

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
January 17, 2022
7:00 P.M.
City Council Chambers – 100 N. 1st Street

Join Zoom Meeting - <https://zoom.us/j/9951930479>

Meeting ID: 995 193 0479

One tap mobile – Call 1-312-626-6799, enter 995 193 0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

Call to order

Determine quorum

New Business and Action Items

1. Discussion and Possible Action on Recommendation for Plat of Survey for Parcel 21-XX at the Northwest Intersection of Norgard Circle and Bittersweet Parkway

Administrator/Engineer/Commission Reports

Adjournment

**** PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO
THE MEETING ****

INDEX LEGEND

LOCATION: PT OUTLOT 'Z'
SCOTCH RIDGE BUSINESS PARK PLAT 1

REQUESTOR: SCOTCH RIDGE LLC

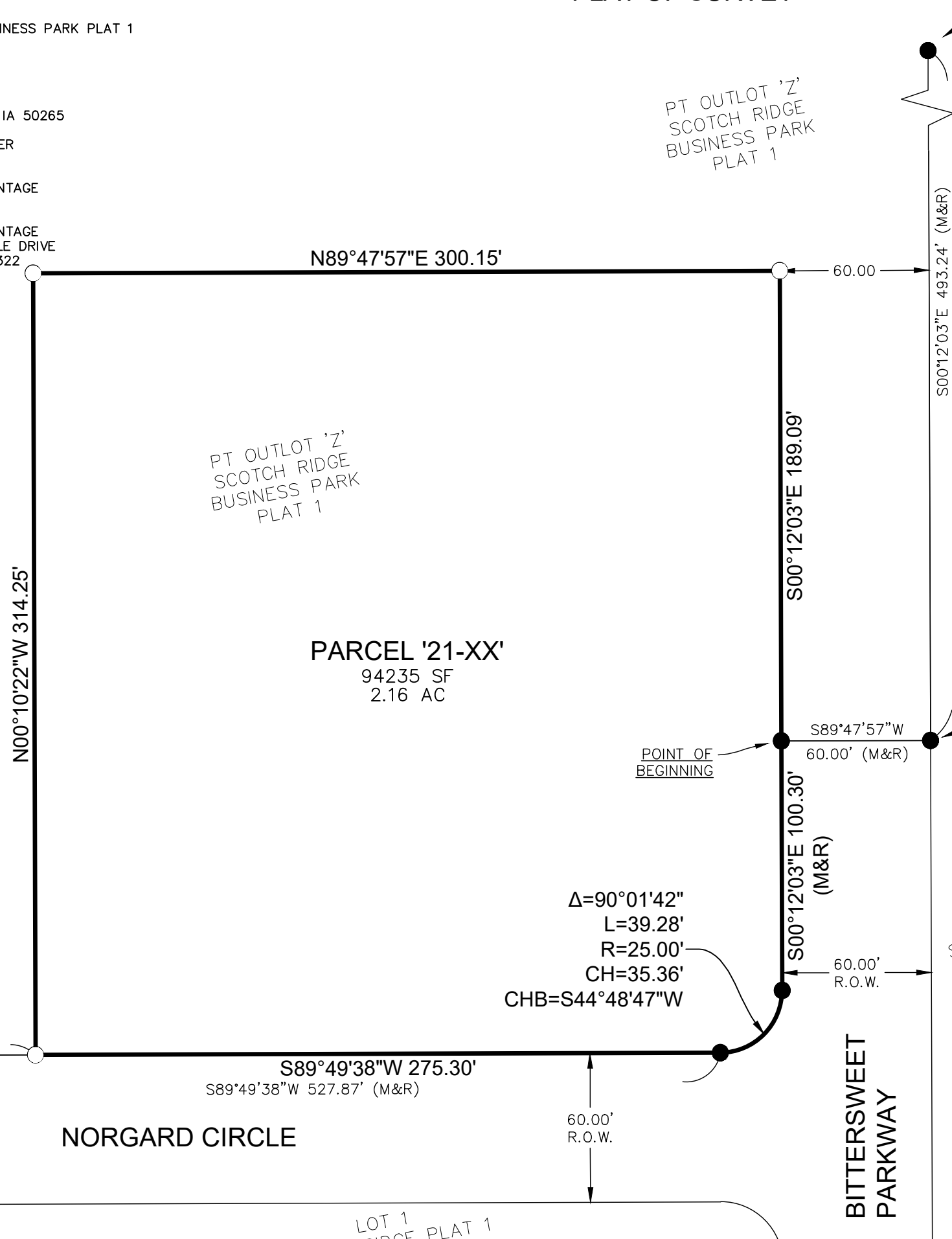
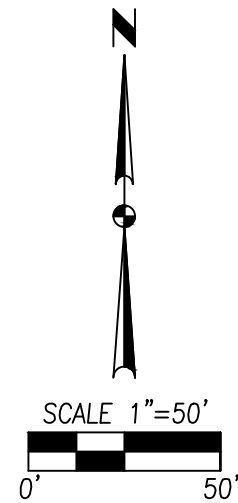
PROPRIETOR: SCOTCH RIDGE LLC
544 4TH ST
WEST DES MOINES, IA 50265

