

# MAJOR FINAL PLAT

# BROOKE FIELD ESTATES

# NORTHWEST PLAT 1

## POLK COUNTY, IOWA

BROOKEFIELD ENTERPRISES, L.L.C., 11720 NW OAKTREE DR., GRIMES, IOWA 50311

Final Plat - APPROVED

Project Number: SUPPL-2019-07831

*Tom Howard* Date: 10/15/19  
Polk County Commissioner, Board of Supervisors



VICINITY SKETCH SCALE: 1" = 1000'

### ZONING

RR - RURAL RESIDENTIAL DISTRICT  
AG - AGRICULTURAL DISTRICT

### ZONING REQUIREMENTS

RR MINIMUM BULK REQUIREMENTS:  
LOT SIZE - 40,000 S.F.  
LOT WIDTH AT FRONT YARD SETBACK - 140 FEET  
MIN. FRONT YARD SETBACK - 50 FEET  
MIN. SIDE YARD SETBACK - 15 FEET  
MIN. REAR YARD SETBACK - 50 FEET  
MAX. BUILDING COVERAGE - 15%  
MIN. R.O.M. WIDTH - 60 FEET  
PAVEMENT WIDTH - 26' B/B

### FLOOD ZONE DESIGNATION

SUBJECT PROPERTY IS LOCATED IN ZONE X (OUTSIDE 100 YEAR FLOODPLAIN) ON FEMA FLOOD INSURANCE RATE MAP 19158C0160F C WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.

\*\* FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.  
(SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

### LAND TITLE NOTES:

PARCEL 2018-60, AN OFFICIAL PARCEL RECORDED IN BOOK 16845, PAGE 234 AT THE POLK COUNTY RECORDER'S OFFICE, IS PERMANENTLY DEEDED AND TIED TO OUTLOT 'X', TIMBERBROOKE PLAT 2 AND RECORDED IN BOOK 16845, PAGE 231 AT THE POLK COUNTY RECORDER'S OFFICE.

### SHEET INDEX

SHEET # SHEET TITLE  
1 COVER  
2 PLAT DIMENSIONS  
3 EAST EASEMENTS  
4 WEST EASEMENTS

### INDEX LEGEND

COUNTY:	POLK					
		SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
PARCEL (S):	2018-60	20	80	25	5E4	5E4
COUNTY:	POLK COUNTY					
SUBDIVISION:	TIMBERBROOKE PLAT 2					
LOTS:	OUTLOT 'X' & 'Y'					
PROPRIETOR (S):	BROOKFIELD ENTERPRISES, L.L.C. 11720 NW OAKTREE DR. GRIMES, IOWA 50311					
REQUESTED BY:	FRIEDRICH TROST					
LAND SURVEYOR:	JEFFREY A. GADDIS, PLS					
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322 515-276-4884					
RETURN TO:						

### NOTES:

- LOTS 'A' AND 'B' TO BE DEEDED TO POLK COUNTY, IOWA FOR STREET PURPOSES.
- IF IN THE FUTURE THIS PROJECT IS ANNEXED INTO THE CITY OF JOHNSTON OR GRIMES, THE RESIDENTS OF THIS PLAT SHALL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- ALL MAILBOXES LOCATED WITHIN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- ACCESS TO EACH LOT IS RESTRICTED TO THE PUBLIC STREETS IDENTIFIED AS LOTS 'A' & 'B'.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- AFTER THE ROAD IS CONSTRUCTED, ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- THE PLAT BOUNDARY AND ALL LOTS MEET THE CODE OF IOWA CLOSURE REQUIREMENTS.
- LOT 1 SHALL TAKE ACCESS FROM NW BROOKEFIELD COURT.
- LOT ACCESS CANNOT BE LOCATED WITHIN 15 FEET OF THE CENTERLINE OF MINOR ROAD INTERSECTIONS.
- A RESIDENTIAL DEVELOPMENT SIGN IS LOCATED ON OUTLOT 'Y'. THE BROOKEFIELD PLAT 1 HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THIS SIGN.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN PLAT BY ANY HOMEOWNER. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN STATE OF IOWA.
- THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE PRIVATE STORM WATER DETENTION BASINS AND PRIVATE OUTLET PIPES WITHIN THE PRIVATE STORM WATER DETENTION BASIN EASEMENTS AND PRIVATE STORM SEWER EASEMENTS ON LOT 1, 2, 4, 10 AND 11. ACCESS TO THE EAST DETENTION POND SHALL BE OBTAINED FROM THE 30.00' STORM SEWER AND DETENTION ACCESS EASEMENT FROM THE NORTH EAST CORNER OF LOT 1. ACCESS TO THE WEST DETENTION POND SHALL BE OBTAINED FROM THE 30.00' STORM SEWER AND DETENTION ACCESS EASEMENT LOCATED ALONG SHARED PROPERTY LINE OF LOTS 4 & 10. THE ACCESS EASEMENTS PROVIDED ARE FOR THE HOMEOWNER'S ASSOCIATION TO ACCESS THE DETENTION BASIN FACILITIES FOR MAINTENANCE PURPOSES.
- OUTLOT 'Y' SHALL BE USED AS A DRAINAGE EASEMENT AND FOR TREE CONSERVATION. THIS ONE LOT WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION IF IT CANNOT BE SOLD TO THE HOMEOWNERS OF LOT 15, TIMBERBROOKE PLAT 2.
- OUTLOT 'X' & OUTLOT 'Y' SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNTIL SUCH A TIME THAT THE PROPERTY TO THE NORTH CAN BE DEVELOPED. IT WILL BE USED AS GREEN SPACE IN THE INTERIM.
- WATER SERVICES SHALL BE MET TAPPED BY XENIA RURAL WATER DISTRICT AT THE TIME OF HOME CONSTRUCTION.
- A COMBINED ALTERNATIVE WASTEWATER TREATMENT SYSTEM & SUMP PUMP SERVICE SHALL BE PROVIDED TO EACH LOT. THE SERVICE FOR LOTS 3-5 AND LOTS 11-14 SHALL OUTLET TO THE PRIVATE REAR YARD DRAIN TILE LOCATED WITHIN THE PRIVATE SEPTIC DISCHARGE COLLECTOR LINE EASEMENTS. THE PRIVATE REAR YARD DRAIN TILE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE SERVICE FOR LOTS 1, 2, 4 & 10 SHALL OUTLET INTO THE DETENTION BASINS ON THESE LOTS.
- THE EXISTING 10' UNDERGROUND ELECTRIC EASEMENT ON LOTS 6 AND 7 (BOOK 12055, PAGE 434) WILL BE VACATED WITH THIS PLAT.
- PARCEL 2018-60, AN OFFICIAL PARCEL RECORDED IN BOOK 16845, PAGE 234 AT THE POLK COUNTY RECORDER'S OFFICE, IS PERMANENTLY DEEDED AND TIED TO OUTLOT 'X', TIMBERBROOKE PLAT 2 AND RECORDED IN BOOK 16845, PAGE 231 AT THE POLK COUNTY RECORDER'S OFFICE.

### UTILITY NOTES:

- WATER WILL BE PROVIDED BY XENIA RURAL WATER DISTRICT.
- WASTEWATER TREATMENT WILL BE ON-SITE WASTEWATER TREATMENT SYSTEM.

### PROFESSIONAL LAND SURVEYOR:

JEFF GADDIS, PLS.  
CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86TH STREET #12  
DES MOINES, IOWA 50322  
515-276-4884 X221

### PROPERTY OWNERS/DEVELOPER:

BROOKEFIELD ENTERPRISES, L.L.C.  
11720 NW OAKTREE DR.  
GRIMES, IOWA 50311  
ATTN: FRIEDRICH TROST  
PH: 515-718-7448

### LEGAL DESCRIPTION

PARCEL 2018-60 OF THE SE1/4 SE1/4 OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 16845, PAGE 234 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA

AND

OUTLOT 'X' & 'Y', TIMBERBROOKE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 8028, PAGE 6 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA.

ALL OF THE PREVIOUSLY DESCRIBED PROPERTY CONTAINS 17.32 ACRES MORE OR LESS

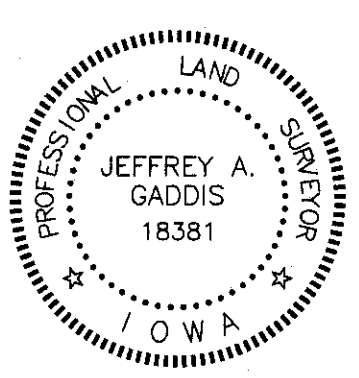
### AREA

754,254 SQ. FT. / 17.32 ACRES

### LEGEND

---	PLAT BOUNDARY
---	LOT LINES
---	SECTION LINES
---	CENTERLINE
▲	SECTION CORNER
●	FOUND CORNER 1/4 5/8" I.R. W/YELLOW CAP #1844
○	SET CORNER 1/4 5/8" I.R. W/BLEW CAP #18381
I.R.	IRON ROD
I.P.	IRON PIPE
D.	DEEDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
1234	ADDRESS
B.S.L.	BUILDING SETBACK LINE

### CERTIFICATIONS

	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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. October 4, 2019 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY EXPIRATION DATE IS DECEMBER 31, 2020 PAGES 5 SHEETS COVERED BY THIS SEAL: SHEETS 1 - 4
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Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com

CEC

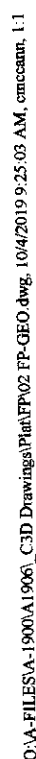
DATE:	DATE OF SURVEY:	DESIGNED BY:	DRAWN BY:
04/16/2019	07/11/2019	MMH	MMH
07/02/2019	07/11/2019		
10/04/2019	07/11/2019		
3/12/2019			

BROOKE FIELD ESTATES NORTHWEST PLAT 1  
POLK COUNTY, IOWA

COVER

SHEET  
OF 4

A-1906

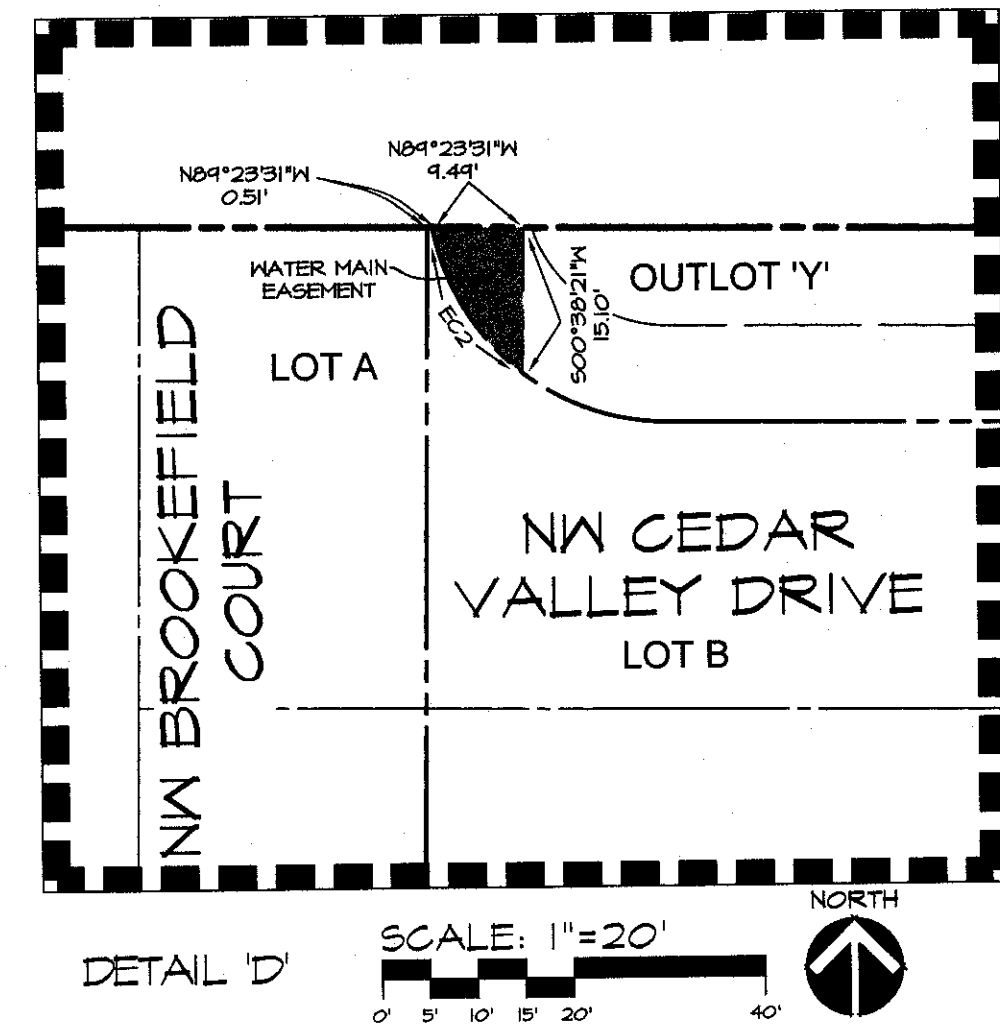
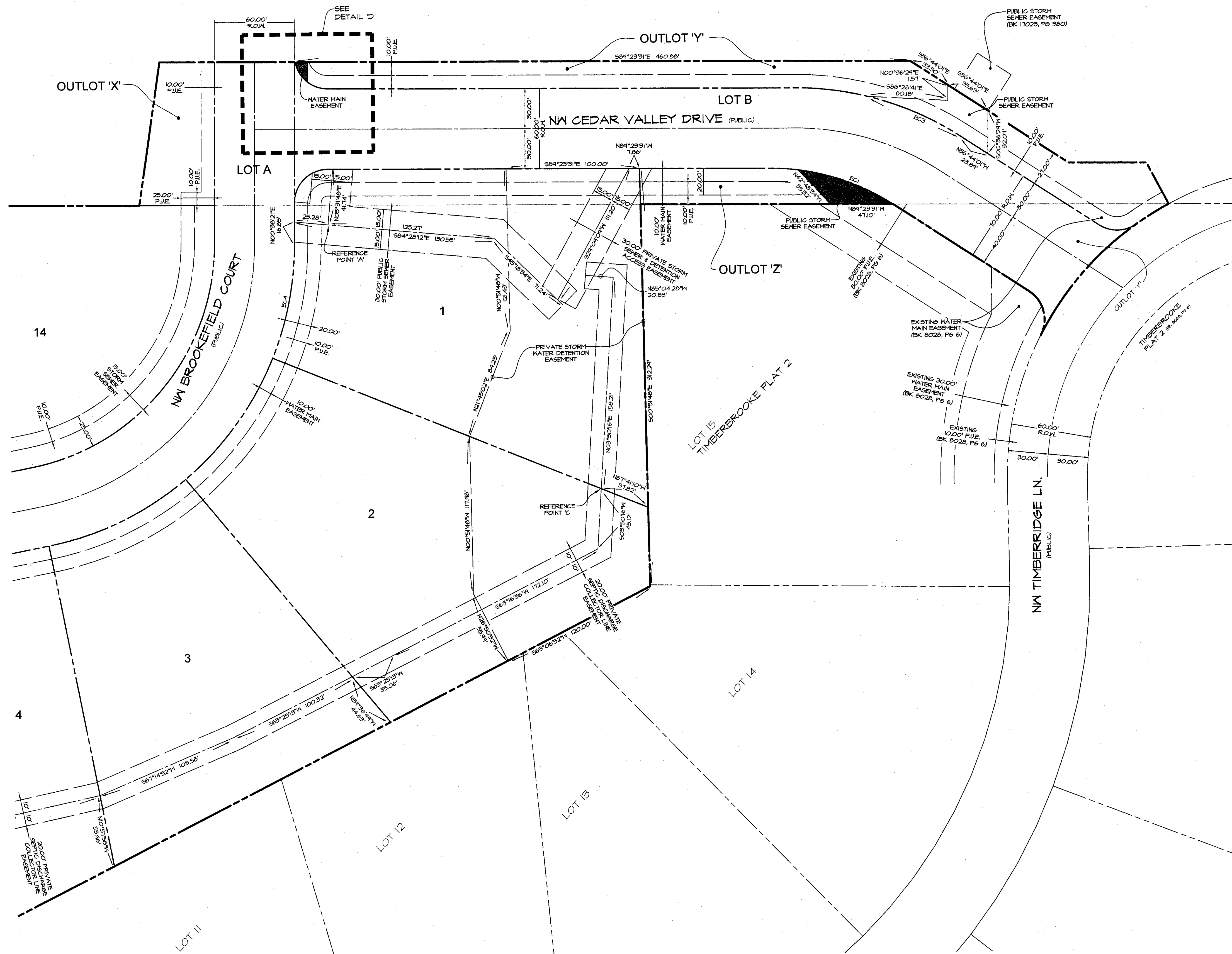


DATE:	04/16/2019
	07/02/2019
	07/11/2019
	10/04/2019
DATE OF SURVEY:	3/12/2018
DESIGNED BY:	NMH
CREANN BY:	CM

## BROCKE FIELD ESTATES NORTHWEST PLAT I

POLK COUNTY, IOWA

## PLAT DIMENSIONS



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	25°46'43"	170.00'	76.44'	38.90'	75.84'	S64°37'22"E
EC2	41°46'24"	25.00'	10.23'	4.54'	17.83'	N31°31'37"W
EC3	19°02'54"	230.00'	76.46'	38.51'	76.11'	N66°15'28"W
EC4	21°40'30"	230.00'	87.01'	44.05'	86.44'	N11°28'35"E



**RETURN TO:**  
**PREPARER: RETURN TO: DAVID WETSCH, 699 Walnut Street, Suite 1600, Des Moines, IA 50309 (515) 246-4555**

**CONSENT TO PLAT**

KNOW ALL MEN BY THESE PRESENTS:

That Community State Bank, the holder of a Mortgage dated April 9, 2019, executed by Brookefield Enterprises, L.L.C., and recorded in the office of the Recorder of Polk County, Iowa, April 11, 2019, in Book 17287, Page 438, in the amount of \$2,782,000.00, on the following described real estate, to-wit:

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5<sup>th</sup> P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

does hereby authorize Brookefield Enterprises, L.L.C., the owner of said real estate, to plat said real estate to be known as:

**BROOKE FIELD ESTATES NORTHWEST PLAT 1**, an Official Plat, now included in and forming a part of Polk County, Iowa.

IN WITNES WHEREOF, the said Mortgagee, Community State Bank, has caused these presents to be executed this 21st day of August, 2019.

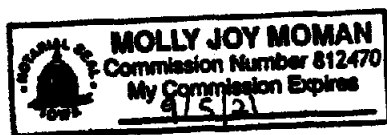
COMMUNITY STATE BANK

By: 

By: 

STATE OF IOWA     )  
                                  )ss  
COUNTY OF POLK    )

On this 21 day of August, 20 19, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith Christianson and Angie Bright, to me personally known, who being by me duly sworn, did say that they are the Loan officer and Loan officer, respectively, of the corporation executing the within and foregoing instrument; that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its board of Directors; and that Keith Christianson and Angie Bright, as such officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Molly Moman  
NOTARY PUBLIC - STATE OF IOWA

**DEDICATION OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS:

Brookefield Enterprises, L.L.C., an Iowa limited liability company, being the owner of the following described real estate, to-wit:

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5<sup>th</sup> P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

has caused a survey and subdivision of said real estate to be made, the lots to be marked, named and numbered as shown by a final plat subdivision, the same to be recorded and hereafter designated and known as:

**BROOKE FIELD ESTATES NORTHWEST PLAT 1**, an Official Plat, now included in and forming a part of Polk County, Iowa.

The owner does hereby acknowledge the plat of said real estate is prepared with its free consent and in accordance with its desires.

IN WITNESS WHEREOF, Brookefield Enterprises, L.L.C., has caused these presents to be executed this 21 day of August, 2019.

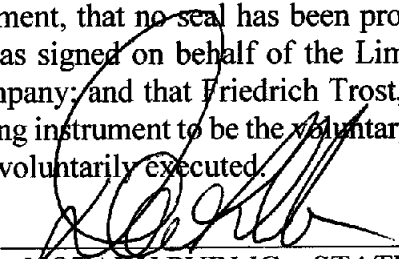
**BROOKEFIELD ENTERPRISES, L.L.C.**

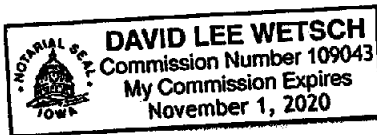
By: \_\_\_\_\_

**FRIEDRICH TROST, Manager**

STATE OF IOWA     )  
                              )ss  
COUNTY OF POLK    )

On this 21 day of August, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Friedrich Trost, to me personally known, who being by me duly sworn, did say that he is the Operating Manager of the Limited Liability company executing the within and foregoing instrument, that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Friedrich Trost, as Operating Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by him voluntarily executed.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF IOWA





October 2, 2019

POLK COUNTY BOARD OF  
SUPERVISORS  
111 Court Avenue, Suite #300  
Des Moines, IA 50309

**Re: Attorney's Certificate of Title for Subdivision Purposes**

To The Polk County Board of Supervisors::

Pursuant to Chapter 354 of the Code of Iowa, I have examined title to the property described as:

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5<sup>th</sup> P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

to be known and platted as:

**BROOKE FIELD ESTATES NORTHWEST PLAT 1**, an Official Plat,  
now included in and forming a part of Polk County, Iowa;

as disclosed by an abstract, prepared pursuant to §614.29 through §614.38 of the Code of Iowa, by Iowa Title Company, extending from the root of title to August 23, 2019 at 6:00 A.M.

**TITLE**

I find marketable title of record in fee simple and free from material objections except as are hereinafter mentioned to be in:

**Brookefield Enterprises, L.L.C.**  
**an Iowa limited liability company**

**EXCEPTIONS**

1. Entry No. 60 of the abstract shows the Official Plat of "TimberBrooke Plat 2". Said plat map was filed October 8, 1998, in Book 8028, Page 6 of the Polk County Recorder's Office. For your reference a copy of the plat map is attached to this opinion and is incorporated by this reference.

POLK COUNTY BOARD OF SUPERVISORS

August 28, 2019

Page 2

3. Entry No. 8 to Abstract No. 554381 shows an Underground Electric Line Easement to MidAmerican Energy company, dated January 15, 2007, filed February 1, 2007, in Book 12055, Page 434 of the Polk County Recorder's Office. Pursuant to the terms and conditions of the Agreement, MidAmerican Energy company is granted the perpetual right to lay, operate, and repair underground conduit, wires, and other necessary equipment incident thereto, over and across a 10-foot wide strip of Lot 9 and Outlot X, TimberBrooke Plat 2. An exhibit to this Easement Agreement depicts the exact location of the Easement, and for your reference a copy of that exhibit is attached to this opinion and is incorporated by this reference.

4. Entry No. 5 to Abstract No. 728639 shows a Lot Tie Agreement dated April 20, 2018, filed April 24, 2018, in Book 16895, Page 237 of the Polk County Recorder's Office. This instrument established a covenant with Polk County, Iowa, to tie Parcel 2018-6 set forth in the caption of this title opinion, to Outlot X described in the caption of this opinion. This Agreement remains in effect.

5. Entry No. 6 to Abstract No. 728639 shows a Plat of Survey for Parcel 2018-6 set forth in the caption of this opinion. This Plat of Survey was filed April 24, 2018, in Book 16895, page 239 of the Polk County Recorder's Office.

6. Entry No. 10 to Abstract No. 728639 shows a Private Storm Sewer and Surface Water Flowage Easement dated July 20, 2018, filed August 1, 2018, in Book 17023, Page 375 of the Polk County Recorder's Office. This Agreement establishes an Easement that is 25 feet by 30 feet on an adjoining parcel for purposes of a private storm sewer and surface water flowage agreement. This Easement is for the benefit of the property under examination and remains in effect.

7. Entry No. 11 to Abstract No. 728639 shows an Easement for Storm Sewer dated July 20, 2018, filed August 1, 2018, in Book 17023, Page 380 of the Polk County Recorder's Office. This Agreement establishes an Easement that is 32 feet by 30 feet on an adjoining parcel for purposes of a storm sewer. This easement is for the benefit of the property under examination and remains in effect.

8. Entry No. 20 to Abstract No. 728639 shows a Real Estate Mortgage instrument dated April 9, 2019, executed by Brookefield Enterprises, L.L.C., to Community State Bank for \$2,782,000.00, and filed for record in the office of the Recorder of Polk County, Iowa, April 11, 2019, in Book 17287, Page 438. This mortgage remains a first and paramount lien against the property under examination.

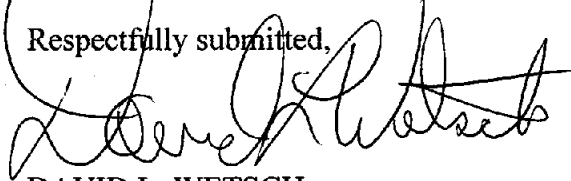
9. Entry No. 2 to Abstract No. 735179 shows real estate taxes for the property under examination as follows:

2018/2019 fiscal year taxes and all prior years – paid.

Parcels #240.00306.002.003; #240.00771.567.000

10. The abstract indicates that appropriate lien searches have been conducted for the current titleholder, with no judgments or lien shown except as noted above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David L. Wetsch", is written over the typed name below.

DAVID L. WETSCH

Iowa Title Guaranty Examiner No. 1253

DLW/bls

# CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA                     )  
  ) ss:  
COUNTY OF POLK                )

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

## **BROOKE FIELD ESTATES NORTHWEST PLAT 1** an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,  
special assessments and special rates and charges.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain,  
Utilities or Buildings on Leased Land against

### **BROOKEFIELD ENTERPRISES, L.L.C.,**

who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Friday, August 30, 2019 .

MARY MALONEY  
POLK COUNTY TREASURER

Subscribed and sworn to before me on this  
30th day of August, 2019.

by Jodi Schaefer  
Deputy

(Treasurer's Seal)

by Mary Mahnke  
Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

## **EXHIBIT A**

**Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5<sup>th</sup> P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;**

## RESOLUTION NO. 18-86

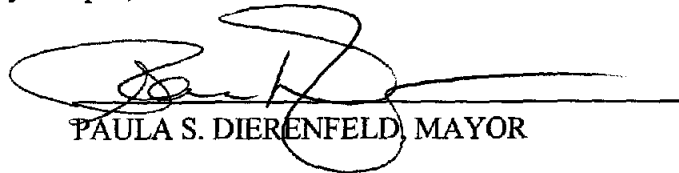
### A RESOLUTION DEFERING THE CITY OF JOHNSTON'S REVIEW AUTHORITY TO POLK COUNTY FOR THE PRELIMINARY PLAT AND SUBSEQUENT FINAL PLAT FOR BROOKFIELD PLAT 1

WHEREAS, the Planning and Zoning Commission reviewed the proposed Preliminary Plat for Brookfield Plat 1 at their regular meeting on April 9<sup>th</sup>, 2018 and recommended deferring review of the preliminary plat for Brookfield Plat 1 to Polk County and recommended deferring review of the subsequent final plat for Brookfield Plat 1 to Polk County;


NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

Pursuant to Section 354.9 of the Iowa Code, the City of Johnston hereby defers the city's review authority to Polk County regarding the Preliminary Plat for the Brookfield Plat 1 and the City of Johnston hereby defers the city's review authority to Polk County on the subsequent Final Plat for Brookfield Plat 1 provided the subsequent final plat is in substantial conformance with the Preliminary Plat.

PASSED AND APPROVED this 16<sup>th</sup> day of April, 2018.

  
PAULA S. DIERENFELD, MAYOR

ATTEST:

  
BRETT KLEIN, DEPUTY CITY CLERK

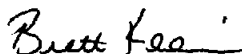
<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Brown	✓	—	—	—
Martin	✓	—	—	—
Cope	✓	—	—	—
Evans	✓	—	—	—
Temple	✓	—	—	—

**CLERK'S CERTIFICATE**

STATE OF IOWA     )  
                              )  
COUNTY OF POLK )

I, Brett Klein, Deputy City Clerk of the City of Johnston, Iowa, do hereby certify that the attached is a true copy of Resolution No. 18-86 - **A RESOLUTION DEFERING THE CITY OF JOHNSTON'S REVIEW AUTHORITY TO POLK COUNTY FOR THE PRELIMINARY PLAT AND SUBSEQUENT FINAL PLAT FOR BROOKFIELD PLAT 1**

WITNESS my hand and the seal of said Municipality hereto affixed this 16th day of April, 2018

  
\_\_\_\_\_  
Brett Klein, Deputy City Clerk

(SEAL)

RESOLUTION

Moved by Brounell, Seconded by Van Dorst that the following Resolution be adopted:

WHEREAS, the owners of land located in Section 20, Township 80 North, Range 25 West of the 5<sup>th</sup> P.M. (Jefferson Township), Polk County, Iowa, wish to subdivide and plat their land into a major final subdivision plat known as Brooke Field Estates Northwest Plat 1; and

WHEREAS, the major final subdivision plat proposes 14 residential lots, three (3) outlots and (2) street lots on 17.32 acres of land; and

WHEREAS, the owner has complied with all codes and ordinances for the unincorporated territory of Polk County, Iowa, except the subdivision ordinance requirement for the maximum length of a cul-de-sac street; and

WHEREAS, the owner/developer requests the following waiver from the subdivision ordinance requirements: 1) Waiver from the maximum cul-de-sac length; and

WHEREAS, the Polk County Board of Supervisors on June 26, 2018 voted five (5) to zero (0), to approve the major subdivision preliminary plat of Brooke Field Estates Northwest Plat 1; and

WHEREAS, the Polk County Public Works Department has reviewed the major subdivision final plat and recommends that it be approved with the above noted waiver from the subdivision ordinance; and

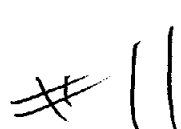
WHEREAS, the new subdivision road right-of-ways, Lot 'A' (NW Brookefield Court) and Lot 'B' (NW Cedar Valley Drive) are proposed to be dedicated and deeded to Polk County for roadway purposes once all subdivision roadway construction improvement are completed and approved; and

WHEREAS, the Polk County Public Works Department inspected said construction under the Subdivision Inspection Agreement with Brookefield Enterprises, LLC, with said agreement stating that Polk County will accept the proposed roadway, storm sewer and associated appurtenances upon satisfactory completion of construction and upon receiving all required documentation; and

WHEREAS, the Polk County Public Works Department has conducted a traffic and engineering investigation and recommends that the following traffic control conditions be established on roadways within the Brooke Field Estates Northwest Plat 1 subdivision:

- 1) A "25 mph" speed limit on NW Brookefield Court and on NW Cedar Valley Drive; and,
- 2) A "STOP" condition be placed on NW Brookefield Court at the intersection with NW Cedar Valley Drive and on NW Cedar Valley Drive at the intersection with NW Timberridge Lane; and
- 3) A "NO PARKING" condition be established on the north side of NW Cedar Valley Drive and the north side and cul-de-sac of NW Brookefield Court; and
- 4) A "NO PARKING DURING SNOW REMOVAL" condition be established on the south side of NW Brookefield Court and NW Cedar Valley Drive.


NOW, THEREFORE, BE IT RESOLVED that the major subdivision final plat of Brooke Field Estates Northwest Plat 1, is hereby approved.




Sewer Service: On-site Wastewater Treatment Systems  
 Water Service: Xenia Rural Water District  
 Zoning: "RR" Rural Residential District  
 Platted by: Brookefield Enterprises, LLC (developer and property owner)  
 Engineer: Civil Engineering Consultants, Inc.  
 Location: West of NW 114<sup>th</sup> Street and North of NW Oaktree Drive  
 Township: Jefferson

BE IT FURTHER RESOLVED that Polk County, Iowa authorizes the Chairperson of the Polk County Board of Supervisors to approve the following:

- 1) Accept the new roadways shown as Lot 'A' (NW Brookefield Court) and Lot 'B' (NW Cedar Valley Drive) of the new interior subdivision roadways of Brooke Field Estates Northwest Plat 1 into the Polk County Secondary Roads System; and
- 2) Accept the warranty deed for said streets (Lot 'A' and Lot 'B') and authorize the Polk County Public Works Department to have the same recorded; and
- 3) Accept the 4-year maintenance bonds provided for the roadway and storm sewer improvements constructed as part of the Brooke Field Estates Northwest Plat 1 effective as of the date of this acceptance; and
- 4) Authorize the Polk County Public Works Department to initiate snow removal and maintenance services on said streets; and
- 5) Establish a "25 M.P.H." speed limit on NW Brookefield Court and on NW Cedar Valley Drive; and
- 6) Establish a "NO PARKING" condition on the north side of NW Cedar Valley Drive and the north side and cul-de-sac of NW Brookefield Court; and
- 7) Establish a "NO PARKING DURING SNOW REMOVAL" condition on the south side of NW Brookefield Court and NW Cedar Valley Drive.
- 8) Establish a "STOP" condition on NW Brookefield Court at the intersection with NW Cedar Valley Drive and on NW Cedar Valley Drive at the intersection with NW Timberridge Lane; and
- 9) Terminate the Brooke Field Estates Northwest Plat 1 Subdivision Inspection Agreement.

POLK COUNTY, IOWA:  
  
 \_\_\_\_\_  
 Chairperson

RECOMMENDED FOR APPROVAL:

  
 Robert Rice, Director  
 Polk County Public Works

FISCAL NOTE: No cost to the County

ROLL CALL  
FOR ALLOWANCE

OCT 15 2019

ALLOWED BY VOTE  
OF BOARD

Steve Van Oort	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Robert Brownell	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Angela Connolly	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Matt McCoy	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Tom Hockensmith	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
	Yea <u>5</u>	Nay <u>0</u>

  
 CHAIRPERSON

Above tabulation made by BD


**Approval of Subdivision Plat Name**

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

**BROOKE FIELD ESTATES NORTHWEST PLAT 1**

  
\_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

October 17, 2019  
Date

  
\_\_\_\_\_  
By: Karl Althaus