

Resolution No. 15-0648

A RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT FOR WINDSOR CROSSINGS PLAT 1

WHEREAS, there has been submitted to the City Council of the City of Windsor Heights, Iowa, the Final Plat of Windsor Crossings Plat 1 within the Jurisdiction of the City of Windsor Heights, Iowa, which plat involves the following described real estate:

See Legal Description on attached Final Plat.

WHEREAS, the Final Plat has been submitted to the Windsor Heights Planning and Zoning Commission as required by law with the recommendation to the City Council to approve the Final Plat; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 354 of the State of Iowa Code and the City of Windsor Heights Municipal Ordinances; and

WHEREAS, it is the opinion of the City Council of the City of Windsor Heights, Iowa, that it is advisable and in the best interests of the City of Windsor Heights, Iowa, and of the citizens thereof that the Final Plat be accepted and approved; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDSOR HEIGHTS, STATE OF IOWA:

Section 1. That the Final Plat of Windsor Crossings Plat 1 of Windsor Heights, Iowa, is hereby accepted and approved for and on behalf of the City of Windsor Heights, Iowa.

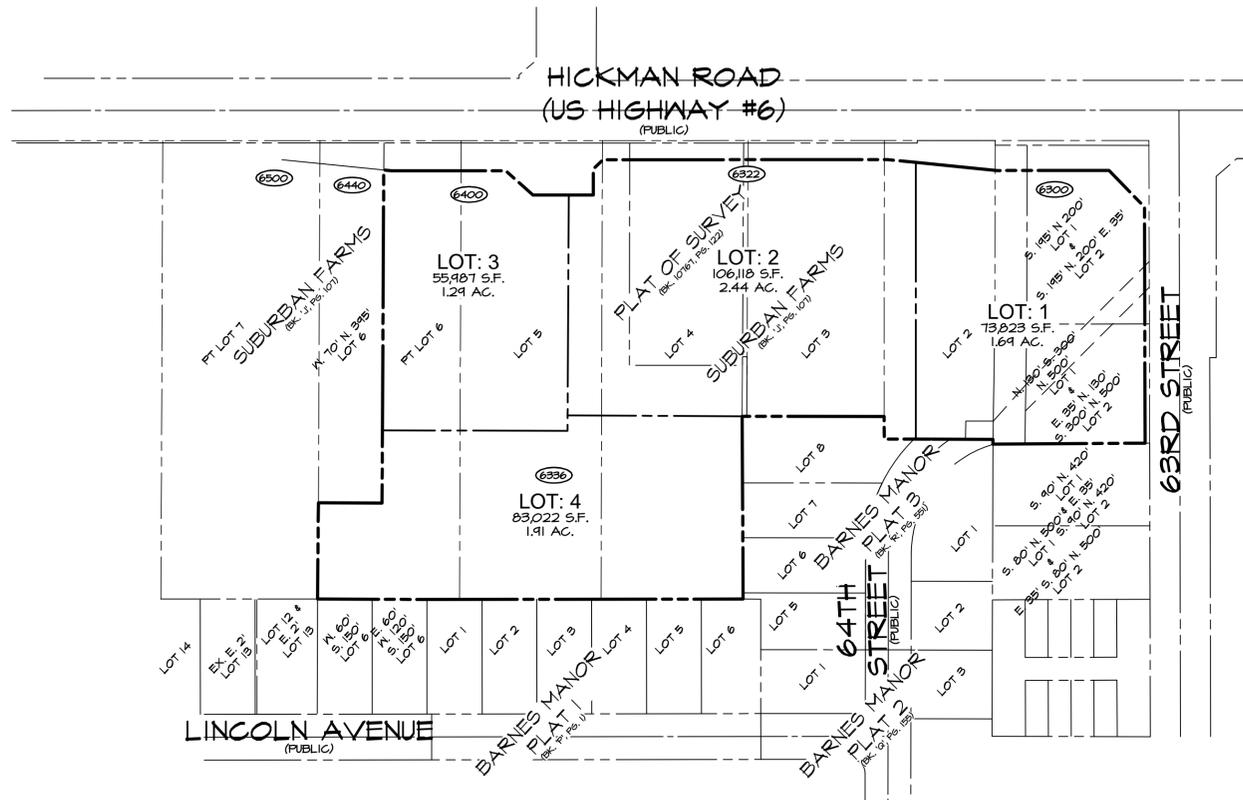
Section 2. That the Mayor and City Administrator are hereby authorized to take any action necessary to finalize the subdivision approval and release an original copy of all subdivision platting documents to the owner or subdivider for recording with the Polk County Recorder.

Passed and Approved this 15th Day of June, 2015.

Diana Willits, Mayor

Attest: _____
Brett Klein, City Administrator

FINAL PLAT OF WINDSOR CROSSING PLAT I WINDSOR HEIGHTS, IOWA



DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT
3	EASEMENT DETAILS

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. 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 TO 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 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 4146, PAGE 135.

AND

LOTS 5 AND 6 (EXCEPT THE NORTH 345 FEET OF THE WEST 10 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 4164, PAGE 23.

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

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

ZONING
CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

PLAT AREA
318,444 SQUARE FEET
7.32 ACRES

- 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 1/100000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/50000 FOR INDIVIDUAL LOTS.
 - MONUMENTS SHALL BE SET BY JUNE 02, 2015.

LEGEND

---	PROPERTY BOUNDARY
---	CENTERLINE
---	LOT LINES
---	ORIGINAL LOT LINES
---	EASEMENT LINES
●	FOUND PROPERTY CORNER (5" I.R. W/RED CAP #21544 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.M.	RIGHT-OF-WAY
445	ADDRESS

LEGEND

JEFFREY A. GADDIS
18381
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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

PAGES OR SHEETS COVERED BY THIS SEAL: _____

SHEETS 1-3



VICINITY SKETCH



Civil Engineering Consultants, Inc.

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

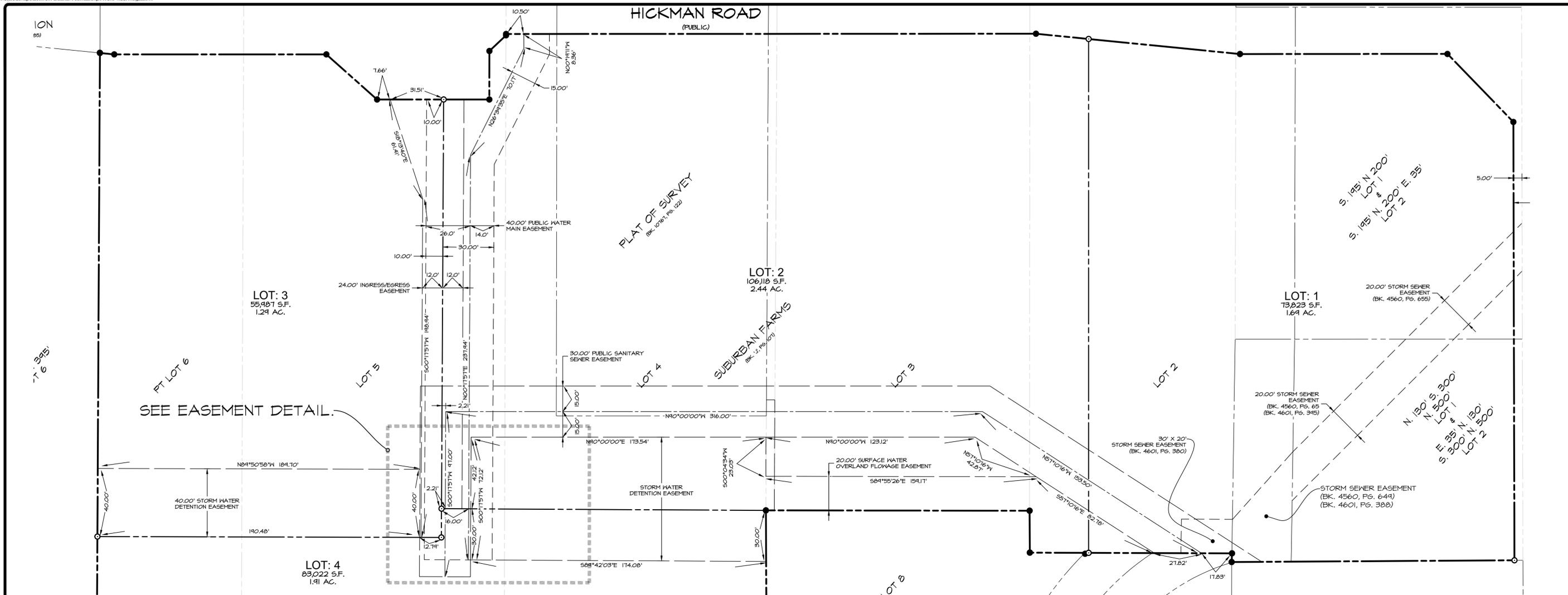
WINDSOR CROSSING PLAT I
WINDSOR HEIGHTS, POLK COUNTY, IOWA

DATE:	REVISIONS	COMMENTS
MAY 11, 2015	1	05/06/2015
	2	
	3	
	4	
	5	APP
	6	JAG & HDY

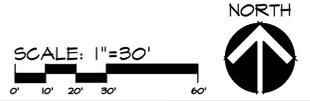
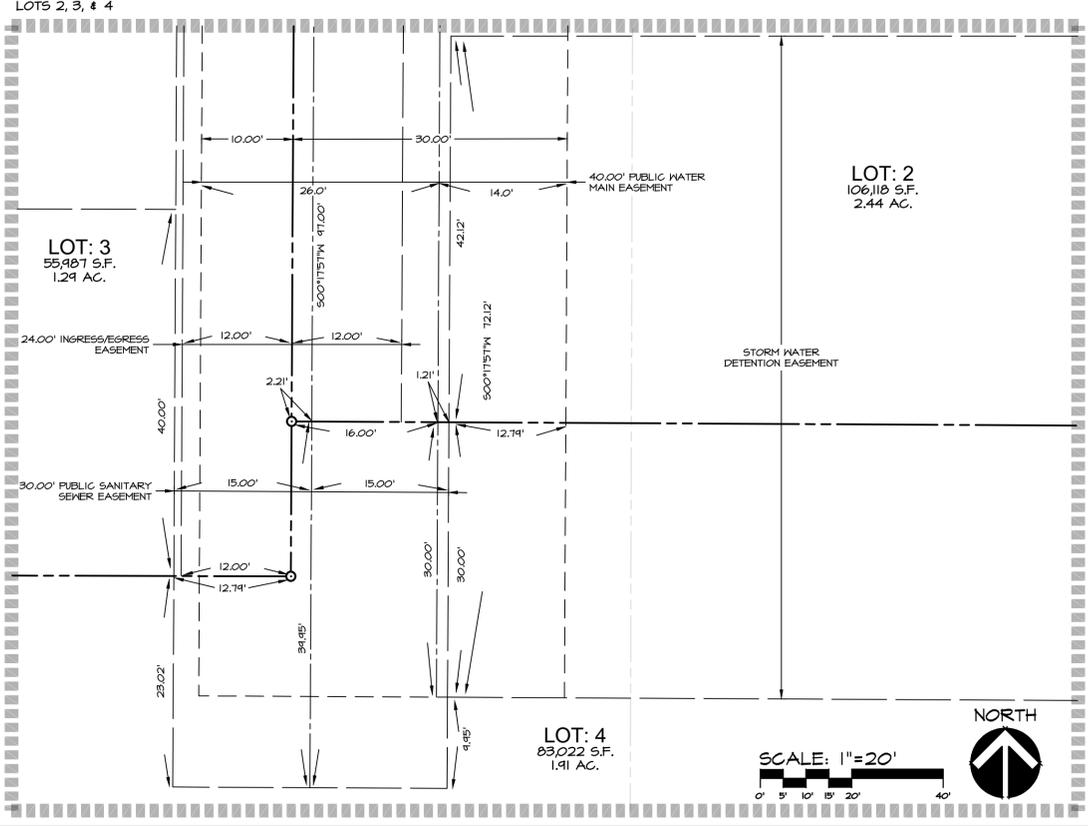
COVER

SHEET
1
OF 3

A-1642



EASEMENT DETAIL



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
MAY 11, 2015	1	05/06/2015
	2	
	3	
	4	
	5	ASP
	6	JAG & MDM

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

WINDSOR CROSSING PLAT 1
 WINDSOR HEIGHTS, FOLK COUNTY, IOWA