



Date September 11, 2023

APPROVAL OF FINAL SUBDIVISION PLAT FOR NORTHRIDGE 80|35 BUSINESS PARK PLAT 1

WHEREAS, the final subdivision plat entitled Northridge 80|35 Business Park Plat 1 for property located at 900 & 990 E Broadway Avenue, to be developed by Ilex Group, Inc., 5101 Vernon Avenue South, Edina, Minnesota 55436, Ben Schultes, authorized agent, was submitted to the Development Services Department on February 14, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on May 20, 2021; and,

WHEREAS, subject to the conditions identified below, 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; and,

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. The subdivision plat entitled Northridge 80|35 Business Park Plat 1 is hereby approved.
3. 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.
4. 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 September 11, 2023

- 5. The Permanent Easements for storm sewer and surface water flowage, sanitary sewer, and trail have been provided incident to said subdivision plat, are hereby approved and accepted subject to the final approval of the City Legal Department, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on such agreement upon approval by the City Legal Department.

MOVED by _____ to adopt.

Second by _____.

(Council Communication No. 23-401)

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				

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.

MOTION CARRIED APPROVED

_____ Mayor

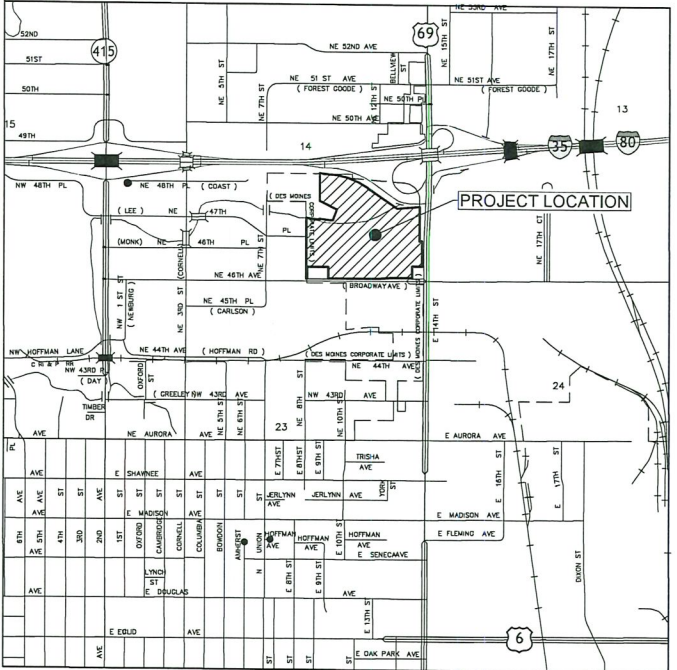
_____ City Clerk

NORTHTRIDGE 80|35 BUSINESS PARK FLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND
 SURVEYOR'S NAME:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-864-2020
 ERGRIFFIN@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED FOR:
 ILEX GROUP INC.
 SURVEY LOCATED:
 SEC 14, T24N, R24W
 REQUESTED BY:
 ILEX GROUP INC.
 RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023



VICINITY MAP

SCALE: 1"=100'

PLAT DESCRIPTION
 A PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE SOUTH 89°59'31" WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 241.71 FEET; THENCE NORTH 0°03'58" WEST, 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF E. BROADWAY AVE. AND TO THE POINT OF BEGINNING, THENCE SOUTH 89°59'31" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 347.44 FEET; THENCE SOUTH 85°06'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 200.72 FEET; THENCE SOUTH 89°59'31" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 842.44 FEET TO THE EAST LINE OF THE WEST 50.00 FEET OF THE EAST 358.00 FEET OF THE NORTH 192.00 FEET OF THE SOUTH 225.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, THENCE SOUTH 0°00'23" WEST ALONG THE WEST LINE OF SAID WEST 144.00 FEET OF THE EAST 648.00 FEET OF THE NORTH 192.00 FEET OF THE SOUTH 225.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, A DISTANCE OF 192.00 FEET TO THE SOUTHWEST CORNER OF SAID WEST 144.00 FEET OF THE EAST 648.00 FEET OF THE NORTH 192.00 FEET OF THE SOUTH 225.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 AND TO SAID NORTH RIGHT OF WAY LINE OF E. BROADWAY AVE.; THENCE NORTH 89°59'31" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 18.14 FEET TO THE SOUTHEAST CORNER OF LOT 15, FREEHOLD, AN OFFICIAL PLAT, THENCE NORTH 0°02'59" EAST ALONG THE EAST LINE OF SAID FREEHOLD, 1016.87 FEET TO THE SOUTH LINE OF AN ACQUISITION PLAT FILED IN BOOK 1553, PAGE 427 OF THE POLK COUNTY RECORDER'S OFFICE, THENCE SOUTH 81°19'45" EAST ALONG SAID SOUTH LINE, 200.80 FEET TO THE EAST LINE OF SAID ACQUISITION PLAT; THENCE NORTH 0°04'00" EAST ALONG SAID EAST LINE, 20.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 2021-216 AS FILED IN BOOK 18198, PAGE 793 OF THE POLK COUNTY RECORDER'S OFFICE, THENCE SOUTH 82°03'20" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2021-216, A DISTANCE OF 221.47 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2021-216; THENCE NORTH 20°13'27" EAST ALONG THE EAST LINE OF SAID PARCEL 2021-216, A DISTANCE OF 200.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2021-216, THENCE NORTH 62°51'41" WEST NORTHWEST CORNER OF SAID PARCEL 2021-216, A DISTANCE OF 323.20 FEET TO THE ALONG THE NORTH LINE OF SAID PARCEL 2021-216 AND TO THE EAST LINE OF SAID ACQUISITION PLAT; THENCE NORTH 0°04'00" EAST ALONG SAID EAST LINE, 464.27 FEET TO THE NORTHEAST CORNER OF SAID ACQUISITION PLAT AND TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 80/35, THENCE SOUTH 82°19'30" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 115.67 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1150.60 FEET, WHOSE ARC LENGTH IS 723.27 FEET, AND WHOSE CHORD BEARS SOUTH 71°29'30" EAST, 712.20 FEET; THENCE SOUTH 55°04'00" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 614.20 FEET; THENCE NORTH 85°24'30" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 361.69 FEET TO THE WEST RIGHT OF WAY LINE OF NE 14TH ST.; THENCE SOUTH 0°03'58" EAST ALONG SAID WEST RIGHT OF WAY LINE, 573.80 FEET; THENCE NORTH 89°59'57" EAST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 41.00 FEET; THENCE SOUTH 0°03'58" EAST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 420.84 FEET; THENCE SOUTH 89°59'31" WEST, 166.71 FEET TO THE NORTHWEST CORNER OF STATE LAND PATENT FILED IN BOOK 18158, PAGE 44 OF THE POLK COUNTY RECORDER'S OFFICE, THENCE SOUTH 0°03'58" EAST ALONG THE WEST LINE OF SAID STATE LAND PATENT AND THE EXTENSION OF, 191.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.09 ACRES (2,830,341 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNERS
 ILEX GROUP, INC.
 5101 VERNON AVENUE SOUTH
 EDINA, MINNESOTA 55436
 CONTACT: BEN SCHULTES
 TELEPHONE: 952-283-2586

APPLICANT
 THE OPUS GROUP
 1860 NW 118TH STREET, SUITE 250
 CLIVE, IOWA 50325
 CONTACT: MICHAEL ANTHONY
 TELEPHONE: 515-446-4835

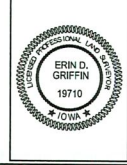
SITE AREA
 58.09 ACRES (2,830,341 S.F.)

NOTE
 STREET LOTS A AND B TO BE DEDICATED TO THE CITY OF DES MOINES FOR ROADWAY PURPOSES.

EASEMENT NOTES
 1. THE ENTIRETY OF NORTHTRIDGE 80|35 BUSINESS PARK PLAT 1 IS SUBJECT TO THE EASEMENT FOR STORM WATER DRAINAGE, RECORDED IN THE POLK COUNTY RECORDERS OFFICE IN BOOK 19133, PAGES 705-714.
 2. LOT 1 AND LOT 2, NORTHTRIDGE 80|35 BUSINESS PARK PLAT 1 ARE SUBJECT TO THE STORMWATER DRAINAGE EASEMENT AND RIGHT OF ENTRY AGREEMENT, RECORDED IN THE POLK COUNTY RECORDER'S OFFICE IN BOOK 19133, PAGES 715-723.

FEATURES	FOUND
Section Corner	●
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	○
ROW Marker	■
ROW Rail	▲
Yellow Plastic Cap	●
Orange Plastic Cap	●
Flatted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	---
Section Line	---
1/4 Section Line	---
1/4 Section Line	---
Easement Line	---

SET
 O
 M
 C



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 and qualified land surveyor under the laws of the State of Iowa.
 Erin D. Griffin, PLS
 06/21/2023
 License Number 19710
 My License Renewal Date is December 31, 2023
 Pages or sheets covered by this plat:
 Sheets 1-4

APPROVED BY:

Development Services Director _____ Date _____

City Engineer _____

Roll Call _____

City Council _____

City Clerk _____

City of Des Moines, Iowa

CERTIFIED BY:

PLAT-2022-00012

REVISED PER CITY COMMENTS	10-21-2023 JWS
REVISED GAS EASEMENT	10-20-23 JAD
REVISED PER CITY COMMENTS	11-22-23 JWS
REVISED PER CITY COMMENTS	11-16-23 JWS
REVISION	DME BT
Checked By: EDG	Scale: 1"=AS SHOWN
Technician: AWS	Date: 2-07-2022
File #: 79423HW-14	

Project No: 119.0858.01D
 Sheet 1 of 4

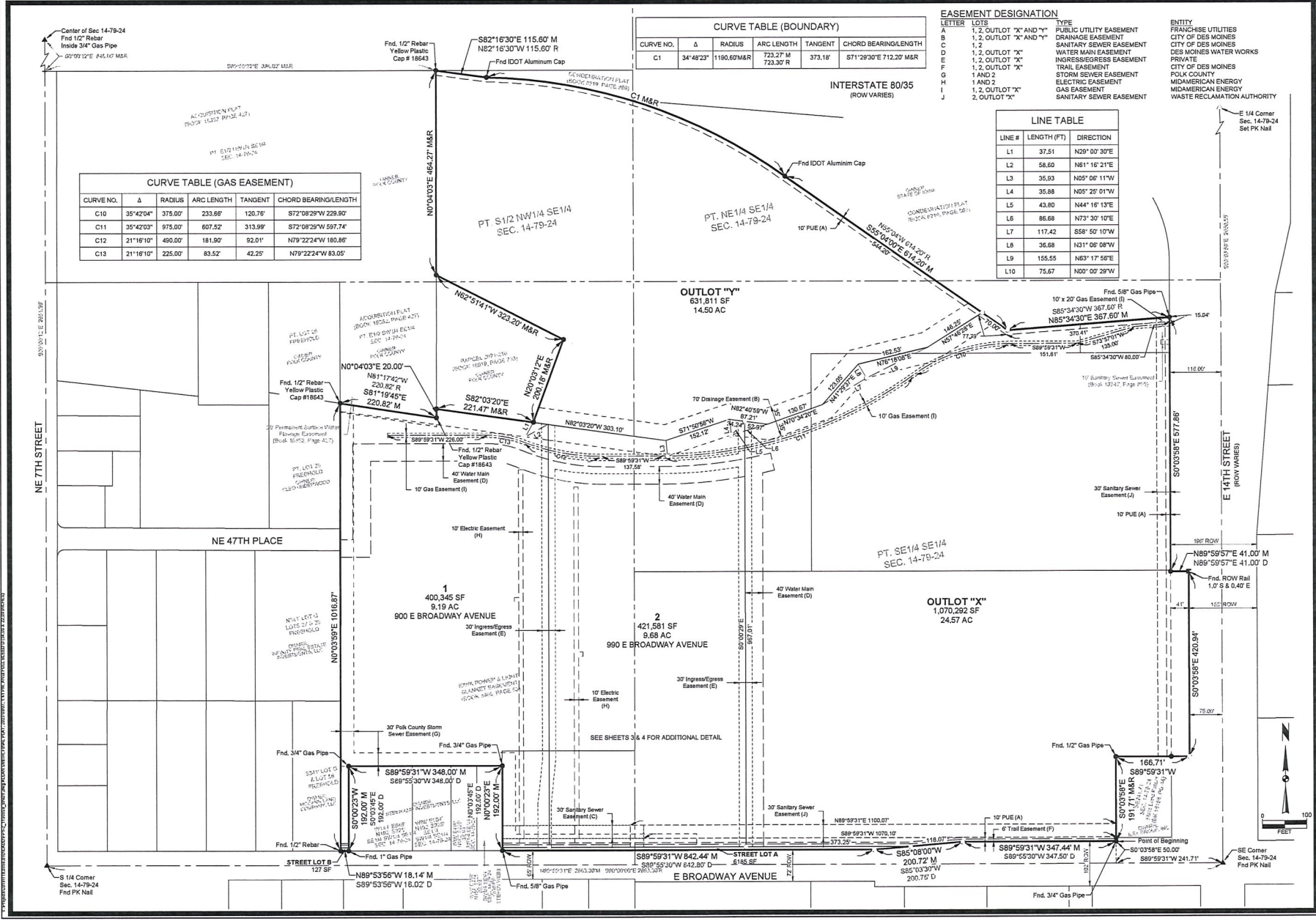
DES MOINES, IOWA
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-864-2020 | www.snyder-associates.com

NORTHTRIDGE 80|35 BUSINESS PARK PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.





CURVE TABLE (BOUNDARY)

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	34°48'23"	1190.60 M/R	723.27 M	373.18'	S71°29'30"E 712.20' M/R

CURVE TABLE (GAS EASEMENT)

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C10	35°42'04"	375.00'	233.86'	120.76'	S72°08'29"W 229.80'
C11	35°42'03"	975.00'	607.52'	313.99'	S72°08'29"W 597.74'
C12	21°16'10"	490.00'	181.90'	92.01'	N79°22'24"W 180.86'
C13	21°16'10"	225.00'	83.52'	42.25'	N79°22'24"W 83.05'

EASEMENT DESIGNATION

LETTER	LOTS	TYPE
A	1, 2, OUTLOT "X" AND "Y"	PUBLIC UTILITY EASEMENT
B	1, 2, OUTLOT "X" AND "Y"	DRAINAGE EASEMENT
C	1, 2	SANITARY SEWER EASEMENT
D	1, 2	WATER MAIN EASEMENT
E	1, 2, OUTLOT "X"	INGRESS/EGRESS EASEMENT
F	1, 2, OUTLOT "X"	TRAIL EASEMENT
G	1 AND 2	STORM SEWER EASEMENT
H	1 AND 2	ELECTRIC EASEMENT
I	1, 2, OUTLOT "X"	GAS EASEMENT
J	2, OUTLOT "X"	SANITARY SEWER EASEMENT

LINE TABLE

LINE #	LENGTH (FT)	DIRECTION
L1	37.51	N29°00'30"E
L2	56.60	N81°16'21"E
L3	35.93	N85°06'11"W
L4	35.88	N85°29'01"W
L5	43.80	N44°16'13"E
L6	86.68	N73°30'10"E
L7	117.42	S88°50'10"W
L8	36.68	N31°06'08"W
L9	155.55	N63°17'58"E
L10	75.67	N00°00'29"W

REVISION	DATE	BY	DESCRIPTION
1	11-22-22	AWB	REVISED PER CITY COMMENTS
2	11-29-22	AWB	REVISED PER CITY COMMENTS
3	11-29-22	AWB	REVISED PER CITY COMMENTS
4	11-29-22	AWB	REVISED PER CITY COMMENTS

Checked By: EDO
 Engineer: BKC
 Technician: AWB
 Scale: 1" = 100'
 Date: 2-07-2022
 Title: 1478-24-14
 Project No: 119.0858.01D
 Sheet 2 of 4

DES MOINES, IOWA

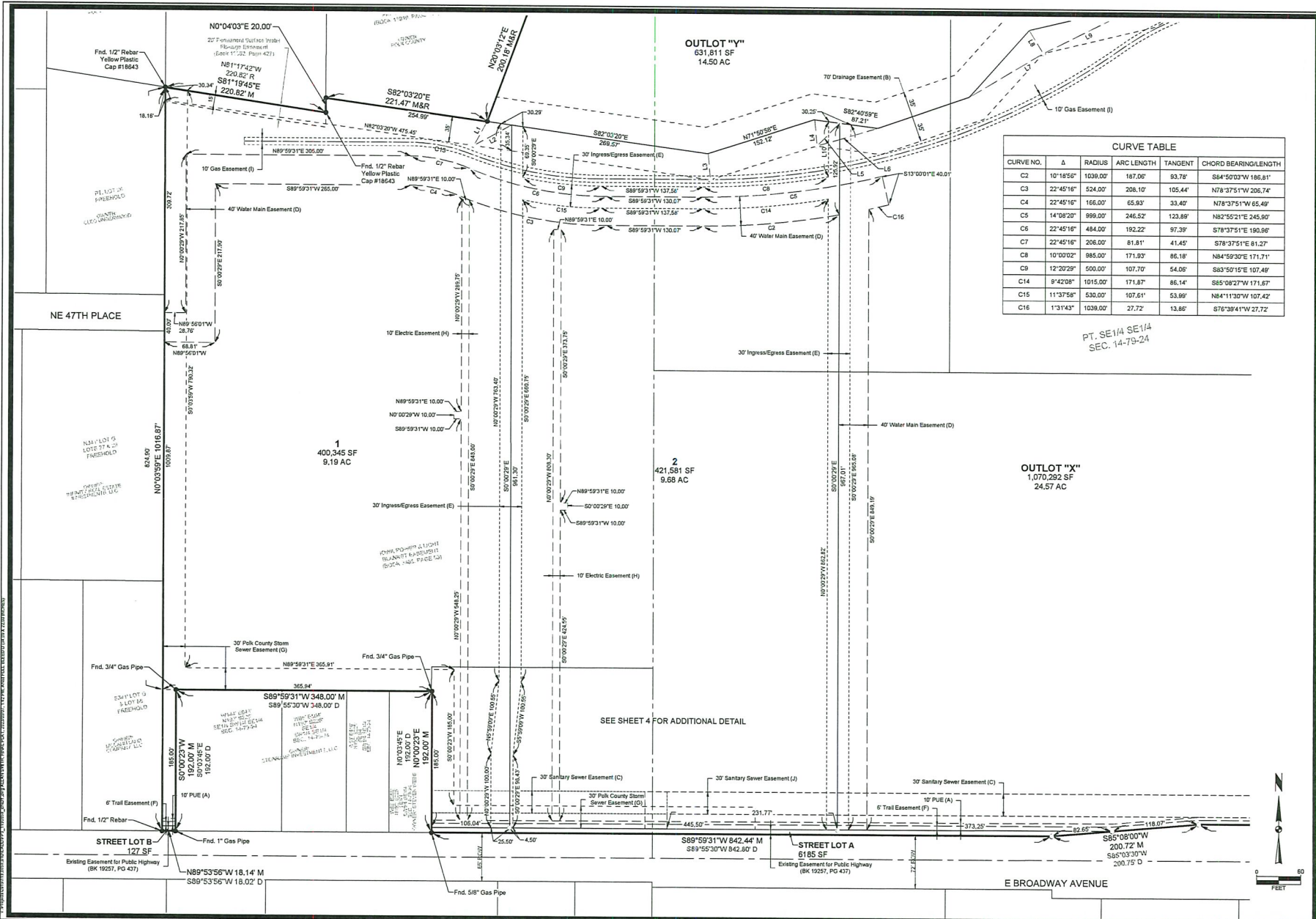
272 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-944-9200 | www.snyder-associates.com

NORTHDRIDGE 80135 BUSINESS PARK PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.





CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C2	10°18'52"	1038.00	187.00'	93.78'	S84°50'03"W 186.61'
C3	22°45'16"	524.00	206.10'	105.44'	N78°37'51"W 206.74'
C4	22°45'16"	166.00	65.93'	33.40'	N78°37'51"W 65.49'
C5	14°08'20"	999.00	246.52'	123.89'	N82°55'21"E 245.90'
C6	22°45'16"	454.00	192.22'	97.39'	S78°37'51"E 190.96'
C7	22°45'16"	206.00	81.81'	41.45'	S78°37'51"E 81.27'
C8	10°00'02"	985.00	171.93'	86.18'	N84°59'30"E 171.71'
C9	12°20'29"	500.00	107.70'	54.06'	S83°59'15"E 107.49'
C14	9°42'08"	1015.00	171.87'	86.14'	S85°08'27"W 171.67'
C15	11°37'58"	530.00	107.61'	53.99'	N84°11'30"W 107.42'
C16	1°31'43"	1038.00	27.72'	13.86'	S76°38'41"W 27.72'

PT. SE1/4 SE1/4
SEC. 14-79-24

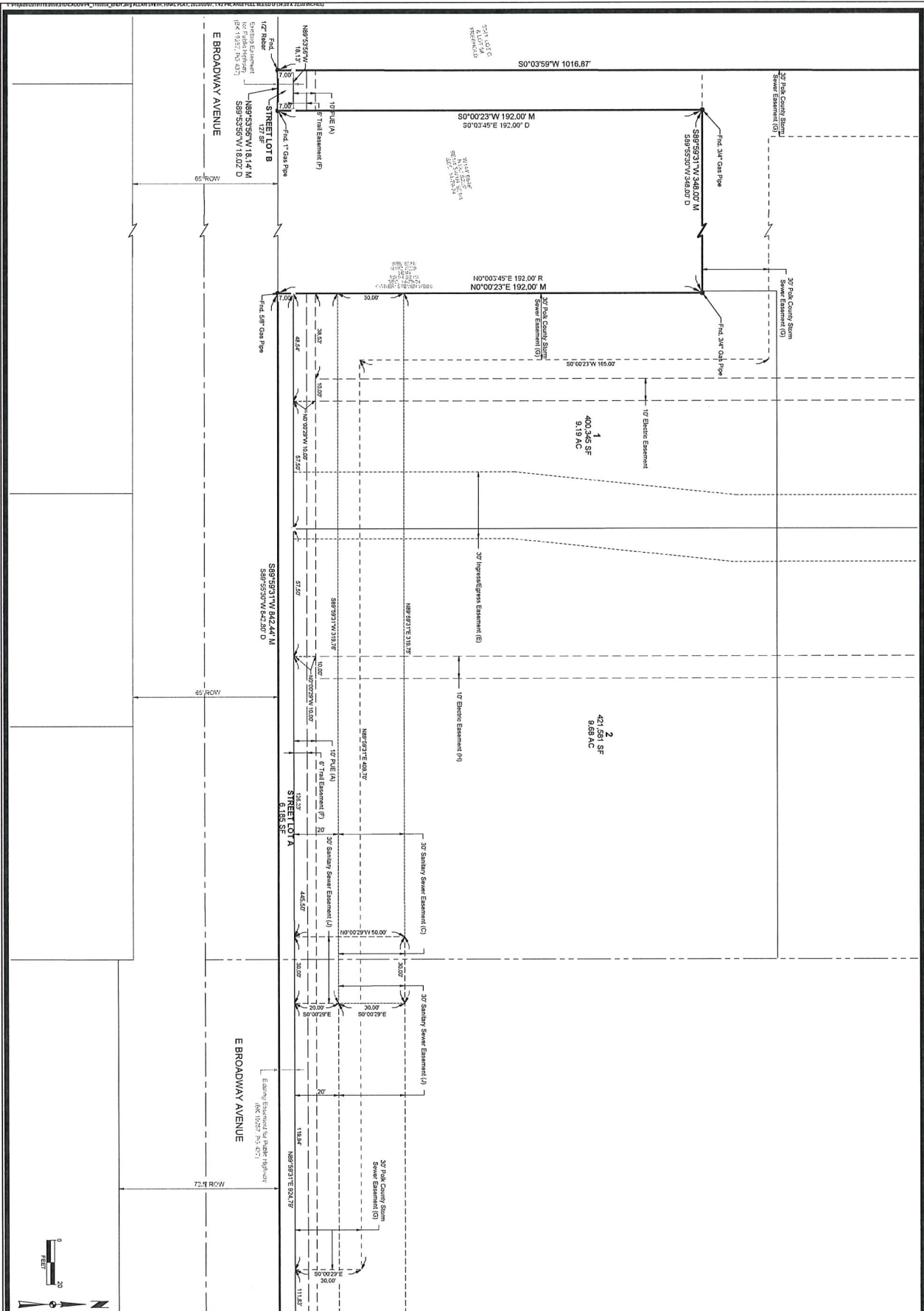
REVISED PER CITY COMMENTS	12-21-2019 AWS
1	12-02-2019 AWS
2	11-22-2019 AJD
3	11-19-2019 AWS
4	11-19-2019 AWS

DESIGNED BY: EDG
CHECKED BY: EDO
PROJECT NO: 119.0858.01D
DATE: 7/29/2022
SCALE: 1"=60'

DES MOINES, IOWA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

NORTHBRIDGE 80|35 BUSINESS PARK PLAT 1
FINAL PLAT
SNYDER & ASSOCIATES, INC. I






SNYDER & ASSOCIATES
 Project No.: 119-0858-01D
 Sheet 4 of 4

NORTHRIDGE 80/35 BUSINESS PARK PLAT 1
FINAL PLAT
DES MOINES, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
4	REVISED PER CITY COMMENTS	12-21-22	AWS
3	REVISED GAS EASEMENT	12-08-22	AWS
2	REVISED PER CITY COMMENTS	11-23-22	AJD
1	REVISED PER CITY COMMENTS	11-18-22	AWS

Engineer: BKC Checked By: EDG Scale: 1"=20'
 Technician: AWS Date: 2-07-2022 T-R-S: 79N-24W-14
 Project No: 119-0858-01D Sheet 4 of 4