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

PLAT OF SURVEY



LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', SCOTCH RIDGE BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF CARLISLE, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°12'03" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 493.24 FEET; THENCE SOUTH 89°47'57" WEST CONTINUING ALONG SAID EASTERLY LINE, 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'03" EAST CONTINUING ALONG SAID EASTERLY LINE, 100.30 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID OUTLOT 'Z' AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.28 FEET AND WHOSE CHORD BEARS SOUTH 44°48'47" WEST, 35.36 FEET; THENCE SOUTH 89°49'38" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z', 275.30 FEET; THENCE NORTH 00°10'22" WEST, 314.25 FEET; THENCE NORTH 89°47'57" EAST, 300.15 FEET; THENCE SOUTH 00°12'03" EAST, 189.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.16 ACRES (94,235 SQUARE FEET).

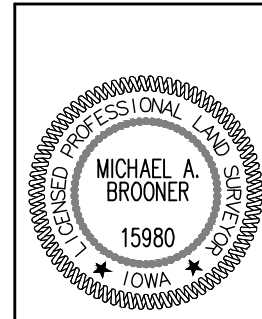
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

JANUARY 12, 2022

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)		○
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

DATE: 01/12/22

REVISIONS: PREPARED

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER:

SCOTCH RIDGE BUSINESS PARK PLAT 1

CIVIL DESIGN ADVANTAGE

CARLISLE, IOWA

1/1

1905.223

INDEX LEGEND
 LOCATION: PT. SW1/4, SEC 33-78-23
 REQUESTOR: SCOTCH RIDGE LLC
 PROPRIETOR: SCOTCH RIDGE LLC
 544 4TH STREET
 WEST DES MOINES, IOWA 50265
 SURVEYOR: LOUIS M. KELEHAN
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER
 SCOTCH RIDGE LLC
 544 4TH STREET
 WEST DES MOINES, IOWA 50265
ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
DATE OF SURVEY
 FIELDWORK: AUGUST, 2018

