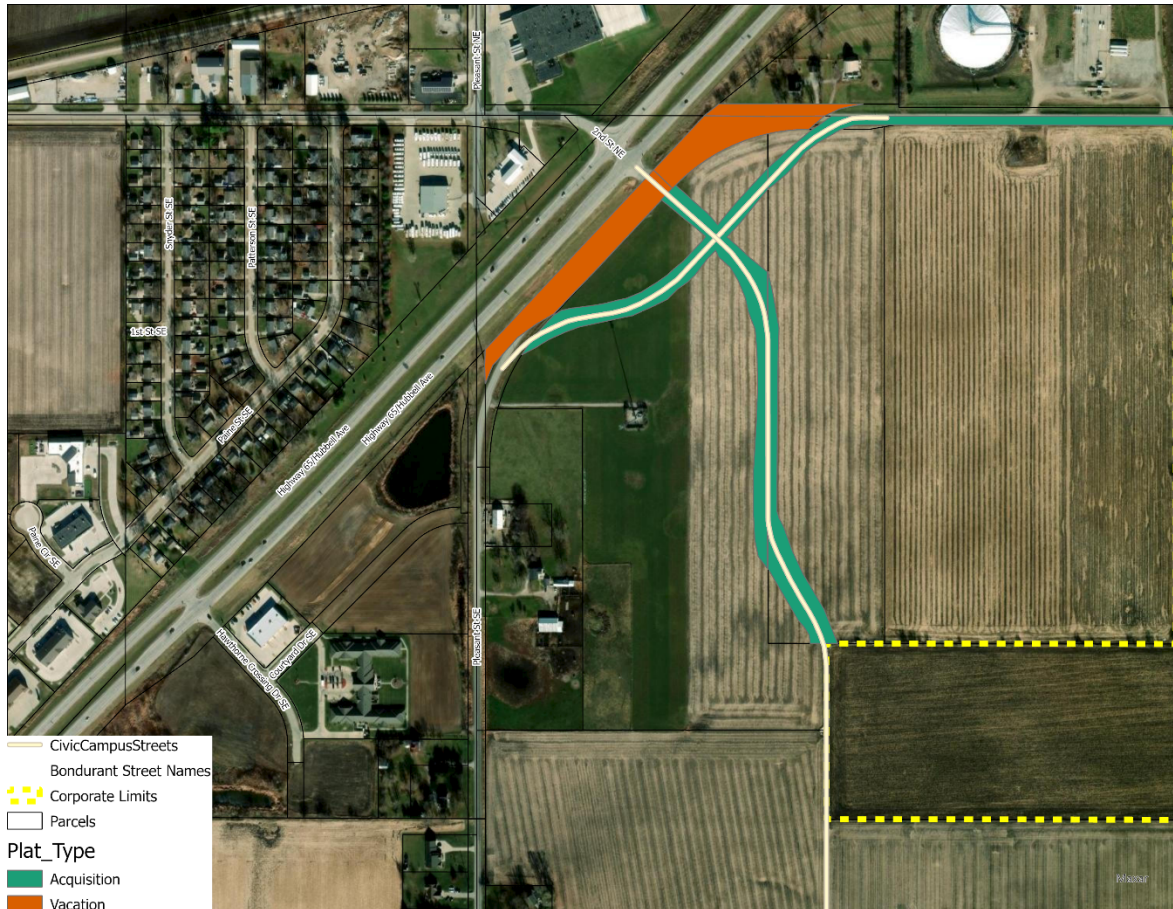
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Veenstra & Kimm, on behalf of the City of Bondurant, has submitted three acquisition Plats of Survey and three vacation Plats of Survey for review. The six Plats of Survey are located in the area of the proposed Campus Drive SE/2nd Street NE/Pleasant Street SE street/intersection realignment project associated with the Civic Campus Master Plan area. The acquisition Plats of Survey are currently owned by Alan Knuth, Bondurant Business Park II LLC, or the City of Bondurant and will be used for future right-of-way. The vacation Plats of Survey are vacating existing right-of-way parcels that will no longer be needed when the Civic Campus Master Plan and street realignment project is completed. The area map with the six proposed Plats of Survey are shown below.



The three vacation Plats of Survey would vacate current right-of-way parcels for Pleasant Street SE and 2nd Street NE. The Civic Campus Master Plan shows these areas as future commercial development sites. The vacated right-of-way parcels will remain in the ownership of the City of Bondurant. The three acquisition Plats of Survey create the new proposed rights-of-way for the reconstructed Pleasant Street SE and 2nd Street NE as well as the right-of-way for the newly proposed Campus Drive SE. The map below shows the vacation Plats of Survey areas and the acquisition Plats of Survey areas.



These new rights-of-way align with the Civic Campus Master Plan as shown below.

Figure 1.2 Proposed Layout Option A



5

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTIONS NO. PZ-230713-23.
2. Recommended approval of RESOLUTION NO. PZ-230713-23, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-230713-23.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES No. PZ-230713-23
2. Acquisition Plat of Survey 1
3. Acquisition Plat of Survey 2
4. Acquisition Plat of Survey 3
5. Vacation Plat of Survey 1
6. Vacation Plat of Survey 2
7. Vacation Plat of Survey 3

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230713-23

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE CIVIC CAMPUS
MASTER PLAN PLATS OF SURVEY.

WHEREAS, Veenstra & Kim Inc has submitted six plats of survey on the behalf of the property owner, City of Bondurant, for properties located in the Civic Campus Master Plan area, which are described as follows:

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00°02'07" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 40.00 FEET; THENCE NORTH 89°47'36" WEST, 1088.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 377.51 FEET AND WHOSE CHORD BEARS SOUTH 66°41'45" WEST, 367.01 FEET; THENCE SOUTH 43°11'06" WEST, 167.51 FEET; THENCE NORTH 00°03'06" EAST, 131.64 FEET; THENCE NORTH 43°11'06" EAST, 71.45 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 215.04 FEET AND WHOSE CHORD BEARS NORTH 54°23'09" EAST, 213.67 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 1317.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,874 SQUARE FEET (1.93 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 671.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE WEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 212.94 FEET AND WHOSE CHORD BEARS SOUTH 10°50'30" EAST, 211.66 FEET; THENCE SOUTH 00°03'06" WEST, 589.19 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 252.09 FEET AND WHOSE CHORD BEARS SOUTH 14°59'37" EAST, 249.20 FEET; THENCE SOUTH 30°02'20" EAST, 158.97 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS

560.00 FEET, WHOSE ARC LENGTH IS 145.22 FEET AND WHOSE CHORD BEARS SOUTH 22°36'35" EAST, 144.82 FEET TO THE SOUTH LINE OF THE NORTH THE 60 ACRES OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE AND TO THE EXTENSION TO THE WEST, 83.50 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 102.31 FEET AND WHOSE CHORD BEARS NORTH 23°55'57" WEST, 102.12 FEET; THENCE NORTH 30°02'20" WEST, 158.97 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 81.16 FEET AND WHOSE CHORD BEARS NORTH 25°53'13" WEST, 81.09 FEET; THENCE NORTH 00°03'06" EAST, 1004.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 68,037 SQUARE FEET (1.56 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 177.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'06" WEST, 131.64 FEET; THENCE SOUTH 43°11'06" WEST, 187.15 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.66 FEET AND WHOSE CHORD BEARS SOUTH 01°06'49" EAST, 34.92 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 231.42 FEET AND WHOSE CHORD BEARS SOUTH 33°34'26" EAST, 229.78 FEET; THENCE SOUTH 00°03'06" WEST, 1004.88 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 212.94 FEET AND WHOSE CHORD BEARS NORTH 10°50'30" WEST, 211.66 FEET; THENCE NORTH 00°03'06" EAST, 589.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 377.52 FEET AND WHOSE CHORD BEARS NORTH 22°28'48" WEST, 367.87 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTH WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.06 FEET AND WHOSE CHORD BEARS SOUTH 89°05'12" WEST, 35.91 FEET; THENCE SOUTH 43°11'06" WEST, 153.96 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWEST WHOSE RADIUS IS 540.00 FEET, WHOSE ARC LENGTH IS 376.76 FEET AND WHOSE CHORD BEARS SOUTH 63°10'22" WEST, 369.16 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 457.50 FEET AND WHOSE CHORD BEARS SOUTH 54°40'05" WEST, 438.88 FEET TO

