



**STAFF REPORT**  
**PLANNING AND ZONING COMMISSION**  
For the February 25, 2015 meeting

**TO:** Planning and Zoning Commission Members  
**FROM:** Sheena Danzer, Planning Director  
**SUBJECT:** Preliminary Plat /Final Plat request for the Windsor Crossing Development at 63<sup>rd</sup> and Hickman

The submittal is for a preliminary plat request with a request to also approve a final plat for the Windsor Crossing Plat for the development at 63<sup>rd</sup> and Hickman Road. This is NOT a request for a site plan. Hurd Windsor LLC and Knapp Windsor LLC will bring back a site plan once they are ready for review and a use has been determined.

The plat contains four lots with anticipated uses being a convenience store, a general retail building, an apartment building, and the Unity Point Clinic which has been previously approved. A master plan has been submitted for reference. The review of the Master Plan will be on a later Planning and Zoning Commission agenda.

Comments to date from staff are as follows:

- The right-of-way needs to be settled for DOT (staff is currently working on this issue)
- Convenience store shows the drive too far into Hickman Road
- The convenience store is currently being built over storm sewer easement
- There should be overland flow/detention easement in Lots 2 and 4 (possibly 1)
- Ingress and egress at the south end of Lot 1 should be addressed
- Tree removals should be addressed, timing, disposal, salvages, if any

**CONCLUSION**

Comments have been relayed to the applicant who is currently working to address them. Staff recommends approval of both the preliminary and final plat with the condition that the applicant work with city staff to address the above comments before a site plan application is received.



Civil Engineering Consultants, Inc.

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January 30, 2015

City of Windsor Heights  
1145 66<sup>th</sup> Street, Unit 1  
Windsor Heights, Iowa 50324

Attn: Sheena Danzer, Zoning Administrator

**RE: PRELIMINARY PLAT / FINAL PLAT – WINDSOR CROSSING PLAT 1  
6300 HICKMAN ROAD, WINDSOR HEIGHTS**

Dear Sheena:

On behalf of Hurd Windsor LLC and Knapp Windsor LLC, with this letter we are submitting an application for a Preliminary Plat and Final Plat review of Windsor Crossing Plat 1 located at the southwest corner of Hickman Road and 63<sup>rd</sup> Street.

The plat contains four lots with anticipated uses being a convenience store, a general retail building, an apartment building, and the Unity Point Clinic that has been previously approved. We have included a master plan of the center for your reference.

We ask for your review and the review of the Plan & Zoning Commission at their February 25, 2015 meeting and the City Council at their March 2, 2015 meeting. Please let us know if you have questions or need additional information.

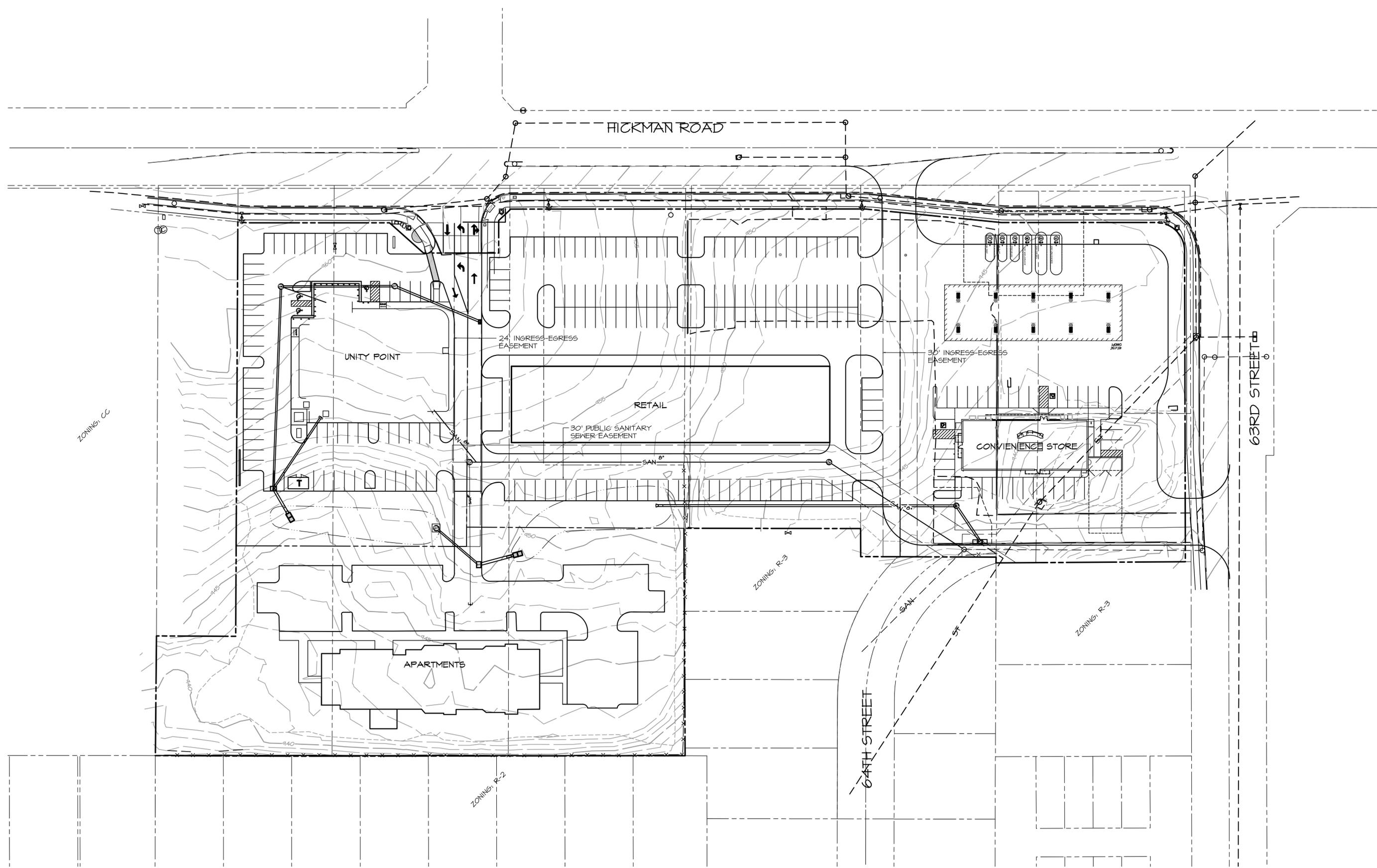
Sincerely,

**CIVIL ENGINEERING CONSULTANTS, INC.**

  
Edward H. Arp, PLA, ASLA  
Landscape Architect  
President

Enclosure

Cc: Richard Hurd, Hurd Windsor LLC  
Aimee Staudt, Knapp Windsor LLC  
Tim Hogan, Hogan Law Firm PC



ZONING: CC

UNITY POINT

RETAIL

CONVIENCE STORE

APARTMENTS

HICKMAN ROAD

64TH STREET

63RD STREET

ZONING: R-2

ZONING: R-3

ZONING: R-3



Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	REVISIONS	COMMENTS
01-30-15	1	11-5-14
	2	01-21-15
	3	
	4	
	5	
	6	

DATE OF SURVEY/SEPT. 20, 2014  
 DESIGNED BY: EHA  
 DRAWN BY: PLD

WINDSOR CROSSING  
 6400 HICKMAN RD, WINDSOR HEIGHTS, IA  
 MASTER PLAN

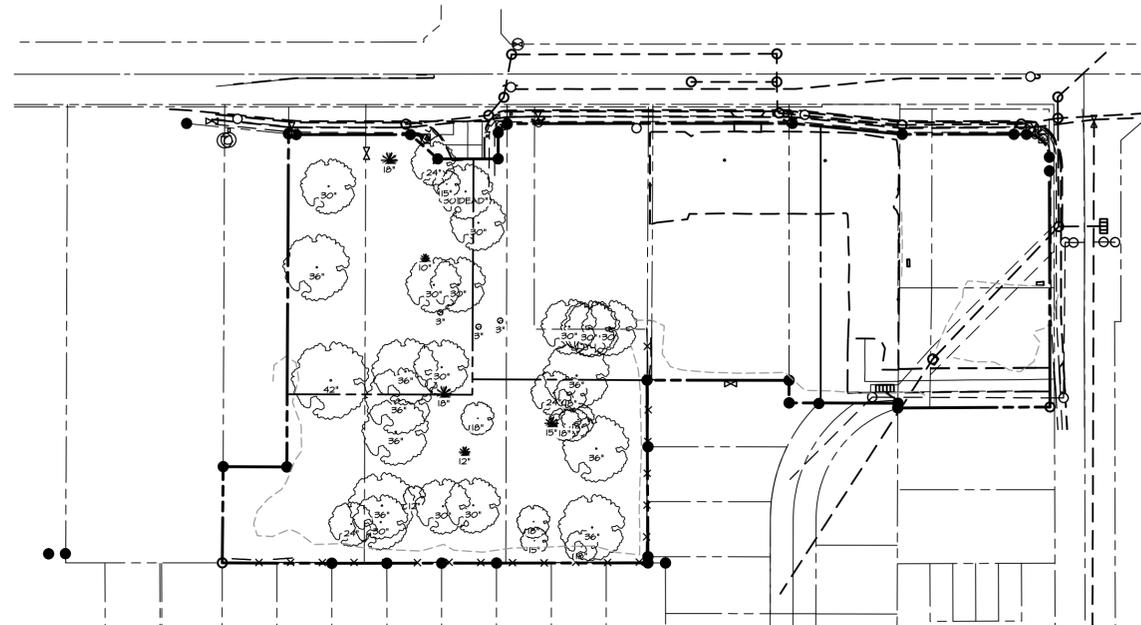
SHEET  
 OF 1

A-1650

# PRELIMINARY PLAT OF WINDSOR CROSSING PLATI WINDSOR HEIGHTS, POLK COUNTY, IOWA

## LEGEND

●	FOUND CORNERS (5/8" I.R. W/ YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
— — — — —	CONTROL POINTS BY CIVIL ENGINEERING CONSULTANTS
— — — — —	PROPERTY BOUNDARY
— — — — —	LOT LINES
— — — — —	ORIGINAL PLATTED LOT LINES
— — — — —	EASEMENT LINE
— — — — —	BUILDING & PARKING SETBACK LINES
— — — — —	BACK OF PORTLAND CEMENT CONCRETE (P.C.C.)
— — — — —	CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
— — — — —	GUTTER
— — — — —	RETAINING WALLS
— — — — —	CENTERLINE STREET
— — — — —	SIDEWALK
— — — — —	2.5' TALL WOOD GUARD RAIL
— OHW —	OVERHEAD WIRES (X = NUMBER OF WIRES)
— UGFO —	UNDERGROUND FIBER OPTIC LINES
— ST XX —	STORM SEWER AND SIZE
— SAN XX —	SANITARY SEWER AND SIZE
— W XX —	WATER MAIN AND SIZE
— G XX —	GAS MAIN AND SIZE
— UGE —	UNDERGROUND ELECTRIC
— CATV —	UNDERGROUND CABLE TELEVISION LINE
— UGT —	UNDERGROUND TELEPHONE LINE
— — — — —	EXISTING BUILDING
□	BACK OF CURB INTAKE
○	AREA INTAKE
○	MANHOLE
○	STORM SEWER FLARED END SECTION
○	ROOF DRAIN DOWNSPOUT
○	BOLLARD
□	IRRIGATION SYSTEM CONTROL VALVE BOX
○	TELEPHONE RISER
○	ELECTRIC BOX
○	ELECTRIC METER
○	TRANSFORMER
○	WOOD POWER POLE WITH STREET LIGHT
○	POWER POLE
○	METAL LIGHT POLE
○	GUYWIRE ANCHOR
○	FIRE HYDRANT
○	WATER MAIN GATE VALVE
○	WATER MAIN STOP BOX VALVE
○	NATURAL GAS METER OR REGULATOR
○	AIR CONDITIONING UNIT
○	TRAFFIC SIGN
D	DEEDED BEARING & DISTANCE
P	PREVIOUSLY RECORDED BEARING & DISTANCE
M	MEASURED BEARING & DISTANCE
MAPS	UTILITY LOCATIONS FROM MAPS PROVIDED BY IOWA ONE-CALL SERVICE
PLANS	UTILITY LOCATIONS FROM PREVIOUS CONSTRUCTION DRAWINGS
P.C.C.	PORTLAND CEMENT CONCRETE
○	ADA PARKING STALL
— — — — —	MAJOR CONTOUR INTERVALS
— — — — —	MINOR CONTOUR INTERVALS
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.O.P. PLAT &	WEST LAKES OFFICE PARK PLAT &
FFE	FINISHED FLOOR ELEVATION
B/B	BACK OF CURB TO BACK OF CURB
ADA	AMERICANS WITH DISABILITIES ACT ITEM
TTT	STREET ADDRESS
→	FULL ACCESS FROM PUBLIC STREET



## Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY PLAT

## PROPERTY OWNER:

HURD WINDSOR LLC &  
KNAPP WINDSOR LLC  
2000 FULLER ROAD  
WEST DES MOINES, IA 50265

## PREPARED FOR:

HURD WINDSOR LLC &  
KNAPP WINDSOR LLC  
ATTN: RICHARD HURD  
2000 FULLER ROAD  
WEST DES MOINES, IA 50265

## ZONING

CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

## LEGAL DESCRIPTION

(SPECIAL WARRANTY DEED BOOK 15063, PAGE 751-754)

### PARCEL 1

(COMMONLY KNOWN AS 6300 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE SOUTH 145 FEET OF THE NORTH 200 FEET OF LOT 1 AND THE SOUTH 145 FEET OF THE NORTH 200 FEET OF THE EAST 35 FEET OF LOT 2 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

### PARCEL 2

(COMMONLY KNOWN AS 6322 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE WEST 120 FEET OF THE NORTH 325 FEET OF LOT 2 AND THE NORTH 325 FEET OF LOT 2, AND THE NORTH 300 FEET OF LOT 3, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE EAST 184.8 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, WHICH IS NORMAL TO THE CENTERLINE OF PRIMARY ROAD NO. U.S. 6 AT STA. 752+40; THENCE SOUTH 0°03'-3/4" EAST, 2.7 FEET TO A POINT 35.5 FEET NORMALLY DISTANT SOUTHERLY FROM STA. 752+40; THENCE SOUTH 84°56'-1/4" WEST, 184.8 FEET ON A LINE PARALLEL TO SAID CENTERLINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 2.4 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

AND

THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 1, TOGETHER WITH THE EAST 35 FEET OF THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 2, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

### PARCEL 3

(COMMONLY KNOWN AS 6336 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE NORTH 245 FEET (EXCEPT WEST 30 FEET AND EXCEPT HIGHWAY) OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

### PARCEL 4

(COMMONLY KNOWN AS 6400 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE NORTH 255 FEET OF THE SOUTH 405 FEET OF LOT 4 AND THE WEST 30 FEET OF THE NORTH 245 FEET OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4146, PAGE 135.

AND

LOTS 5 AND 6 (EXCEPT THE NORTH 345 FEET OF THE WEST 70 FEET OF LOT 6 AND EXCEPT THE SOUTH 150 FEET OF LOTS 5 AND 6) IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4146, PAGE 23.

EXCEPT

AN ACQUISITION PLAT LOCATED IN PART OF LOTS 1, 2, 3, 4, 5 AND 6, SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 64°55'06" EAST (ALL BEARINGS REFERENCED TO GRID NORTH IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE), A DISTANCE OF 10.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE WEST 70.00 FEET OF THE NORTH 345.00 FEET OF SAID LOT 5; THENCE SOUTH 00°03'54" WEST A DISTANCE OF 2.50 FEET ALONG SAID EAST LINE TO THE EXISTING SOUTH RIGHT-OF-WAY OF HIGHWAY 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 54°56'06" EAST, A DISTANCE OF 583.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 00°04'07" EAST, A DISTANCE OF 2.64 FEET TO THE NORTH LINE OF SAID LOT 2 ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'53" EAST, A DISTANCE OF 85.27 FEET ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°10'58" WEST, A DISTANCE OF 5.27 FEET ALONG THE EAST LINE OF SAID LOT 2 TO SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'51" EAST, A DISTANCE OF 272.82 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 34.24 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°55'20" AND A CHORD BEARING OF NORTH 45°00'42" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 84°58'21" WEST, A DISTANCE OF 135.42 FEET; THENCE NORTH 84°15'43" WEST, A DISTANCE OF 120.70 FEET; THENCE NORTH 64°58'28" WEST, A DISTANCE OF 311.91 FEET; THENCE SOUTH 00°19'30" WEST, A DISTANCE OF 0.70 FEET; THENCE SOUTH 46°51'25" WEST, A DISTANCE OF 13.48 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 84°57'14" WEST, A DISTANCE OF 56.07 FEET; THENCE NORTH 48°23'50" WEST, A DISTANCE OF 34.87 FEET; THENCE NORTH 84°54'35" WEST, A DISTANCE OF 124.84 FEET; THENCE NORTH 84°13'46" WEST, A DISTANCE OF 8.50 FEET TO SAID EAST LINE OF THE WEST 70.00 FEET OF THE NORTH 345.00 FEET OF LOT 6; THENCE NORTH 00°14'55" EAST, A DISTANCE OF 24.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.



VICINITY SKETCH

## NOTES

1. JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR A DEPTH OF ONE FOOT.
2. REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS.
3. PROOF ROLL ALL PAVING SUBGRADES IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
4. PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
5. ALL EXPOSED CONCRETE SHALL HAVE 5-1% ENTRAINED AIR,  $f'c = 4,000$  PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
6. ALL ON SITE PAVING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST "IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".
7. CONTRACTOR SHALL PREPARE AND APPLY FOR ALL REQUIRED CITY OF WINDSOR HEIGHTS PERMITS AND PAY NECESSARY FEES.
8. PARKING STALL STRIPING SHALL BE PAINTED WITH 4" WIDE WHITE PAVEMENT PAINT.
9. REFER TO PLAN FOR PAVING THICKNESSES.
10. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
11. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
12. ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
13. LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
14. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
15. THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS STATED IN GEOTECHNICAL REPORT #141423 PREPARED BY ALLENDER BUTZKE ENGINEERS REGARDING GRADING, UTILITY, AND PAVING CONSTRUCTION.

## SETBACKS

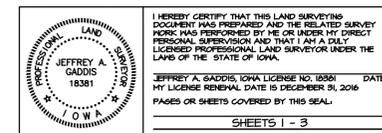
FRONT YARD = 25 FEET  
STREET SIDE = 25 FEET  
INTERIOR SIDE = 0 FEET  
REAR YARD = 20 FEET

## BENCHMARK

63RD STREET  
TRIANGLE CUT SE CORNER OF INTAKE  
ELEVATION= 935.613

HICKMAN ROAD & 62ND STREET  
TRIANGLE CU NW CORNER OF INTAKE  
ELEVATION= 946.508

## CERTIFICATION

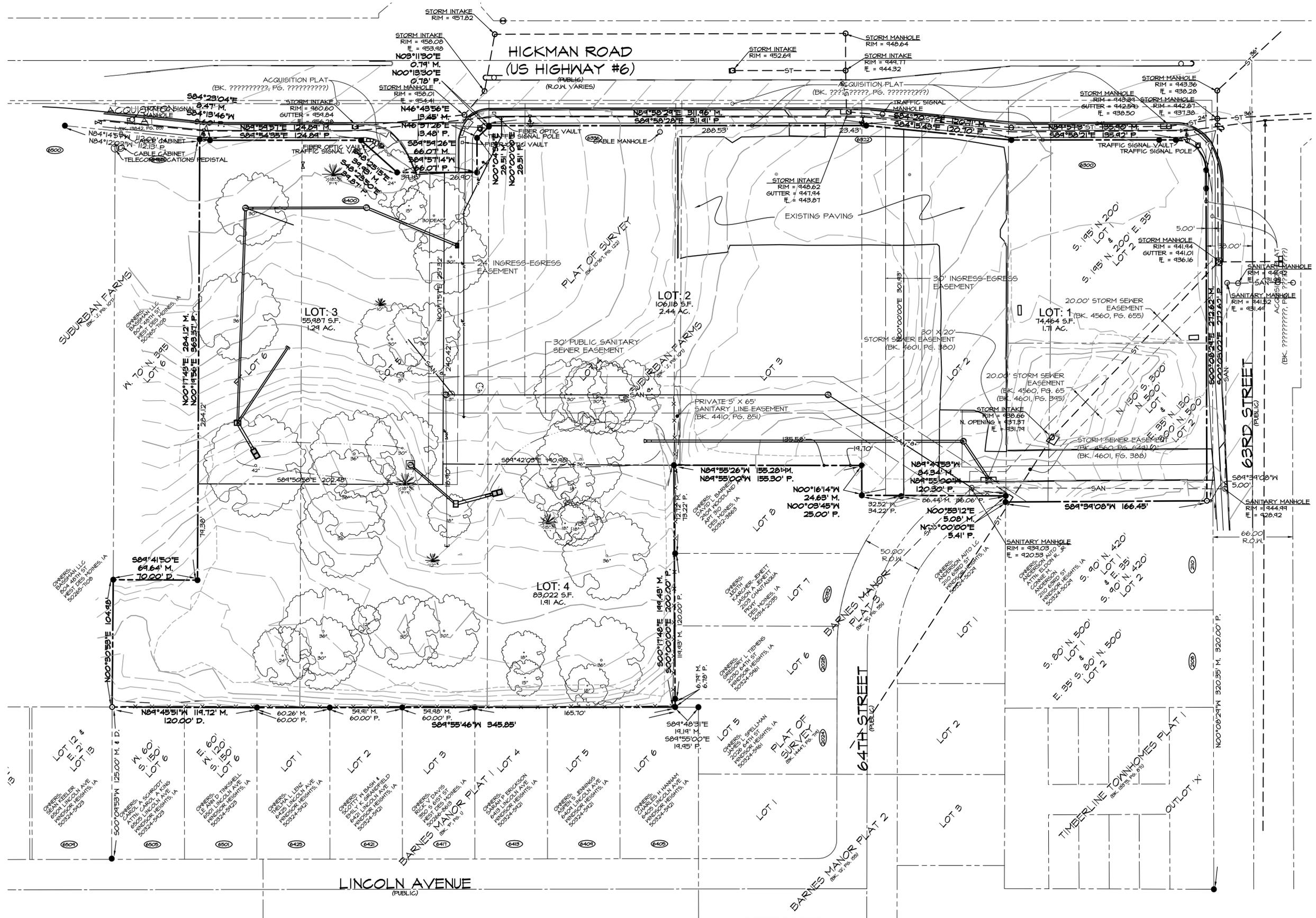


Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE:	REVISIONS	COMMENTS
01-30-15	1	
	2	
	3	
	4	
	5	
	6	

WINDSOR CROSSING PLAT I  
WEST DES MOINES, IOWA  
COVER  
SHEET 1 OF 3  
A-1642

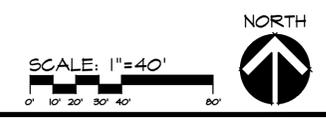


DATE:	REVISIONS	COMMENTS
01-30-15	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: SEP. 24, 2014  
 DESIGNED BY: ANP  
 DRAWN BY: JAG & NDM

**WINDSOR CROSSING PLAT 1**  
 WINDSOR HEIGHTS, FOLK COUNTY, IOWA

**PRELIMINARY PLAT**



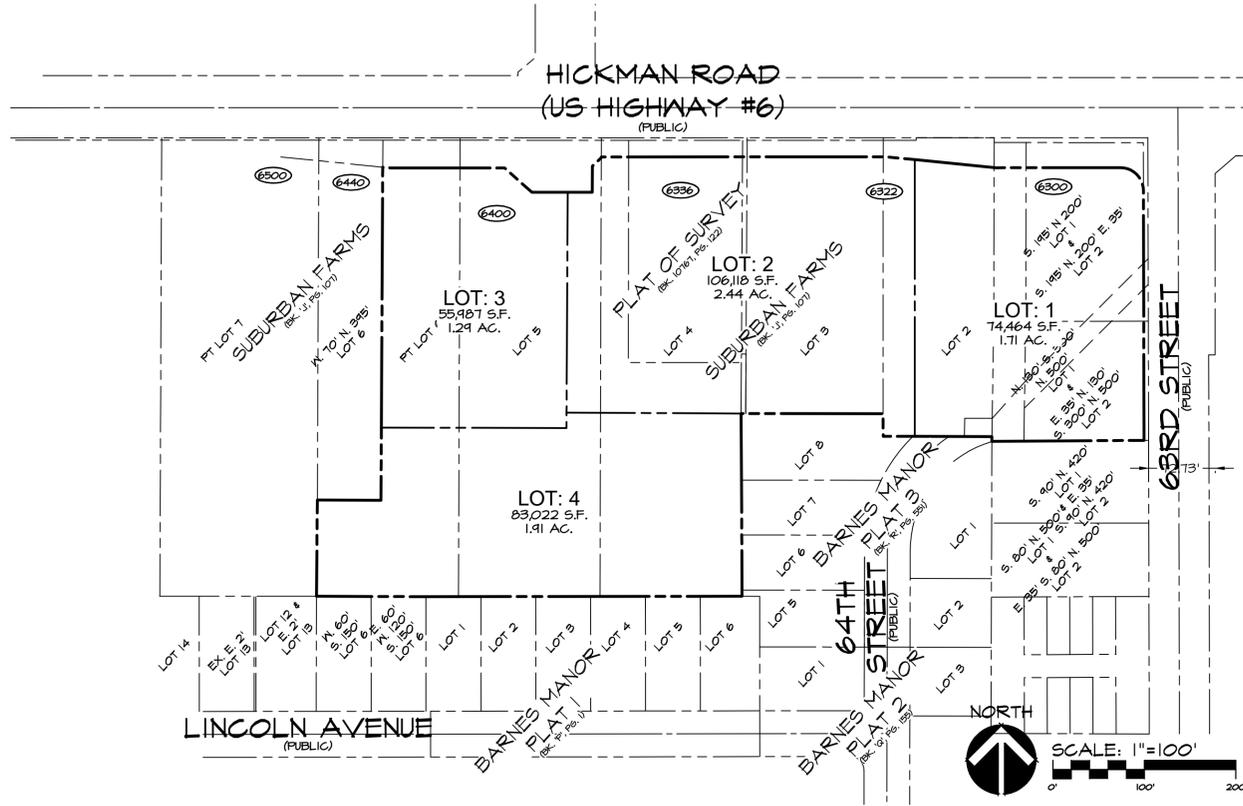
# FINAL PLAT FOR WINDSOR CROSSING PLAT I WINDSOR HEIGHTS, IOWA

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



**Drawing Index**

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT



**LEGAL DESCRIPTION**

(SPECIAL WARRANTY DEED BOOK 15063, PAGE 751-754)

**PARCEL 1**  
(COMMONLY KNOWN AS 6300 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)  
THE SOUTH 195 FEET OF THE NORTH 200 FEET OF LOT 1 AND THE SOUTH 195 FEET OF THE NORTH 200 FEET OF THE EAST 35 FEET OF LOT 2 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

**PARCEL 2**  
(COMMONLY KNOWN AS 6322 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)  
THE WEST 120 FEET OF THE NORTH 325 FEET OF LOT 2 AND THE NORTH 325 FEET OF LOT 2, AND THE NORTH 300 FEET OF LOT 3, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST 184.8 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, WHICH IS NORMAL TO THE CENTERLINE OF PRIMARY ROAD NO. US. 6 AT STA. 752+40; THENCE SOUTH 0°03'-3/4" EAST, 2.1 FEET TO A POINT 35.5 FEET NORMALLY DISTANT SOUTHERLY FROM STA. 752+40; THENCE SOUTH 84°56'-1/4" WEST, 184.8 FEET ON A LINE PARALLEL TO SAID CENTERLINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 2.4 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

**PARCEL 3**  
(COMMONLY KNOWN AS 6336 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)  
THE NORTH 245 FEET (EXCEPT WEST 30 FEET AND EXCEPT HIGHWAY) OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

**PARCEL 4**  
(COMMONLY KNOWN AS 6400 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)  
THE NORTH 255 FEET OF THE SOUTH 405 FEET OF LOT 4 AND THE WEST 30 FEET OF THE NORTH 245 FEET OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4164, PAGE 23.

**EXCEPT**  
AN ACQUISITION PLAT LOCATED IN PART OF LOTS 1, 2, 3, 4, 5 AND 6, SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN END FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 64°55'06" EAST (ALL BEARINGS REFERENCED TO GRID NORTH IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE), A DISTANCE OF 70.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE WEST 10.00 FEET OF THE NORTH 345.00 FEET OF SAID LOT 5; THENCE SOUTH 00°03'54" WEST, A DISTANCE OF 250 FEET ALONG SAID EAST LINE TO THE EXISTING SOUTH RIGHT-OF-WAY OF HIGHWAY 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 54°56'06" EAST, A DISTANCE OF 503.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 00°04'07" EAST, A DISTANCE OF 2.64 FEET TO THE NORTH LINE OF SAID LOT 2 ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'53" EAST, A DISTANCE OF 85.21 FEET ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°12'58" WEST, A DISTANCE OF 5.21 FEET ALONG THE EAST LINE OF SAID LOT 2 TO SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'13" EAST, A DISTANCE OF 166.13 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°03'00" EAST, A DISTANCE OF 324.93 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 130.00 FEET OF THE SOUTH 300.00 FEET OF THE SOUTH 500.00 FEET OF SAID LOT 1; THENCE NORTH 84°58'25" WEST, A DISTANCE OF 5.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°03'02" WEST, A DISTANCE OF 212.62 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 34.24 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°55'20" AND A CHORD BEARING OF NORTH 45°00'42" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 84°50'21" WEST, A DISTANCE OF 135.42 FEET; THENCE NORTH 84°15'43" WEST, A DISTANCE OF 120.70 FEET; THENCE NORTH 64°56'28" WEST, A DISTANCE OF 31.41 FEET; THENCE SOUTH 00°18'30" WEST, A DISTANCE OF 0.70 FEET; THENCE SOUTH 46°51'25" WEST, A DISTANCE OF 13.48 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 84°51'14" WEST, A DISTANCE OF 56.07 FEET; THENCE NORTH 40°23'50" WEST, A DISTANCE OF 34.87 FEET; THENCE NORTH 84°54'35" WEST, A DISTANCE OF 124.84 FEET; THENCE NORTH 84°13'46" WEST, A DISTANCE OF 8.60 FEET TO SAID EAST LINE OF THE WEST 10.00 FEET OF THE NORTH 345.00 FEET OF LOT 6; THENCE NORTH 00°14'55" EAST, A DISTANCE OF 24.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

**PROPERTY OWNER:**  
HURD WINDSOR LLC &  
KNAPP WINDSOR LLC  
2000 FULLER ROAD  
WEST DES MOINES, IA 50265

**PREPARED FOR:**  
HURD WINDSOR LLC &  
KNAPP WINDSOR LLC  
ATTN: RICHARD HURD  
2000 FULLER ROAD  
WEST DES MOINES, IA 50265

**ZONING**  
CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

- NOTES:**
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
  - THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
  - MONUMENTS SHALL BE SET BY MARCH 15, 2015.

**LEGEND**

---	PROPERTY BOUNDARY
---	CENTERLINE
---	LOT LINES
---	ORIGINAL LOT LINES
---	EASEMENT LINES
●	FOUND PROPERTY CORNER (3/4" I.R. W/RED CAP #12544 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEX BOOK & PAGE
R.O.W.	RIGHT-OF-WAY
445	ADDRESS

**LEGEND**

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381      DATE: \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
SHEETS 1-2



VICINITY SKETCH

DATE:	REVISIONS	COMMENTS
01-30-15	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: NOV. 25, 2014  
DESIGNED BY: ANP  
DRAWN BY: JAG & RND

WINDSOR CROSSING PLAT I  
WINDSOR HEIGHTS, POLK COUNTY, IOWA