SCOTCH RIDGE BUSINESS PARK PLAT 1

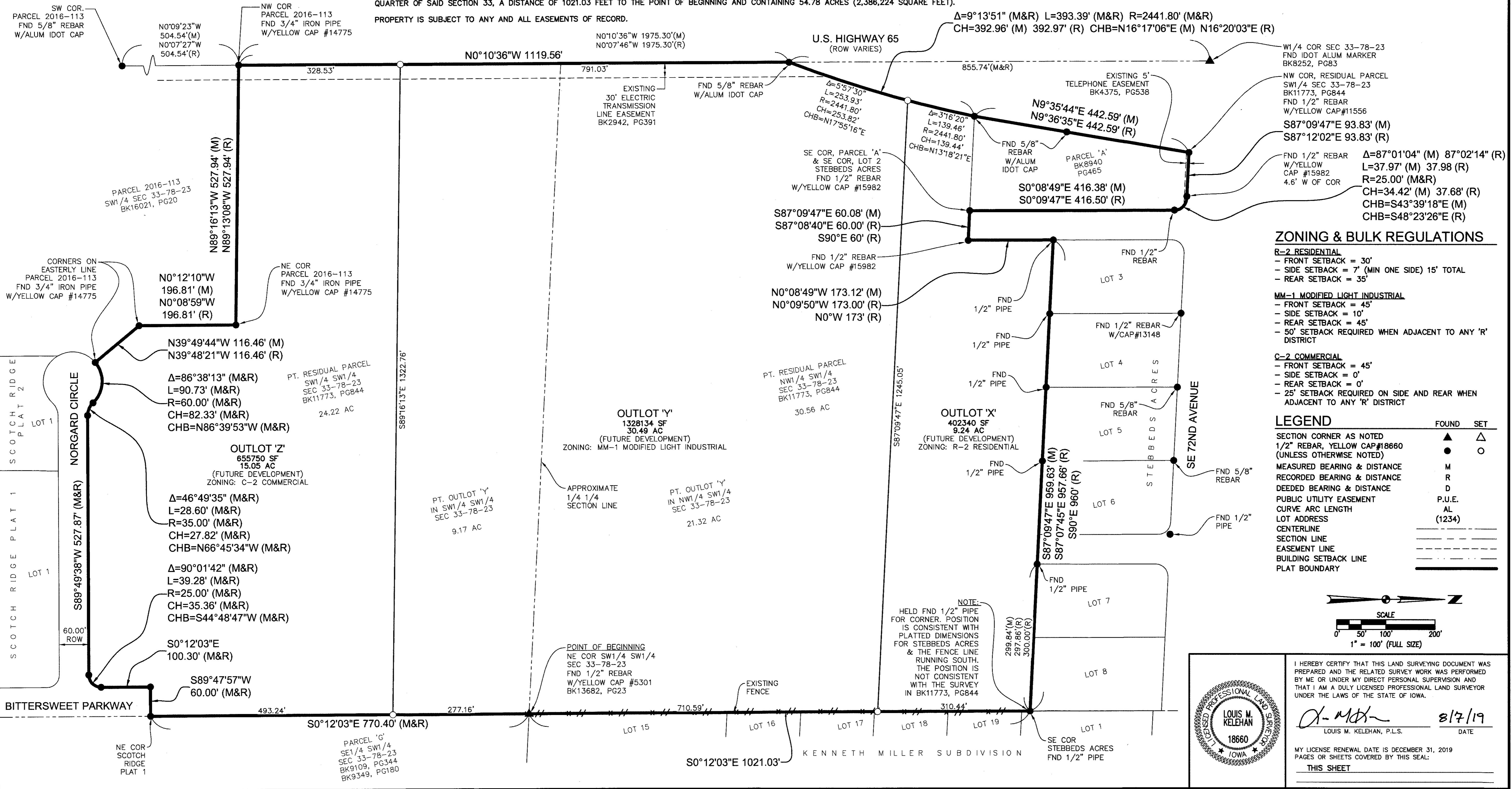
FINAL PLAT

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF CARLISLE, POLK COUNTY, IOWA AND ALL OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8940, PAGE 465 BEING PART OF LOTS 1 AND 2 OF STEBBEDS ACRES, AN OFFICIAL PLAT IN SAID CITY OF CARLISLE AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 01°2'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 770.40 FEET TO THE NORTHEAST CORNER OF SCOTCH RIDGE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF CARLISLE; THENCE SOUTH 89°47'57" WEST ALONG THE NORTHERLY LINE OF SAID SCOTCH RIDGE PLAT 1, A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°2'03" EAST CONTINUING ALONG SAID NORTHERLY LINE, 100.30 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.28 FEET AND WHOSE CHORD BEARS SOUTH 44°48'47" WEST, 35.36 FEET; THENCE SOUTH 89°49'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 527.87 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 28.60 FEET AND WHOSE CHORD BEARS NORTH 66°45'34" WEST, 27.82 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 90.73 FEET AND WHOSE CHORD BEARS NORTH 86°39'53" WEST, 82.33 FEET TO THE EASTERLY LINE OF PARCEL 2016-113 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16021, PAGE 20 BEING PART OF SAID SOUTHWEST QUARTER OF SECTION 33; THENCE NORTH 39°49'44" WEST ALONG SAID EASTERLY LINE, 116.46 FEET; THENCE NORTH 01°2'10" WEST CONTINUING ALONG SAID EASTERLY LINE, 196.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2016-113; THENCE NORTH 89°16'13" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 2016-113, A DISTANCE OF 527.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2016-113; THENCE NORTH 01°0'36" WEST ALONG THE WESTERLY LINE OF THE RESIDUAL PARCEL AS SHOWN ON THE RURAL SURVEY RECORDED IN BOOK 11773, PAGE 844 BEING PART OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1119.56 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2441.80 FEET, WHOSE ARC LENGTH IS 393.39 FEET AND WHOSE CHORD BEARS NORTH 16°17'06" EAST, 392.96 FEET; THENCE NORTH 9°35'44" EAST CONTINUING ALONG SAID WESTERLY LINE, 442.59 FEET TO THE NORTHWEST CORNER OF SAID RESIDUAL PARCEL; THENCE SOUTH 87°09'47" EAST ALONG THE NORTHERLY LINE OF SAID RESIDUAL PARCEL, 93.83 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.97 FEET AND WHOSE CHORD BEARS SOUTH 43°39'18" EAST, 34.42 FEET; THENCE SOUTH 0°08'49" EAST CONTINUING ALONG SAID NORTHERLY LINE, 416.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A', SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID STEBBEDS ACRES; THENCE SOUTH 87°09'47" EAST ALONG THE SOUTHERLY LINE OF SAID STEBBEDS ACRES, 60.08 FEET; THENCE NORTH 0°08'49" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 173.12 FEET; THENCE SOUTH 87°09'47" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 959.63 FEET TO THE SOUTHEAST CORNER OF SAID STEBBEDS ACRES; THENCE SOUTH 01°2'03" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1021.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.78 ACRES (2,386,224 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



Doc ID: 03432390017 Type: PLT
 Kind: PLAT
 Recorded: 09/05/2019 at 10:44:04 AM
 Fee Amt: \$87.00 Page 1 of 17
 File # 2019-00020968
 JULIE M. HADLER RECORDER
 17481 pg 553-569

DATE	REVISIONS
08/07/19	SIGNED SUBMITTAL
08/27/19	SECOND SUBMITTAL
09/03/19	FIRST SUBMITTAL

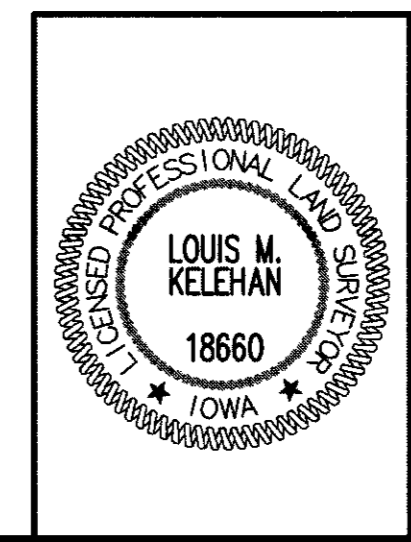
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 REVIEW: TECH: JE
 ENGINEER: LOUIS M. KELEHAN



CARLISLE, IOWA

SCOTCH RIDGE BUSINESS PARK PLAT 1
 FINAL PLAT

1/1
 1905.223



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.

Louis M. Kelehan 8/7/19
 LOUIS M. KELEHAN, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET