



**Date** March 27, 2023

**APPROVAL OF FINAL SUBDIVISION PLAT FOR THREE LAKES ESTATES PLAT 9**

WHEREAS, the final subdivision plat entitled Three Lakes Estates Plat 9, for property in the vicinity of 7000 Lake Hill Drive, to be developed by Timbercrest Homes LLC, 5721 Merle Hay Road, Suite 20, Johnston, IA, 50131, John Larson, Authorized Agent, was submitted to the Development Services Department on November 14, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on August 2, 2001; and,

WHEREAS, the Development Services Department has recommended approval of the final subdivision plat; and,

WHEREAS, subject to the conditions identified below, the said subdivision plat conforms to Iowa Code Sections 355.8, 354.6, and 354.11, and said subdivision plat conforms to the standards and conditions set forth in Chapter 106 of the Municipal Code of the City of Des Moines, Iowa.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. It is hereby determined that the subdivision plat identified above conforms to the PlanDSM: Creating Our Tomorrow Plan and the subdivision, with the required installation of public improvements, will not unduly burden public improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
2. Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.
3. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the Developer for delivery to the County Recorder for recording by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Century Link Communications, Mid-American Energy, Mediacom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Development Services Department.



**Roll Call Number**

**Agenda Item Number**

16

**Date** \_\_\_\_\_

- 4. The Permanent Easements for public utility and ingress/egress and stormwater management facilities maintenance that have been provided incident to said subdivision plat are hereby approved and accepted, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on such easements.

MOVED by \_\_\_\_\_ to adopt.

Second by \_\_\_\_\_.

(Council Communication No. 23- **148** )

FORM APPROVED:

/s/ Lisa A. Wieland  
 Lisa A. Wieland  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

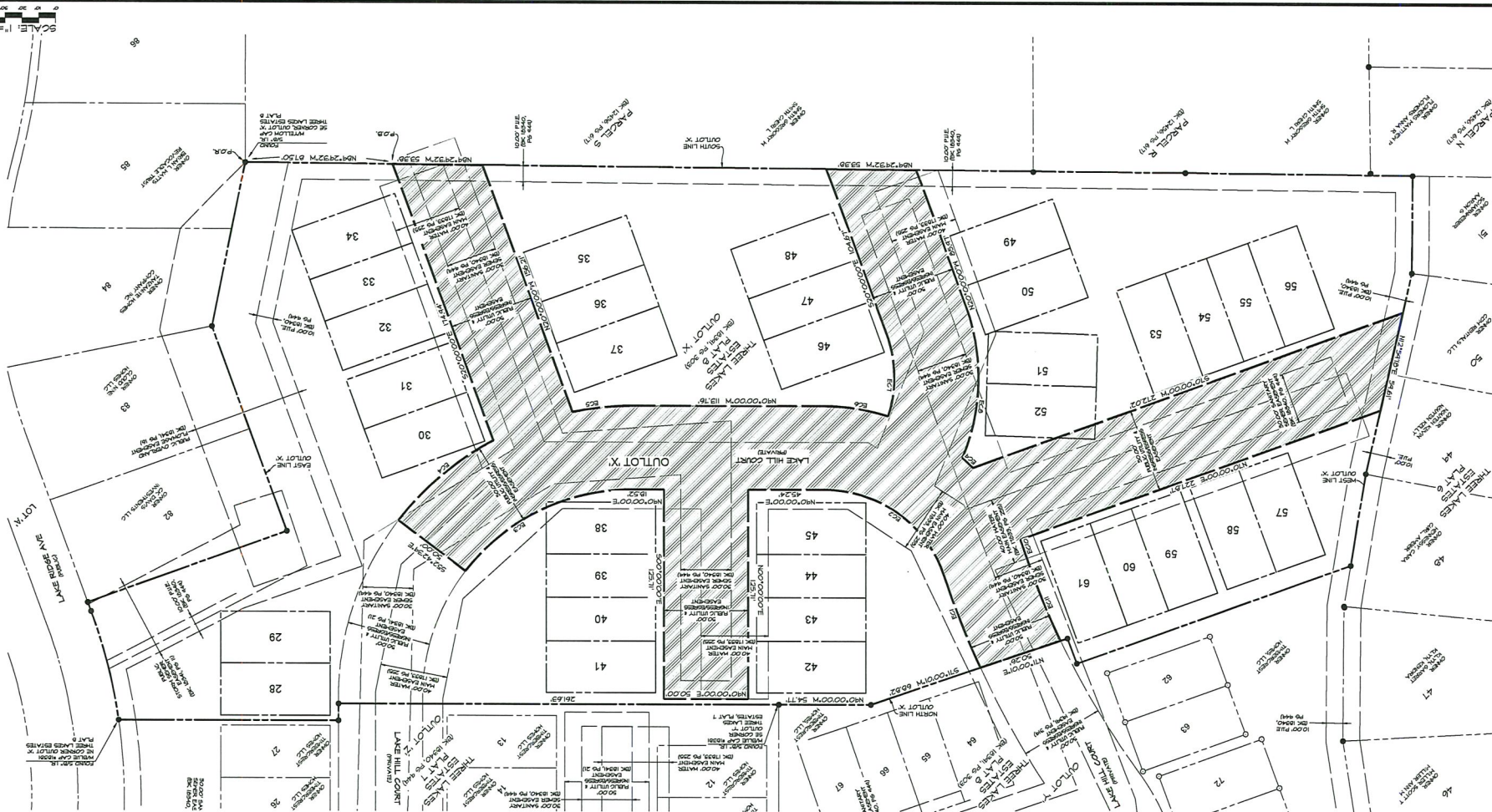
I, LAURA BAUMGARTNER, City Clerk of said City, hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

\_\_\_\_\_  
City Clerk







EASEMENT CURVE DATA

CURVE	DELTA	CHORD	TANGENT	LENGTH	CHORD	OR BEARING
E01	170.54°	475.00'	55.97'	55.97'	107.934M	
E02	371.00°	125.00'	6.45'	6.45'	116.432M	
E03	375.00°	125.00'	6.56'	6.56'	116.910M	
E04	437.9117°	125.00'	48.70'	48.70'	101.170BE	
E05	371.9147°	75.00'	44.79'	44.79'	101.007TE	
E06	174.491°	125.00'	18.46'	18.46'	108.041M	
E07	174.491°	125.00'	18.46'	18.46'	108.041M	
E08	324.273°	175.00'	74.70'	74.70'	144.441M	
E09	324.273°	125.00'	61.49'	61.49'	108.936M	
E10	175.223°	75.00'	54.36'	54.36'	104.034M	
E11	67.3434°	50.00'	24.55'	24.55'	50.2025TE	
E12	175.223°	75.00'	54.36'	54.36'	104.034M	
E13	175.223°	75.00'	54.36'	54.36'	104.034M	
E14	175.223°	75.00'	54.36'	54.36'	104.034M	
E15	175.223°	75.00'	54.36'	54.36'	104.034M	
E16	175.223°	75.00'	54.36'	54.36'	104.034M	
E17	175.223°	75.00'	54.36'	54.36'	104.034M	
E18	175.223°	75.00'	54.36'	54.36'	104.034M	
E19	175.223°	75.00'	54.36'	54.36'	104.034M	
E20	175.223°	75.00'	54.36'	54.36'	104.034M	
E21	175.223°	75.00'	54.36'	54.36'	104.034M	
E22	175.223°	75.00'	54.36'	54.36'	104.034M	
E23	175.223°	75.00'	54.36'	54.36'	104.034M	
E24	175.223°	75.00'	54.36'	54.36'	104.034M	
E25	175.223°	75.00'	54.36'	54.36'	104.034M	
E26	175.223°	75.00'	54.36'	54.36'	104.034M	
E27	175.223°	75.00'	54.36'	54.36'	104.034M	
E28	175.223°	75.00'	54.36'	54.36'	104.034M	
E29	175.223°	75.00'	54.36'	54.36'	104.034M	
E30	175.223°	75.00'	54.36'	54.36'	104.034M	
E31	175.223°	75.00'	54.36'	54.36'	104.034M	
E32	175.223°	75.00'	54.36'	54.36'	104.034M	
E33	175.223°	75.00'	54.36'	54.36'	104.034M	
E34	175.223°	75.00'	54.36'	54.36'	104.034M	
E35	175.223°	75.00'	54.36'	54.36'	104.034M	
E36	175.223°	75.00'	54.36'	54.36'	104.034M	
E37	175.223°	75.00'	54.36'	54.36'	104.034M	
E38	175.223°	75.00'	54.36'	54.36'	104.034M	
E39	175.223°	75.00'	54.36'	54.36'	104.034M	
E40	175.223°	75.00'	54.36'	54.36'	104.034M	
E41	175.223°	75.00'	54.36'	54.36'	104.034M	
E42	175.223°	75.00'	54.36'	54.36'	104.034M	
E43	175.223°	75.00'	54.36'	54.36'	104.034M	
E44	175.223°	75.00'	54.36'	54.36'	104.034M	
E45	175.223°	75.00'	54.36'	54.36'	104.034M	
E46	175.223°	75.00'	54.36'	54.36'	104.034M	
E47	175.223°	75.00'	54.36'	54.36'	104.034M	
E48	175.223°	75.00'	54.36'	54.36'	104.034M	
E49	175.223°	75.00'	54.36'	54.36'	104.034M	
E50	175.223°	75.00'	54.36'	54.36'	104.034M	
E51	175.223°	75.00'	54.36'	54.36'	104.034M	
E52	175.223°	75.00'	54.36'	54.36'	104.034M	
E53	175.223°	75.00'	54.36'	54.36'	104.034M	
E54	175.223°	75.00'	54.36'	54.36'	104.034M	
E55	175.223°	75.00'	54.36'	54.36'	104.034M	
E56	175.223°	75.00'	54.36'	54.36'	104.034M	
E57	175.223°	75.00'	54.36'	54.36'	104.034M	
E58	175.223°	75.00'	54.36'	54.36'	104.034M	
E59	175.223°	75.00'	54.36'	54.36'	104.034M	
E60	175.223°	75.00'	54.36'	54.36'	104.034M	
E61	175.223°	75.00'	54.36'	54.36'	104.034M	

**FINAL PLAT**  
**THREE LAKES ESTATES PLAT 4**  
**EASEMENT PLAN**

DATE: February 1, 2023  
 DATE OF SURVEY: 01/22/2023  
 DRAWN BY: DGM/AM/BJT

**Civil Engineering Consultants, Inc.**  
 3000 86th Street, Unit 12 • Des Moines, Iowa 50323  
 515.276.4884 • Fax: 515.276.7084 • mail@cecdes.com