THE EAST RIGHT-OF-WAY LINE OF NE 80TH STREET AS SHOWN ON THE EASEMETN FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 399 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 768.51 FEET, WHOSE ARC LENGTH IS 340.60 FEET AND WHOSE CHORD BEARS NORTH 30°34'33" EAST, 337.82 FEET; THENCE NORTH 44°02'50" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 1.64 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTH WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 182.52 FEET AND WHOSE CHORD BEARS NORTH 73°39'13" EAST, 181.68 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTH WHOSE RADIUS IS 450.00 FEET, WHOSE ARC LENGTH IS 313.97 FEET AND WHOSE CHORD BEARS NORTH 63°10'22" EAST, 307.64 FEET; THENCE NORTH 43°11'06" EAST, 134.45 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE WEST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.22 FEET AND WHOSE CHORD BEARS NORTH 01°45'12" WEST, 35.32 FEET; THENCE NORTH 46°41'31" WEST, 268.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET AS SHOWN ON SAID EASEMETN FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 399; THENCE NORTH 43°25'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 120.00 FEET; THENCE SOUTH 46°41'31" EAST, 267.52 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTH WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 39.32 FEET AND WHOSE CHORD BEARS NORTH 88°14'48" EAST, 35.39 FEET; THENCE NORTH 43°11'06" EAST, 262.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 199,041 (4.57 ACRES). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 867.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET AS SHOWN ON THE EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 399 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°25'07" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 377.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°41'31" EAST, 97.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NE 80TH STREET AS SHOWN ON SAID EASEMENT FOR PUBLIC HIGHWAY; THENCE SOUTH 42°19'34" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 237.37 FEET; THENCE SOUTH 44°02'50" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 368.22 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 380.45 FEET AND WHOSE CHORD BEARS

SOUTH 44°19'48" WEST, 372.91 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 00°06'23" WEST ALONG SAID WEST LINE, 134.05 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE NORTH 43°25'07" EAST ALONG SAID RIGHT-OF-WAY LINE, 881.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,543 SQUARE FEET (1.92 ACRES). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF PARCEL 2023-44 IN THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 867.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET AS SHOWN ON THE EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 395 IN THE POLK COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 455.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 103.66 FEET AND WHOSE CHORD BEARS SOUTH 60°11'14" WEST, 103.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NE 80TH STREET AS SHOWN ON SAID EASEMENT FOR PUBLIC HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 768.51 FEET, WHOSE ARC LENGTH IS 522.47 FEET AND WHOSE CHORD BEARS SOUTH 66°49'29" WEST, 512.47 FEET; THENCE NORTH 46°41'31" WEST, 98.32 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE NORTH 43°25'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 257.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 58,540 SQUARE FEET (1.34 ACRES). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF THE SOUTHWEST QUARTER SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 867.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND THE POINT OF BEGINNING; THENCE NORTH 50°55'55" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 71.22 FEET TO THE NORTH RIGHT-

OF-WAY LINE OF NE 78TH AVENUE (SECOND AVENUE NE); THENCE SOUTH 89°47'36" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, THOSE ARC LENGTH IS 162.74 FEET AND WHOSE CHORD BEARS SOUTH 74°03'50" WEST, 162.15 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,140 SQUARE FEET (0.51 ACRES).

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plats of Survey:

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 13, 2023; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Cameron				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair

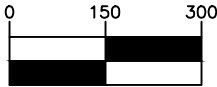
Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-009-001
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	Bondurant Business Park II, L.L.C.
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

ACQUISITION PLAT

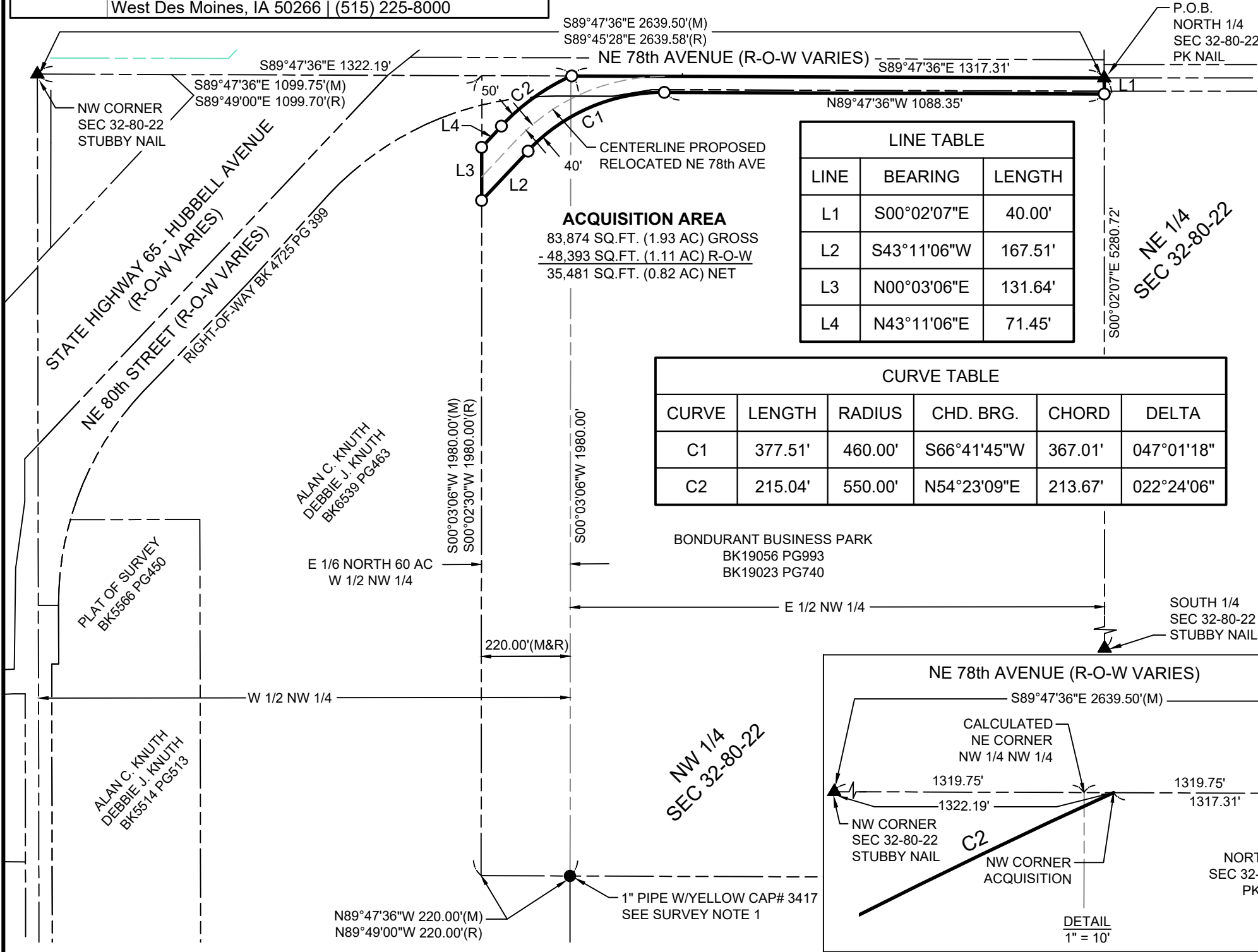
FOR ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



1 Inch = 300 ft.



LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00°02'07" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 40.00 FEET; THENCE NORTH 89°47'36" WEST, 1088.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 377.51 FEET AND WHOSE CHORD BEARS SOUTH 66°41'45" WEST, 367.01 FEET; THENCE SOUTH 43°11'06" WEST, 167.51 FEET; THENCE NORTH 00°03'06" EAST, 131.64 FEET; THENCE NORTH 43°11'06" EAST, 71.45 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 215.04 FEET AND WHOSE CHORD BEARS NORTH 54°23'09" EAST, 213.67 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 1317.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,874 SQUARE FEET (1.93 ACRES), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

THE DEED OF THE KNUTH AND BONDURANT BUSINESS PARK DO NOT INCLUDE LOTS 1 OR 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN. DUE TO THE PLAT NOT BEING REFERENCED IN THE DEED THE PLAT WAS NOT SHOWN ON THE SURVEY OR USED IN THE DESCRIPTION OF THE SURVEY.

SUPPORTING DOCUMENTS	BOOK	PAGE
WARRANTY DEED	4725	395
ROW EASEMENT	4725	399
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319
OP OF SW1/4 NW1/4	B	47

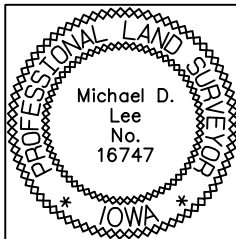
LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
----	PROPERTY LINE
■	ACQUISITION AREA = 83,874 SQ.FT. (1.93 ACRES)

SURVEY NOTES

- MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

FIELD SURVEY COMPLETED: JANUARY 2023



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.

PRELIMINARY

MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	02-13-23
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS
3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

ACQUISITION PLAT FOR ROAD RIGHT-OF-WAY IN THE NW 1/4 OF SECTION 32-80-22	DWG. NO. ACQ-4 SHEET 1 OF 1
PROJECT	42892

P:\42892\42892--SURVEY\PLATS\42892 PS--6.dwg 6/8/2023 10:26 AM

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	City of Bondurant
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

ACQUISITION PLAT

FOR PUBLIC ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1099.75 FEET; THENCE SOUTH 00°03'06" WEST, 177.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'06" WEST, 131.64 FEET; THENCE SOUTH 43°11'06" WEST, 187.15 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.66 FEET AND WHOSE CHORD BEARS SOUTH 01°06'49" EAST, 34.92 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 231.42 FEET AND WHOSE CHORD BEARS SOUTH 33°34'26" EAST, 229.78 FEET; THENCE SOUTH 00°03'06" WEST, 1004.88 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EAST WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 212.94 FEET AND WHOSE CHORD BEARS NORTH 10°50'30" WEST, 211.66 FEET; THENCE NORTH 00°03'06" EAST, 589.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWEST WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 377.52 FEET AND WHOSE CHORD BEARS NORTH 22°28'48" WEST, 367.87 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTH WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.06 FEET AND WHOSE CHORD BEARS SOUTH 89°05'12" WEST, 35.91 FEET; THENCE SOUTH 43°11'06" WEST, 153.96 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWEST WHOSE RADIUS IS 540.00 FEET, WHOSE ARC LENGTH IS 376.76 FEET AND WHOSE CHORD BEARS SOUTH 63°10'22" WEST, 369.16 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 457.50 FEET AND WHOSE CHORD BEARS SOUTH 54°40'05" WEST, 438.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE 80th STREET AS SHOWN ON THE EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 399 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 768.51 FEET, WHOSE ARC LENGTH IS 340.60 FEET AND WHOSE CHORD BEARS NORTH 30°34'33" EAST, 337.82 FEET; THENCE NORTH 44°02'50" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 1.64 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTH WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 182.52 FEET AND WHOSE CHORD BEARS NORTH 73°39'13" EAST, 181.68 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTH WHOSE RADIUS IS 450.00 FEET, WHOSE ARC LENGTH IS 313.97 FEET AND WHOSE CHORD BEARS NORTH 63°10'22" EAST, 307.64 FEET; THENCE NORTH 43°11'06" EAST, 134.45 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE WEST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.22 FEET AND WHOSE CHORD BEARS NORTH 01°45'12" WEST, 35.32 FEET; THENCE NORTH 46°41'31" WEST, 268.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 80th STREET AS SHOWN ON SAID EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 399; THENCE NORTH 43°25'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 120.00 FEET; THENCE SOUTH 46°41'31" EAST, 267.52 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTH WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.32 FEET AND WHOSE CHORD BEARS NORTH 88°14'48" EAST, 35.39 FEET; THENCE NORTH 43°11'06" EAST, 262.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 199,041 SQUARE FEET (4.57 ACRES). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE - RECORDED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C13	670.69'	818.51'			46°54'
C14	620.24'	818.51'			43°25'
C15	629.1'	768.51'	N66°37'E	611.7'	
C16	582.3'	768.51'	N21°27'E	568.5'	
C17	214.28'	768.51'		213.58'	15°58'31"

LINE TABLE - RECORDED		
LINE	BEARING	LENGTH
L15	S89°56'E	138.5'
L16	N80°05'30"E	101.5'

SUPPORTING DOCUMENTS	BOOK	PAGE
EASEMENT FOR PUBLIC HWY	4725	399
WARRANTY DEED	4725	395
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319

SURVEY NOTES

1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

LEGEND

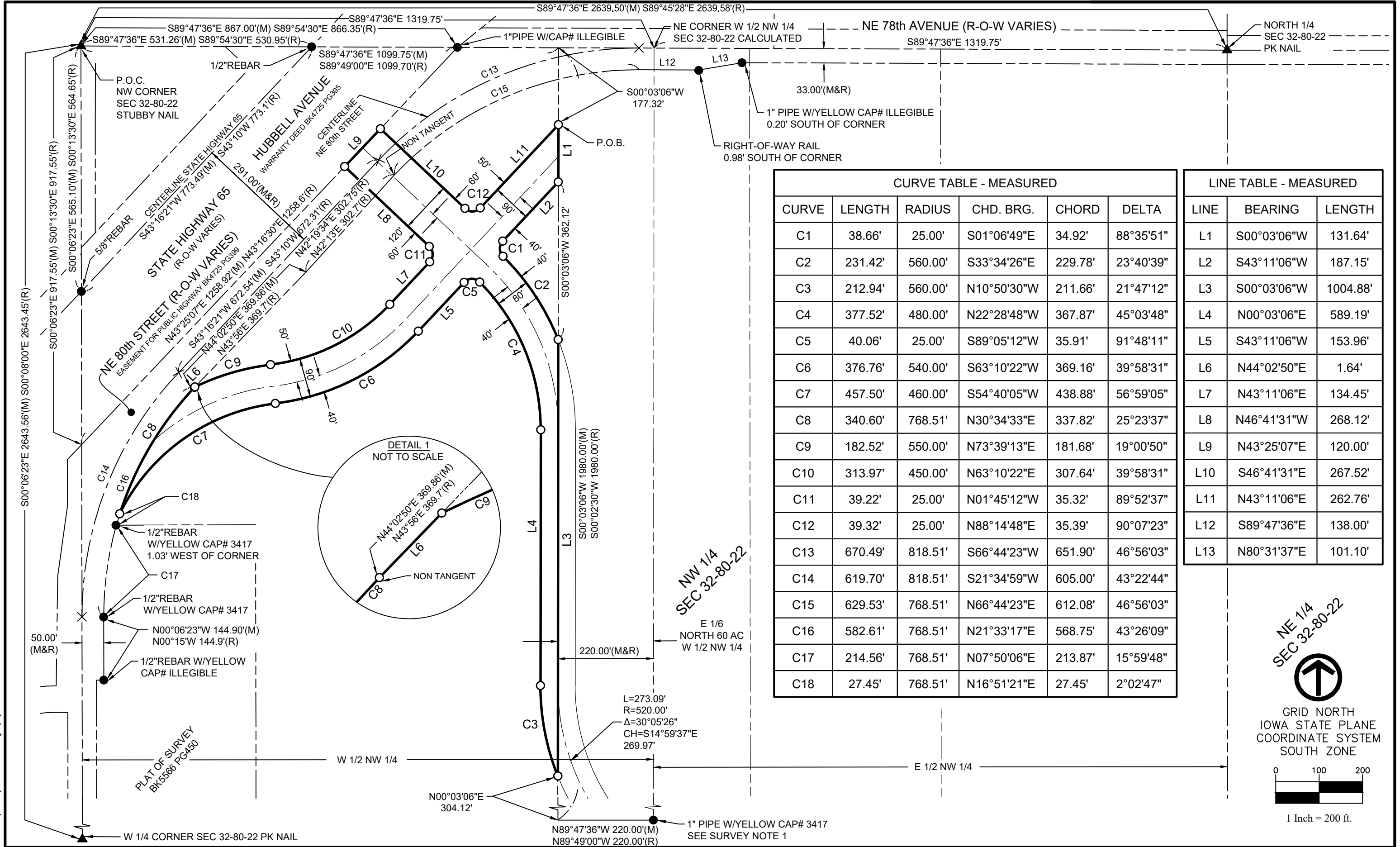
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
×	PC/PT OF CURVE
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
-----	SECTION LINE
-----	PROPERTY LINE
- - - - -	ROAD CENTERLINE
	RIGHT-OF-WAY ACQUISITION 199,041 SQ.FT. (4.57 ACRES)

FIELD SURVEY COMPLETED: JANUARY 2023

PROFESSIONAL LAND SURVEYOR Michael D. Lee No. 16747 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. PRELIMINARY MICHAEL D. LEE, P.L.S. DATE License Number: 16747 My license renewal date is DECEMBER 31, 2024 Pages or sheets covered by this seal: SHEETS 1, 2, AND 3
--	---

DATE	REVISIONS	SCALE	AS NOTED	VEENSTRA & KIMM INC.	BONDURANT CERTIFIED SITE IMPROVEMENTS	ACQUISITION PLAT FOR PUBLIC ROAD RIGHT-OF-WAY IN THE NW 1/4 OF SECTION 32-80-22	DWG. NO. ACQ-6 SHEET 1 OF 3
		DRAWN	TJP				
		CHECKED	MDL				
		APPROVED	MDL				
		DATE	05-23-23				
		A.C.			3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000		
							PROJECT 42892

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CURVE TABLE - MEASURED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	38.66'	25.00'	S01°06'49"E	34.92'	88°35'51"
C2	231.42'	560.00'	S33°34'26"E	229.78'	23°40'39"
C3	212.94'	560.00'	N10°50'30"W	211.66'	21°47'12"
C4	377.52'	480.00'	N22°28'48"W	367.87'	45°03'48"
C5	40.06'	25.00'	S89°05'12"W	35.91'	91°48'11"
C6	376.76'	540.00'	S63°10'22"W	369.16'	39°58'31"
C7	457.50'	460.00'	S54°40'05"W	438.88'	56°59'05"
C8	340.60'	768.51'	N30°34'33"E	337.82'	25°23'37"
C9	182.52'	550.00'	N73°39'13"E	181.68'	19°00'50"
C10	313.97'	450.00'	N63°10'22"E	307.64'	39°58'31"
C11	39.22'	25.00'	N01°45'12"W	35.32'	89°52'37"
C12	39.32'	25.00'	N88°14'48"E	35.39'	90°07'23"
C13	670.49'	818.51'	S66°44'23"W	651.90'	46°56'03"
C14	619.70'	818.51'	S21°34'59"W	605.00'	43°22'44"
C15	629.53'	768.51'	N66°44'23"E	612.08'	46°56'03"
C16	582.61'	768.51'	N21°33'17"E	568.75'	43°26'09"
C17	214.56'	768.51'	N07°50'06"E	213.87'	15°59'48"
C18	27.45'	768.51'	N16°51'21"E	27.45'	2°02'47"

LINE TABLE - MEASURED		
LINE	BEARING	LENGTH
L1	S00°03'06"W	131.64'
L2	S43°11'06"W	187.15'
L3	S00°03'06"W	1004.88'
L4	N00°03'06"E	589.19'
L5	S43°11'06"W	153.96'
L6	N44°02'50"E	1.64'
L7	N43°11'06"E	134.45'
L8	N46°41'31"W	268.12'
L9	N43°25'07"E	120.00'
L10	S46°41'31"E	267.52'
L11	N43°11'06"E	262.76'
L12	S89°47'36"E	138.00'
L13	N80°31'37"E	101.10'

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	05-23-23
		A.C.	



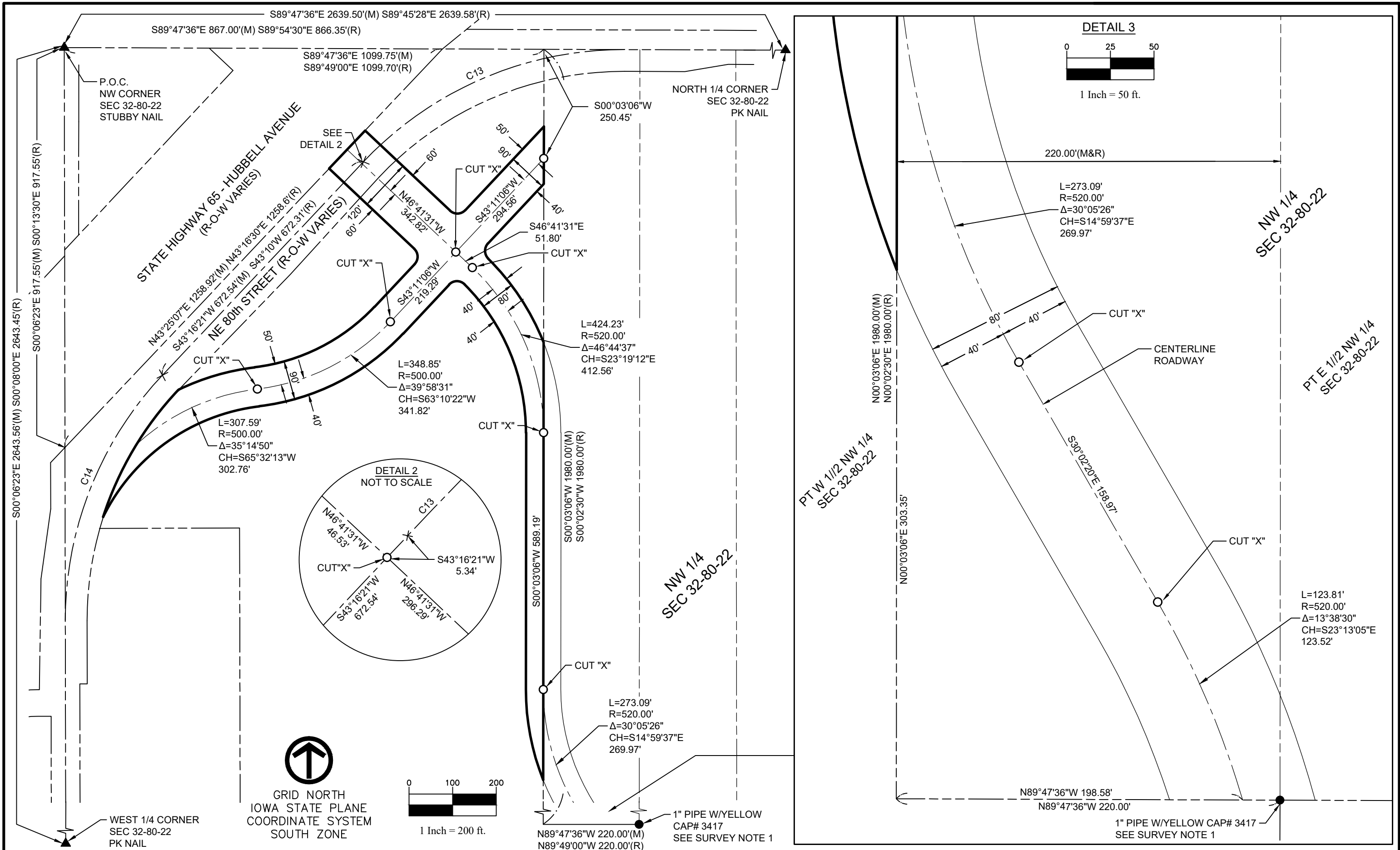
BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

ACQUISITION PLAT
FOR PUBLIC ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO.
ACQ-6
SHEET 2 OF 3
PROJECT 42892

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	TJP
CHECKED	MDL
APPROVED	MDL
DATE	05-23-23
A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

ACQUISITION PLAT
FOR PUBLIC ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO.
ACQ-6
SHEET 3 OF 3
PROJECT 42892

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	City of Bondurant
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

VACATION PLAT

FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

LEGAL DESCRIPTION:
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 867.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 80th STREET AS SHOWN ON THE EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 399 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°25'07" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 377.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°41'31" EAST, 97.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NE 80th STREET AS SHOWN ON SAID EASEMENT FOR PUBLIC HIGHWAY; THENCE SOUTH 42°19'34" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 237.37 FEET; THENCE SOUTH 44°02'50" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 368.22 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 380.45 FEET AND WHOSE CHORD BEARS SOUTH 44°19'48" WEST, 372.91 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 00°06'23" WEST ALONG SAID WEST LINE, 134.05 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NE 80th STREET; THENCE NORTH 43°25'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 881.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,543 SQUARE FEET (1.92 ACRES). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND	
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
×	PC/PT OF CURVE
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
-----	SECTION LINE
-----	PROPERTY LINE
- - - - -	ROAD CENTERLINE
	RIGHT-OF-WAY VACATION AREA = 83,543 SQ.FT. (1.92 ACRES)

SUPPORTING DOCUMENTS	BOOK	PAGE
EASEMENT FOR PUBLIC HWY	4725	399
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WARRANTY DEED	6539	463
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WARRANTY DEED	19056	122
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PLAT OF RETRACEMENT	13080	445
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SURVEY NOTES
1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

FIELD SURVEY COMPLETED: JANUARY 2023

PROFESSIONAL LAND SURVEYOR

Michael D. Lee
No. 16747

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.

PRELIMINARY

MICHAEL D. LEE, P.L.S. DATE

License Number: 16747

My license renewal date is DECEMBER 31, 2024

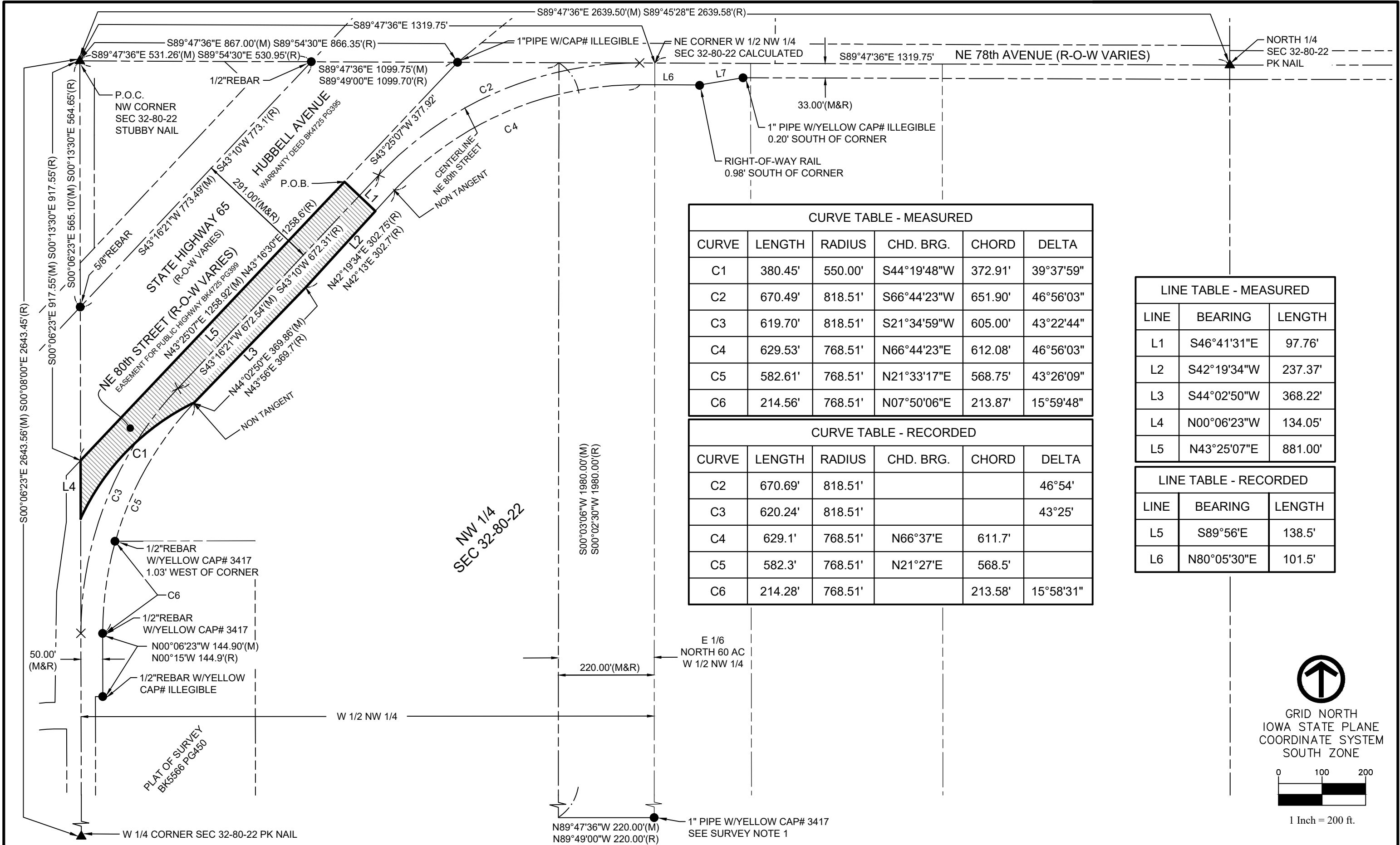
Pages or sheets covered by this seal: SHEETS 1, 2, AND 3

DATE	REVISIONS	SCALE	AS NOTED	VEENSTRA & KIMM INC.	BONDURANT CERTIFIED SITE IMPROVEMENTS	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000	VACATION PLAT FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY IN THE NW 1/4 OF SECTION 32-80-22	DWG. NO. VAC-9 SHEET 1 OF 2
		DRAWN	TJP					
		CHECKED	MDL					
		APPROVED	MDL					
		DATE	06-01-23					
		A.C.						

PROJECT 42892

Page 21 of 33

P:\42892\42892-SURVEY\PLATS\42892 PS-9.dwg 6/8/2023 10:24 AM



CURVE TABLE - MEASURED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	380.45'	550.00'	S44°19'48"W	372.91'	39°37'59"
C2	670.49'	818.51'	S66°44'23"W	651.90'	46°56'03"
C3	619.70'	818.51'	S21°34'59"W	605.00'	43°22'44"
C4	629.53'	768.51'	N66°44'23"E	612.08'	46°56'03"
C5	582.61'	768.51'	N21°33'17"E	568.75'	43°26'09"
C6	214.56'	768.51'	N07°50'06"E	213.87'	15°59'48"

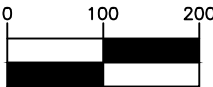
CURVE TABLE - RECORDED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C2	670.69'	818.51'			46°54'
C3	620.24'	818.51'			43°25'
C4	629.1'	768.51'	N66°37'E	611.7'	
C5	582.3'	768.51'	N21°27'E	568.5'	
C6	214.28'	768.51'		213.58'	15°58'31"

LINE TABLE - MEASURED		
LINE	BEARING	LENGTH
L1	S46°41'31"E	97.76'
L2	S42°19'34"W	237.37'
L3	S44°02'50"W	368.22'
L4	N00°06'23"W	134.05'
L5	N43°25'07"E	881.00'

LINE TABLE - RECORDED		
LINE	BEARING	LENGTH
L5	S89°56'E	138.5'
L6	N80°05'30"E	101.5'



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



1 Inch = 200 ft.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	06-01-23
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS	
3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000	

VACATION PLAT FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY IN THE NW 1/4 OF SECTION 32-80-22	
--	--

DWG. NO.	VAC-9
SHEET 2 OF 2	
PROJECT	42892

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Description:	Pt. NW 1/4 Sec 32-80-22
Proprietor:	City of Bondurant
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

VACATION PLAT

FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
IN THE NW 1/4 OF SECTION 32-80-22

LEGAL DESCRIPTION:

A PART OF PARCEL 2023-44 IN THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 867.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 80th STREET AS SHOWN ON THE EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 4725, PAGE 395 IN THE POLK COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 455.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 103.66 FEET AND WHOSE CHORD BEARS SOUTH 60°11'14" WEST, 103.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NE 80th STREET AS SHOWN ON SAID EASEMENT FOR PUBLIC HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 768.51 FEET, WHOSE ARC LENGTH IS 522.47 FEET AND WHOSE CHORD BEARS SOUTH 66°49'29" WEST, 512.47 FEET; THENCE NORTH 46°41'31" WEST, 98.32 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NE 80th STREET; THENCE NORTH 43°25'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 257.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 58,540 SQUARE FEET (1.34 ACRES). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

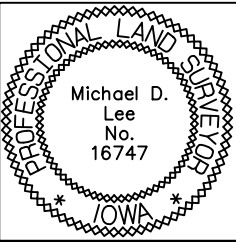
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
×	PC/PT OF CURVE
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
-----	SECTION LINE
-----	PROPERTY LINE
- - - - -	ROAD CENTERLINE
	RIGHT-OF-WAY VACATION AREA = 58,540 SQ.FT. (1.34 ACRES)

SUPPORTING DOCUMENTS	BOOK	PAGE
EASEMENT FOR PUBLIC HWY	4725	399
WARRANTY DEED	4725	395
WARRANTY DEED	6539	463
WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319

SURVEY NOTES

1) MONUMENT IS ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32-80-22 AND MATCHES THE WARRANTY DEED RECORDED IN BOOK 6539, PAGE 463.

FIELD SURVEY COMPLETED: JANUARY 2023



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.

PRELIMINARY

MICHAEL D. LEE, P.L.S. DATE

License Number: 16747

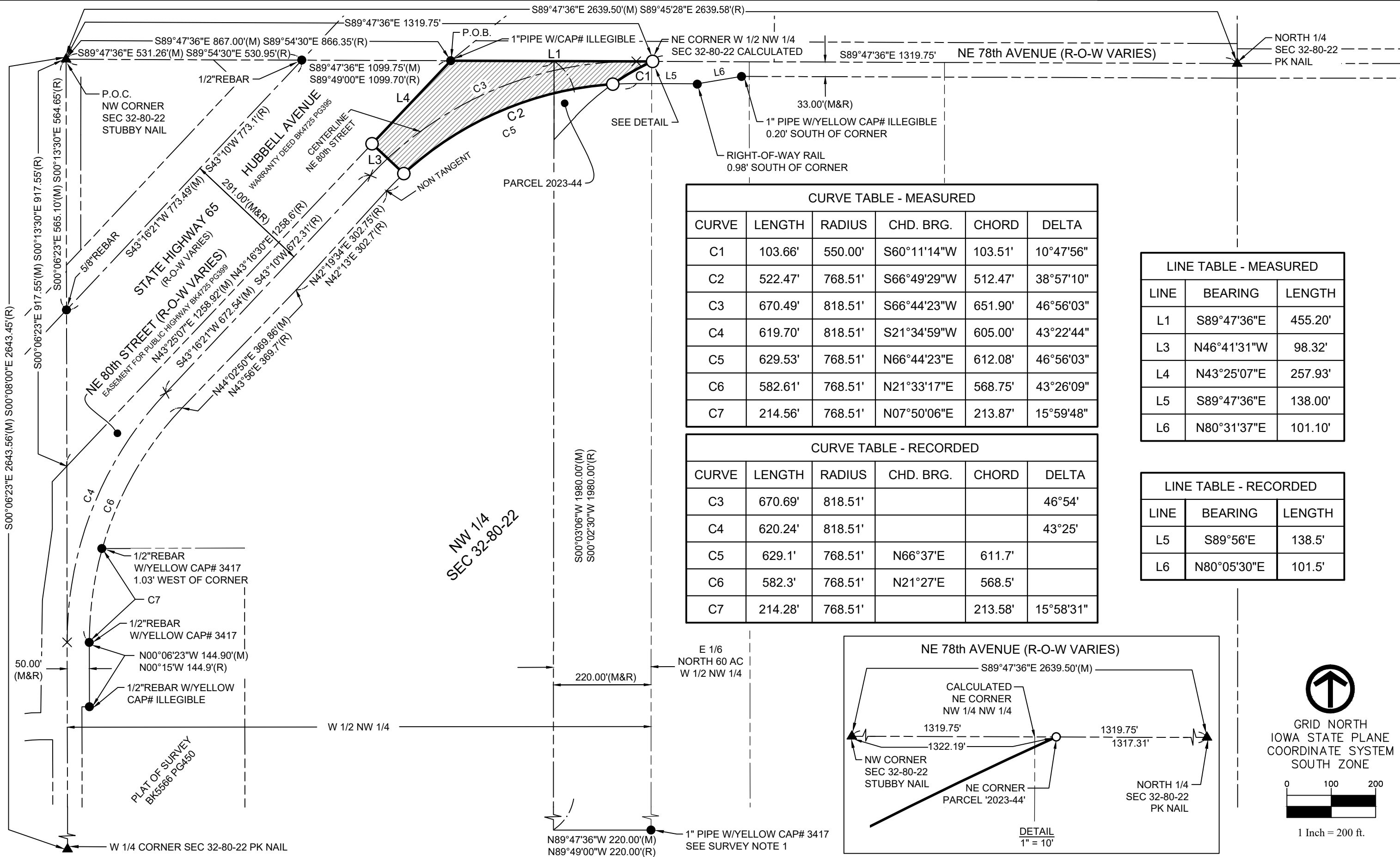
My license renewal date is DECEMBER 31, 2024

Pages or sheets covered by this seal: SHEETS 1, 2, AND 3

DATE	REVISIONS	SCALE	AS NOTED	 VEENSTRA & KIMM INC.	BONDURANT CERTIFIED SITE IMPROVEMENTS	VACATION PLAT FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY IN THE NW 1/4 OF SECTION 32-80-22	DWG. NO.
		DRAWN	TJP				VAC-8
		CHECKED	MDL		SHEET 1 OF 2		
		APPROVED	MDL				
		DATE	06-01-23				
		A.C.			3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000		PROJECT 42892

P:\42892\42892-SURVEY\PLATS\42892 PS-8.dwg 6/8/2023 10:20 AM

P:\42892\42892-SURVEY\PLATS\42892 PS-8.dwg 6/8/2023 10:21 AM



CURVE TABLE - MEASURED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	103.66'	550.00'	S60°11'14"W	103.51'	10°47'56"
C2	522.47'	768.51'	S66°49'29"W	512.47'	38°57'10"
C3	670.49'	818.51'	S66°44'23"W	651.90'	46°56'03"
C4	619.70'	818.51'	S21°34'59"W	605.00'	43°22'44"
C5	629.53'	768.51'	N66°44'23"E	612.08'	46°56'03"
C6	582.61'	768.51'	N21°33'17"E	568.75'	43°26'09"
C7	214.56'	768.51'	N07°50'06"E	213.87'	15°59'48"

CURVE TABLE - RECORDED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C3	670.69'	818.51'			46°54'
C4	620.24'	818.51'			43°25'
C5	629.1'	768.51'	N66°37'E	611.7'	
C6	582.3'	768.51'	N21°27'E	568.5'	
C7	214.28'	768.51'		213.58'	15°58'31"

LINE TABLE - MEASURED		
LINE	BEARING	LENGTH
L1	S89°47'36"E	455.20'
L3	N46°41'31"W	98.32'
L4	N43°25'07"E	257.93'
L5	S89°47'36"E	138.00'
L6	N80°31'37"E	101.10'

LINE TABLE - RECORDED		
LINE	BEARING	LENGTH
L5	S89°56'E	138.5'
L6	N80°05'30"E	101.5'

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	06-01-23
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT

FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY

IN THE NW 1/4 OF SECTION 32-80-22

DWG. NO.

VAC-8

SHEET 2 OF 2

PROJECT 42892

Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-008-000
Description:	Pt. SW 1/4 Sec 29-80-22
Proprietor:	James R. Weston and Sheryl J. Weston
Requestor:	City of Bondurant
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

VACATION PLAT OF SURVEY

OF PUBLIC RIGHT-OF-WAY EASEMENT
IN THE SW 1/4 OF SECTION 29-80-22

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	162.74'	550.00'	S74°03'48"W	162.15'	016°57'12"

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 867.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND THE POINT OF BEGINNING; THENCE NORTH 50°55'55" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 71.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 78th AVENUE (SECOND AVENUE NE); THENCE SOUTH 89°47'36" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEAST WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 162.74 FEET AND WHOSE CHORD BEARS SOUTH 74°03'50" WEST, 162.15 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE NORTH 89°47'36" WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,140 SQUARE FEET (0.51 ACRES).

LEGEND

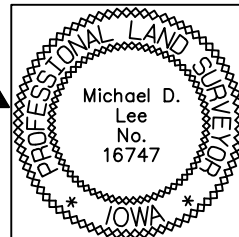
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
----	PROPERTY LINE
▨	RIGHT-OF-WAY VACATION AREA = 22,140 SQ.FT. (0.51 ACRES)

FIELD SURVEY COMPLETED: JANUARY 2023

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.

PRELIMINARY

MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal: SHEET 1



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	02-13-23
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT OF SURVEY
OF PUBLIC RIGHT-OF-WAY EASEMENT
IN THE SW 1/4 OF SECTION 29-80-22

DWG. NO.

VAC-7
SHEET 1 OF 1

PROJECT 42892



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

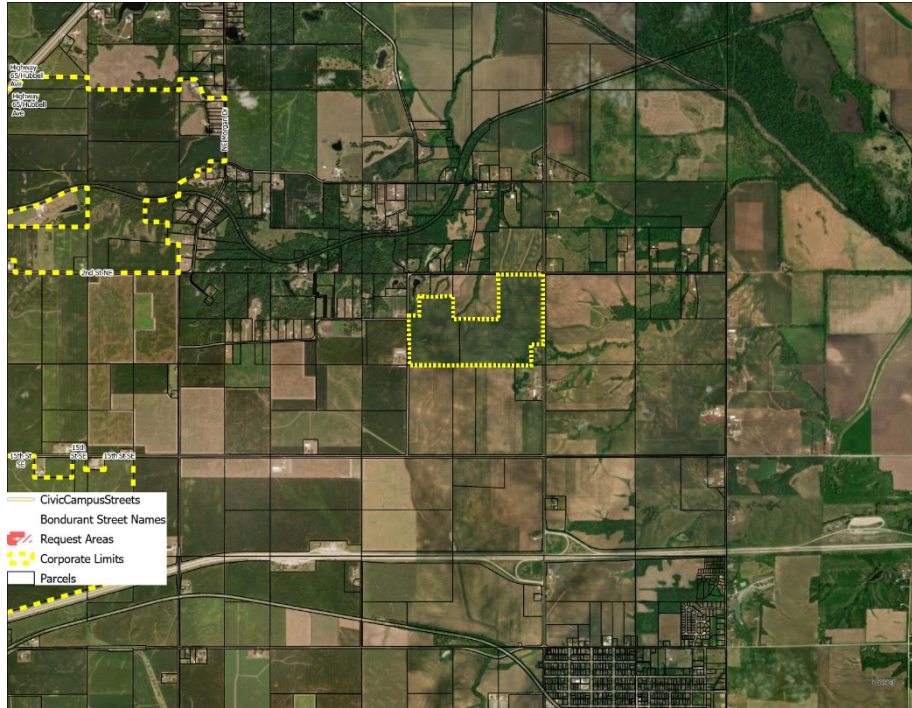
Item No. 6.b.
For Meeting of 7/13/2023
Resolution

TITLE: RESOLUTION NO. PZ-230713-22: Considering recommended approval of the Webb Family Estates Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.

CONTACT PERSON:

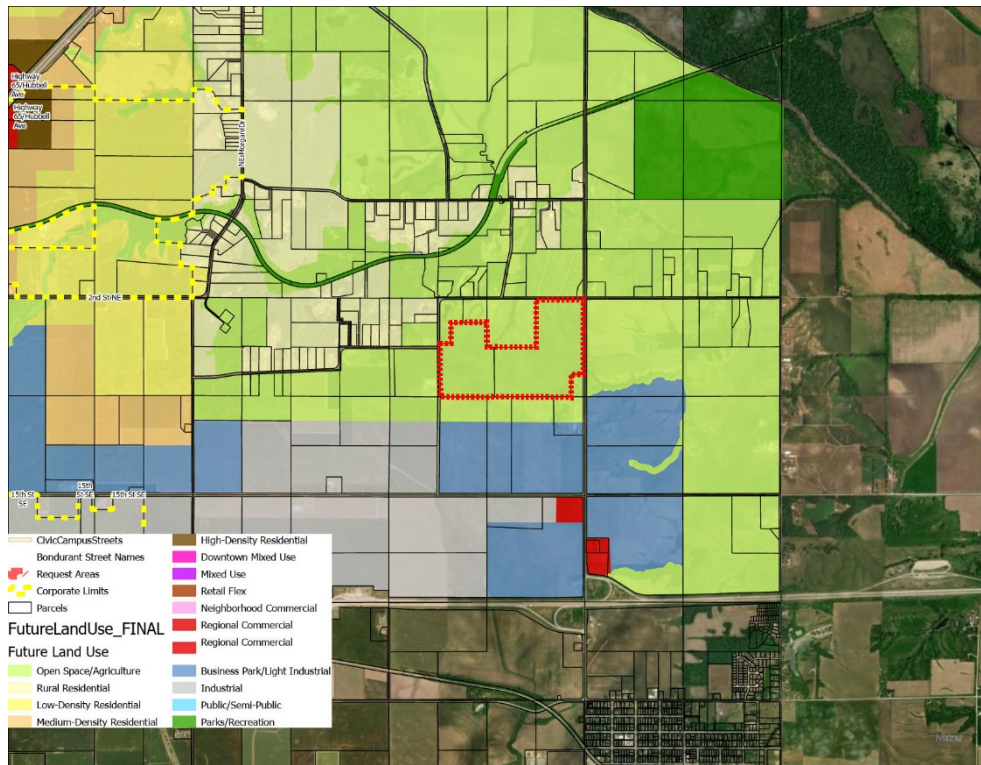
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Webb Family Estates Preliminary Plat. This preliminary plat is situated in unincorporated Polk County along NE 106th Street, NE 78th Avenue and NE 112th Street. This area is situated approximately 1.25 miles east of City limits. The subdivision looks to establish three new single-family residential lots and an existing agriculturally exempt pole barn house on the proposed Outlot Y. Lot 1 will have access from NE 106th Street, Lot 2 has access from NE 112th Street and NE 78th Street and the Outlot Y and Lot 3 has access from NE 112th Street.



Since this land is situated within 2 miles of Bondurant's city limits, a Subdivision Code review is required by the Planning & Zoning Commission and City Council prior to recording. Staff reviewed Section 180.05 of the Subdivision Code, titled Subdivision Design Standards, and sees no concerns with the subdivision proposed.

Since this land is located in unincorporated Polk County, Polk County has zoning jurisdiction on this land - this means that a permitted use review is conducted by Polk County and not the City of Bondurant. The City's Future Land Use Map included as part of the Comprehensive Plan guides for Open Space/Agricultural on these proposed parcels.



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of Resolution PZ-230713-22.
2. Recommended approval of Resolution PZ-230713-22, subject to Subdivision Code clarification comments.
3. Recommended denial of the Resolution PZ-230713-22.
4. Table pending additional comment/feedback.

Staff recommends approval of PZ-230713-22 regarding recommended approval of the Webb Family Estates Preliminary Plat.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-230713-22
2. Webb Family Estates Preliminary Plat

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-230713-22

RESOLUTION REGARDING RECOMMENDED APPROVAL THE WEBB FAMILY
ESTATES PRELIMINARY PLAT, A SUBDIVISION IN UNINCORPORATED POLK
COUNTY WITHIN TWO MILES OF BONDURANT'S CITY LIMITS.

WHEREAS, Snyder & Associates, Inc, on behalf of WDW Trust and Randi Webb, have submitted a preliminary plat, Webb Family Estates, which is described as follows:

OUTLOT 'Z' IN STEWART FARM PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Webb Family Estates Preliminary Plat.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 13, 2023; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Cameron				
Clayton				
Keeran				
Mains				
Torres				
Vore				

Karen Keeran, Commission Chair

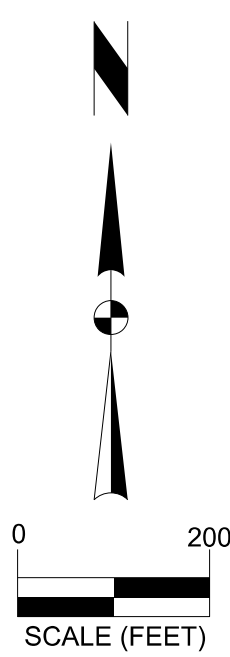
MARK	REVISION	DATE	BY
Engineer:	Checked By: TLC	Scale: 1"= 200'	
Technician: JDP	Date: 4-24-23	Field Bk: 1300B Pg. 34	

Project No: 1210741 Sheet 1 of 3

PRELIMINARY PLAT

WEBB FAMILY ESTATES

Project No: 1210741
Sheet 1 OF 3

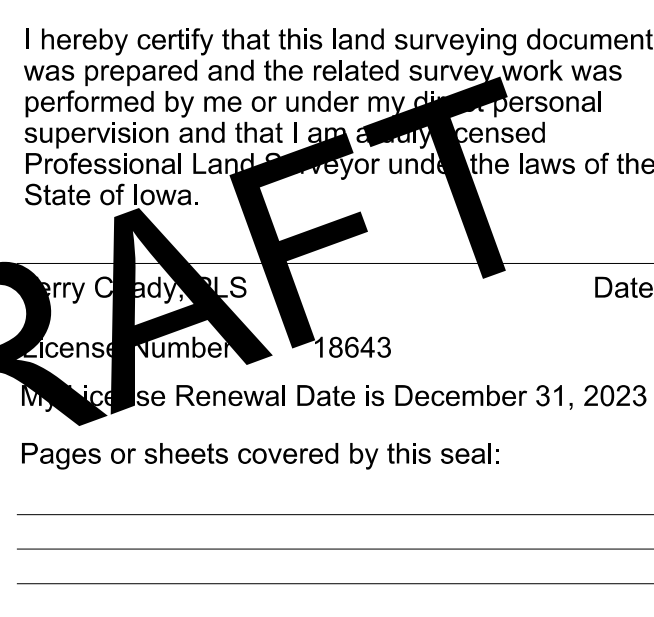


FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 15'
MAX BUILDING HEIGHT = 35 FT
MAX BUILDING COVERAGE = 15%

SURVEYED AREA	= 164.58 AC
RIGHT-OF-WAY	= 0 AC
BASE SITE AREA	= 164.58 AC
NATURAL RESOURCES - DRAINAGE WAYS	= 1.50 AC
REQUIRED OPEN SPACE	= 156.35 AC
NET BUILDABLE SITE AREA	= 8.23 AC
SITE MAX DENSITY YIELD	= 7 LOTS
DISTRICT MAX DENSITY YIELD	= 4 LOTS

- Calculated Point
- Witness Corner
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Witness Corner
- Yellow Plastic Cap
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

WC
○CF
●
P
M
R
D
WC
YPC

$$\triangle + \text{hexagon} +$$


1. SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS. INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAKING CONNECTION AT TIME OF FUTURE HOME CONSTRUCTION.
2. SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.
3. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
4. THE PROPERTY IS LOCATED IN ZONE X - AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0235F AND 19153C0275F BOTH HAVING AN EFFECTIVE DATE OF 2-01-2019.
5. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
6. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
7. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
8. MAINTENANCE OF ALL DRAINAGE AND EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
10. ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
11. ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.

SITE LOCATION

NE 78th AVE

NE 106th ST

NE 112th ST

NE 70th AVE

1"=2000'

OpenRoadsDesigner_S&A
V:\Projects\2211210741\311CADD\1210741_PPLT.dgn

N 1/4 Corner
Sec 35-80-22
Fnd Mag Nail
Ex Tie Bk 17585 Pg 327
Relief

OP NE 1/4 NW 1/4
SEC 35-80-22

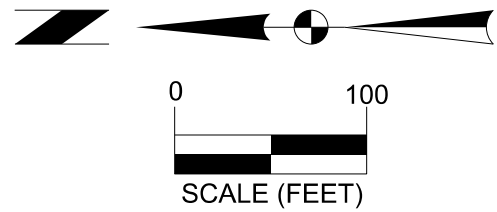
Pt Lot 1

OWNER:
LINDA BRINK (TRUSTEE)
LINDA BRINK (TRUSTEE)

OWNER:
LINDA BRINK (TRUSTEE)
LINDA BRINK (TRUSTEE)

Pt NW 1/4, NE 1/4
Sec 35-80-22

LOT 1
7.00 AC
(305,116 S.F.)



Fnd 1/2" Rebar
YPC #15980

Fnd 1/2" Rebar
YPC #15980

50' Building Setback Line

NE 106TH Street

OUTLOT "Z"
53.00 AC
(2,308,578 S.F.)

NE Corner SE 1/4 NW 1/4
Sec 35-80-22
Fnd 1/2" Rebar Inside PVC Pipe
Ex Tie Bk 9112 Pg 488
Survey Bk 17362 Pg 785
Calls Out New Ties But
Was Not Recorded

SW 1/4, NE 1/4
Sec 35-80-22

Center Sec 35-80-22
Fnd 1/2" Rebar YPC #6354
1.75" Deep Inside Pipe
Ex Tie Bk 9112 Pg 486
Ties Check
Survey Bk 17362 Pg 795
Calls Out New Ties But
Was Not Recorded

Pt E 1/2, SW 1/4
Sec 35-80-22

OWNER:
1-80 FARMIS INC

Pt NW 1/4, SE 1/4
Sec 35-80-22

OWNER:
1-80 FARMIS INC

Fnd 1/2" Rebar
YPC illegible

SW Corner SE 1/4 NW 1/4
Sec 35-80-22
Fnd Subby Nail
Ex Tie Bk 13703 Pg 567
Relief

MATCH LINE SHEET 3



Project No: 1210741

Sheet 2 OF 3

WEBB FAMILY ESTATES

PRELIMINARY PLAT

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

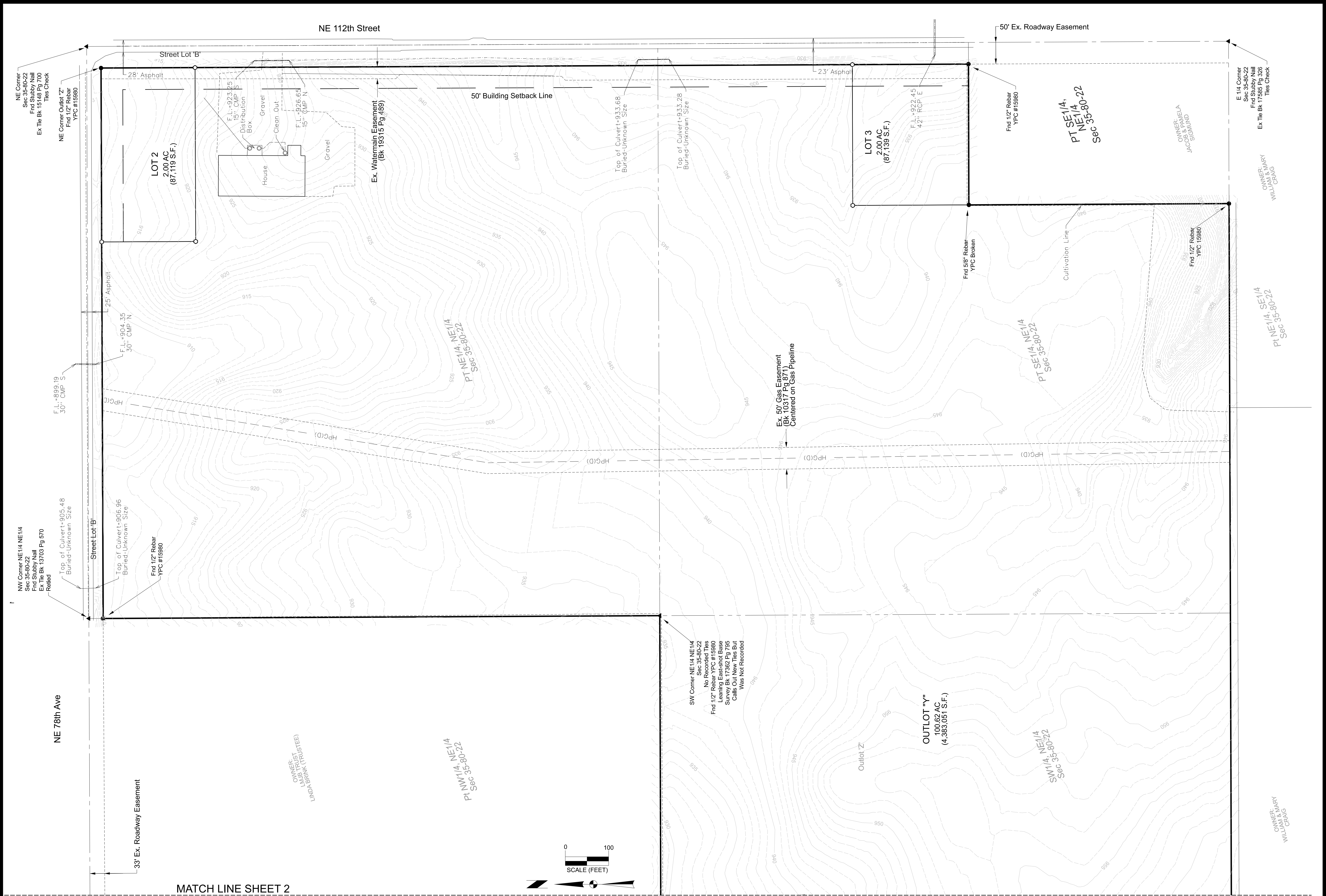
2727 SW SNYDER BLVD
ANKENY, IOWA 50023

515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

Project No: 1210741

Sheet 2 of 3

MARK	REVISION	DATE	BY
Engineer:	Checked By: TLC	Scale: 1"= 100'	
Technician: JDP	Date: 4-24-23	Field Bk: 13008 Pg: 34	



 SNYDER & ASSOCIATES				Project No: 1210741			
WEBB FAMILY ESTATES				Sheet 3 of 3			
PRELIMINARY PLAT				Polk County, Iowa			
SNYDER & ASSOCIATES, INC.				2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM			