



**Deo Volente**  
**Major Preliminary Plat**

**PLAT INFORMATION:** This subdivision plat proposes two (2) residential lots on 15.87 acres of land zoned “ER” Estate Residential District.

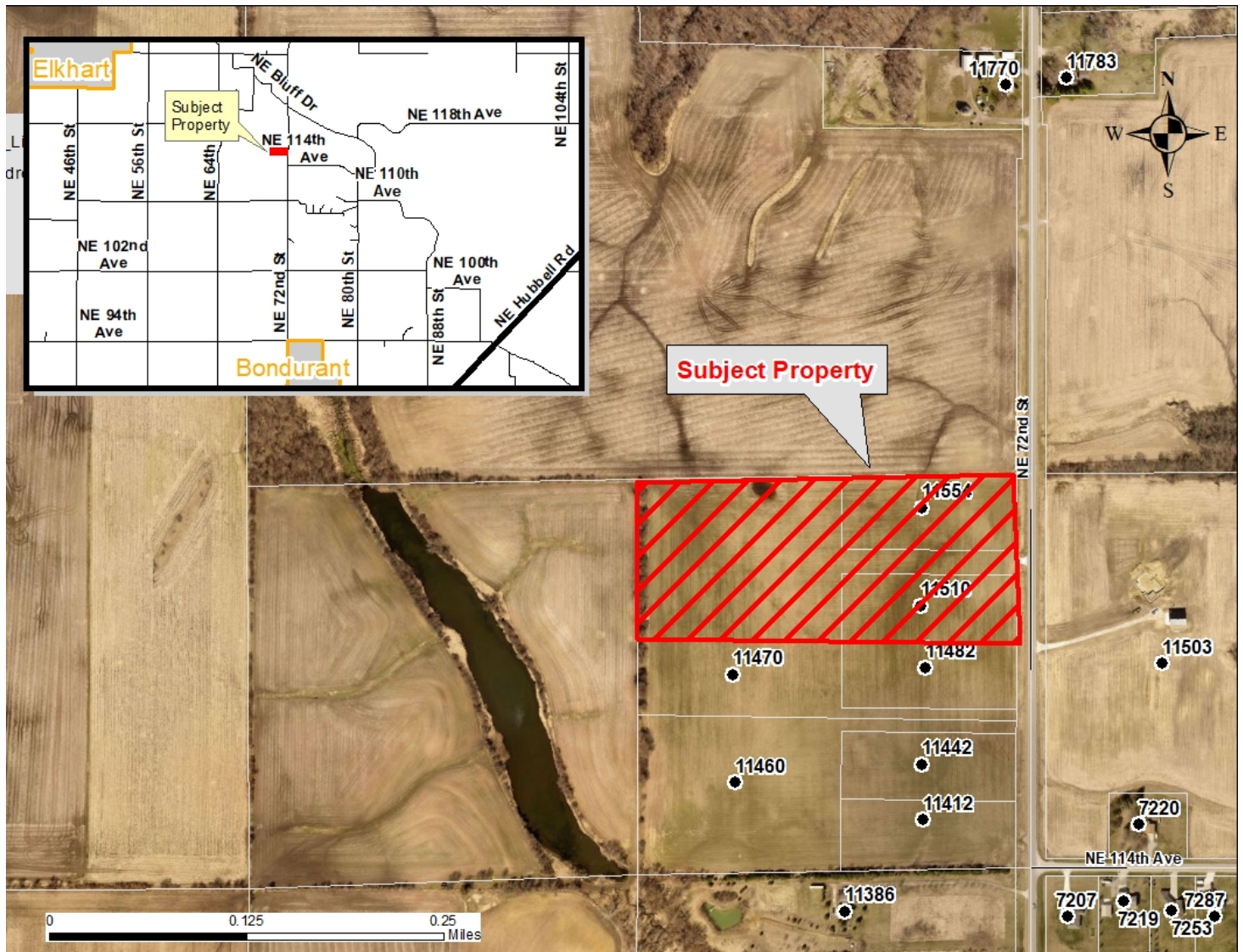
**SEWER:** Individual septic systems

**WATER:** Des Moines Water Works

**TOWNSHIP:** Douglas

**OWNER/DEVELOPER:** Kyle and Miranda Riley

Vicinity Map:



**Overview / Staff Review & Recommendation**


The subject property is located on the West side of NE 72<sup>nd</sup> Street, in the Southeast Quarter, of the Northeast Quarter, of Section 1, Douglas Township. The property is approximately 15.87 acres in size, and currently consists of two (2) building lots, and one (1) outlot, which are currently described as Lots 6-7, and Outlot X, Kenneth and Mary Rieck Estates Plat 1. Lot 1 of the proposed subdivision will be approximately 12.87 acres in area, and consolidates the current Lot 7 and Outlot X into a single buildable lot. The elimination/consolidation of Outlot X does not impact future street connectivity or neighborhood access due to depth of the current outlot, the agricultural zoning and use of the ground adjacent to the north and west, and the presence of natural and environmental features, which together make any future roadway extension in this area financially impractical and unnecessary. Lot 2 will be approximately 3.00 acres in area, and is effectively a replat of the current Lot 6. Both proposed lots will retain their development rights for future single-family residential dwellings, and no new development rights would be created by this plat.

Water service is provided by Des Moines Water Works via an existing water main along the East side of NE 72<sup>nd</sup> Street. Sanitary sewer is not available, and the lots will be served by on-site septic systems. There is a 50-foot wide drainage easement, which is located approximately 316 feet west of the Eastern property line of the two lots, and is shown on the attached plat.

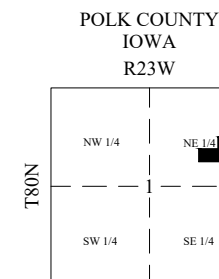
No City boundaries are located within two (2) miles of the proposed subdivision. See *Attachment A* for a copy of the preliminary plat.

Index Legend	
Location:	LOTS 6,7 & OUTLOT "X" KENNETH & MARY RIECK
	ESTATES PLAT 1, SEC. 1-80-23, POLK COUNTY
Requestor:	KYLE RILEY
Proprietor:	SEE BELOW
Surveyor:	MATTHEW A. FOUTS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023-7261

# Attachment A

	I hereby certify that this land surveying document was prepared and the related survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. <i>Matthew A. Fouts</i> 2/19/2021 (signature) (date)
	Printed or typed name: Matthew A. Fouts License Number: 23586 My license renewal date is December 31, 2021
	Pages or sheets covered by this seal: SHEETS 1-2

PREPARED DATE: 2-5-2021  
 REVISION: 2-19-2021  
 REVISION:  
 REVISION:



FOR RECORDER'S USE ONLY

## MAJOR SUBDIVISION PRELIMINARY PLAT FOR DEO VOLENTE

A REPLAT OF LOTS 6, 7 & OUTLOT "X" OF KENNETH & MARY RIECK ESTATES PLAT 1 (BK. 10829, PG. 559)

### LOCATION OF PLAT:

11510 & 11554 NE 72ND ST. BONDURANT, IA 50035  
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF (SE1/4 NE1/4) SECTION 1, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M.,

### OWNER/DEVELOPER:

KYLE & MIRANDA RILEY  
 3417 BROOK RIDGE CT.  
 DES MOINES, IA 50317  
 515-265-2572

WAYNE & LAVON MARSHALL  
 11510 NE 72ND ST.  
 BONDURANT, IA 50035  
 515-244-4238

### SURVEYOR:

MATTHEW A. FOUTS  
 1615 SW MAIN ST. SUITE 205  
 ANKENY, IA 50023  
 515-964-5310

### PROJECT TIMELINE:

FIELD WORK DECEMBER 2020  
 PRELIMINARY PLAT 1-31-2021

### ZONING:

ESTATE RESIDENTIAL DISTRICT (ER)

### CURRENT LAND USE:

AGRICULTURE

### FEMA CLASSIFICATION:

CURRENTLY IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD  
 FIRM PANEL 19153C0100F  
 EFFECTIVE DATE 2/1/2019

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 1, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID PARCEL IS CURRENTLY DESCRIBED AS LOTS 6, 7 AND OUTLOT "X" KENNETH & MARY RIECK ESTATES PLAT 1 AS RECORDED IN BOOK 10829 ON PAGE 559. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE N00°02'07"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1317.56 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°40'57"W, 50.01 TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 7 THENCE S00°02'01"E ON THE EAST LINE OF SAID LOTS 6, 7 AND OUTLOT "X", 563.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'48"W ON THE SOUTH LINE OF SAID LOT 6 AND OUTLOT "X", 1258.55 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "X"; THENCE N00°01'39"W ON THE WEST LINE OF SAID OUTLOT "X", 535.31 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "X"; THENCE N88°40'57"E ON THE NORTH LINE OF SAID OUTLOT "X" AND LOT 7, 1258.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.87 ACRES, MORE OR LESS.

### GENERAL NOTES:

- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC EASEMENT.
- POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL PROPERTY OWNER.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS LOCATED ON THERE LOT.
- ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SERVICE TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- ANY NEW ENTRANCE'S OR MODIFICATIONS TO EXISTING ENTRANCE'S WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ALL WORK COMPLETED IN THE RIGHT-OF-WAY, OTHER THAN FOR AN ENTRANCE, WILL REQUIRE A POLK COUNTY RIGHT-OF-WAY GRANT PERMIT.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
- NOTE THE VACATION OF A 10 FOOT P.U.E., 20 FOOT P.U.E AND A 32 FOOT WATERMAIN EASEMENT AND THE ESTABLISHMENT OF A 10 P.U.E. AS RECORDED IN BOOK 18070 ON PAGES 33-36.

### UTILITY SOURCE(DESIGN INFORMATION REQUEST #552100529):

WATER WILL BE PROVIDED VIA DES MONIES WATER WORKS' EXISTING WATER MAIN ON THE EAST SIDE OF NE 72ND STREET.  
 SOUTHEAST POLK RURAL WATER DISTRICT (515) 283-8729  
 ONECALLMAPS@DMWW.COM

ELECTRICITY WILL BE PROVIDED VIA MIDAMERICAN ENERGY'S OVERHEAD POWER LINE ON THE EAST SIDE OF THE LOTS.  
 (515) 252-6632 MECDSMDESIGNLOCATES@MIDAMERICAN.COM

NATURAL GAS WILL BE PROVIDED VIA MIDAMERICAN ENERGY'S UNDERGROUND GAS MAIN ON THE EAST SIDE OF THE LOTS.  
 (515) 252-6632 MECDSMDESIGNLOCATES@MIDAMERICAN.COM

CENTURYLINK HAS A LINE THAT IS ON THE EAST SIDE OF NE 72ND STREET.  
 (303) 453-9927 THOMAS.STRUMER@CENTURLINK.COM

CONSUMERS ENERGY HAS NO UTILITIES IN THIS AREA.  
 (641) 754-1642 ONECALL@CONSUMERSENERGY.NET

SEWAGE DISPOSAL WILL BE VIA AN APPROVED ONSITE SEPTIC SYSTEM.

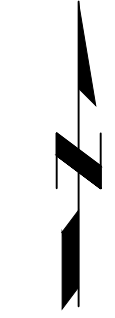
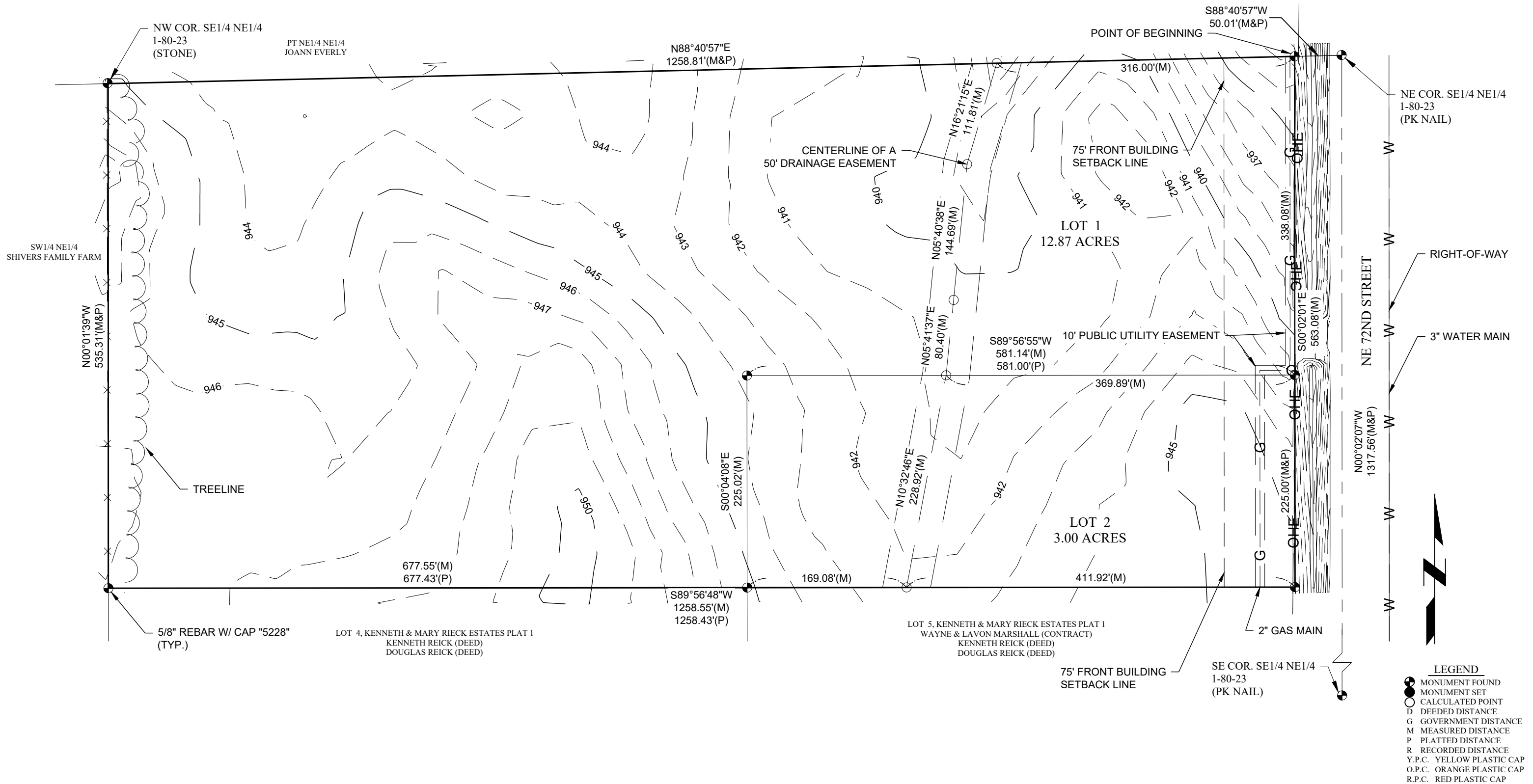
VICINITY MAP:  
 SCALE 1"=5000'



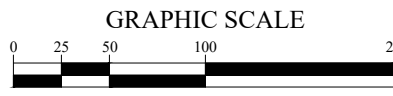
PROJECT LOCATION

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- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - CALCULATED POINT
  - D DEEDED DISTANCE
  - G GOVERNMENT DISTANCE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE
  - Y.P.C. YELLOW PLASTIC CAP
  - O.P.C. ORANGE PLASTIC CAP
  - R.P.C. RED PLASTIC CAP



PREPARED DATE: 2-5-2021  
 REVISION: 2-19-2021  
 REVISION:  
 REVISION: