CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 2, 2016

ITEM: Mill Ridge, Generally located at the Southwest corner of S. 88th Street and Stagecoach Drive – Vacate right-of-way for approximately 1,200 feet of Harper Lane and S 91st Street between Harper Lane and Sugar Creek Drive, and vacate various easements within proposed Mill Ridge development – Hubbell Realty Company – VAC-003027-2016

RESOLUTION: Approval of Vacation of Easements
ORDINANCE: Approval of Vacation Requests of Street Rights-of-Way

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Hubbell Realty Company, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of the vacation of Public Street rights-of-way for that portion of Harper Lane situated east of proposed Radley Street and that portion of S 91st Street located between Harper Lane and Sugar Creek Drive, and vacate sanitary, utility and buffer park easements within the proposed Mill Ridge development. The vacation requests are being made as a result of layout changes between that proposed with the Mill Ridge development and that intended when the Tallyn's Reach development was originally planned.

Plan and Zoning Commission Action:
Vote: 5-0 Approval, with Commissioners Brown, and Costa absent.
Date: April 25, 2016
Motion: Adopt a resolution recommending the City Council approve the Vacation Request.

OUTSTANDING ISSUES: There are no outstanding issues. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – *Development & Planning: 8/28/2014*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Staff Recommendation and Conditions of Approval
- Noticing Information
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the Vacation Request to vacate approximately 1,200 feet of Harper Lane and S 91st Street between Harper Lane and Sugar Creek Drive, and vacate various easements within proposed Mill Ridge development

Lead Staff Member: J. Bradley Munford

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	April 15, 2016	
Letter sent to surrounding property owners		April 12, 2016

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	April 18, 2016		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Vicinity Map
- Attachment C - Vacation Location Map

Exhibit II - City Council Resolution – Vacation of Buffers & Easements
- Exhibits A-N - Buffer and Easements Exhibits

Exhibit III - Proposed Ordinance – Vacation of Street Rights-of-Way
- Exhibits A-C Rights-of-Way Exhibits

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: April 25, 2016

Item: Mill Ridge, Southwest corner of S. 88th Street and Stagecoach Drive – Vacate right-of-way for approximately 1,200 feet of Harper Lane, S 91st Street between Harper Lane and Sugar Creek Drive, and vacate various easements within proposed Mill Ridge development – Hubbell Realty Company – VAC-003027-2016

Requested Action: Approval of a Vacation Requests

Case Advisor: J. Bradley Munford

Applicant's Request: The applicant, Hubbell Realty Company, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of the vacation of Public Street rights-of-way for those portions of Harper Lane situated east of proposed Radley Street, that portion of S 91st Street located between Harper Lane and Sugar Creek Drive, and vacate sanitary, utility and buffer park easements within proposed Mill Ridge development. The vacation requests are being made as a result of layout changes between that proposed with the Mill Ridge development and that intended when the Tallyn's Reach development was originally planned.

History: This property is located within the Tallyn's Reach PUD (aka Michael's Landing and Woodland Hills). The City Council approved the original rezoning request to establish the PUD on June 19, 2006. Harper Lane, S 91st Street and the various easements were platted as a part of the Corrected Michael's Landing Plat 1. The Preliminary Plat with the revised layout for this ground, Mill Ridge, was approved by the City Council on March 21, 2016. Upon approval of the vacation request, the City's Legal Department will dispose of the right-of-way.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on April 18, 2016 as an informational item only. The Subcommittee indicated no disagreement with of the proposed vacations.

Staff Review and Comment: There are no outstanding issues. The vacation request is being made because of a modifications in the layout from the originally platted subdivision. S 91st Street is being shifted east within the Mill Ridge subdivision: new street right-of-way will be dedicated as part of the Final Plat for the property. Harper Lane, which was intended to be a public street that extended to S 88th Street will now terminate at proposed Radley Street. As part of a Comprehensive Plan Amendment approved by the City Council on November 30, 2015, the street classification was reduced from a Minor Collector to a Local Street. With the new subdivision layout the sanitary, utility and buffer park easements are no longer needed. New easements, as necessary will be established as part of the Final Plat for Mill Ridge.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Vacation Requests to vacate right-of-way for approximately 1,200 feet of Harper Lane situated between proposed Radley Street east to S. 88th Street, S 91st Street between Harper Lane and Sugar Creek Drive, and vacate various easements within the proposed Mill Ridge Plat, subject to the applicant meeting all City Code requirements.

Noticing Information: On April 15, 2016, notice for the April 25, 2016, Plan and Zoning Commission and May 2, 2016, City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to those property owners adjacent to the areas subject to vacation on April 12, 2016.

Property Owner/Applicant:

Community Business Lenders Service Company LLC.
5000 Westown Parkway, Suite 420
West Des Moines, Iowa 50266
Attn: David Powell
DavidP@cblenders.com

Applicant:

Joe Pietruszynski
Hubbell Realty Company
6900 Westown Parkway
West Des Moines, Iowa 50266
Joe.Pietruszynski@hubbellrealty.com

Applicant's Representatives:

Josh Trygstad P.E
Civil Design Advantage
3405 SE Crossroads Drive Suite G
Grimes, Iowa 50111
JoshT@cda-eng.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Attachment B	-	Vicinity Map
Attachment C	-	Vacation Location Map
Attachment D	-	Proposed Ordinance
Exhibits A-Q	-	Vacation Exhibits

RESOLUTION NO. PZC-16-025

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE VACATION REQUEST (VAC-003027-2016) FOR THE PURPOSE OF VACATING APPROXIMATELY 1,200 FEET OF HARPER LANE, VACATE S 91ST STREET BETWEEN HARPER LANE AND SUGAR CREEK DRIVE, AND VACATE VARIOUS EASEMENTS WITHIN PROPOSED MILL RIDGE DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 19,217 square foot buffer park easement established as a portion of Outlot L, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit A of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 18,181 square foot buffer park easement established as a portion of Outlot N, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit B of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 16,769 square foot buffer park easement established as a portion of Outlot M, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit C of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 20,672 square foot buffer park easement established as a portion of Outlot O, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit D of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 27,036 square foot buffer park easement established as a portion of Outlot P, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit E of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 7,955 square foot buffer park easement established as a portion of Outlot Q, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit F of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 7,912 square foot buffer park easement established as a portion of Outlot Q, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit F of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 19,454 square foot buffer park easement established as a portion of Outlot R, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit G of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 2,584 square foot public utility easement, located within a portion of Outlot M, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit H of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 2,602 square foot public utility easement, located within a portion of Outlot P, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit I of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 8,589 square foot public utility easement, located within a portion of Outlot Q, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit J of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 12,814 square foot public utility easement, located within a portion of Outlot R, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit K of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 1,994 square foot sanitary sewer easement, located within a portion of Outlot O, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit L of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 1,349 square foot sanitary sewer easement, located within a portion of Outlot P, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit M of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Vacation Request (VAC-003027-2016) for a 982 square foot sanitary sewer easement, located within a portion of Outlot R, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit N of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval of a Vacation Request (VAC-003027-2016) for approximately a 1,200 foot section of the Harper Lane right-of-way beginning at the intersection of Harper Lane and S. 88th Street, located within a portion of Street Lot F, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibits O and P of the attached Ordinance;

WHEREAS, pursuant to the provisions of Title 7, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval of a Vacation Request (VAC-003027-2016) for S91st Street, located within Street Lot I, Corrected Michael's Landing Plat 1 and as legally described and shown in Exhibit Q of the attached Ordinance;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on April 25, 2016, this Commission held a duly-noticed hearing to consider the Vacation Requests;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated April 25, 2016, or as amended orally at the Plan and Zoning Commission hearing of April 25, 2016, are adopted.

SECTION 2. The VACATION REQUESTS are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated April 25, 2016, including conditions added at the Hearing. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 25, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

S:__Development Projects\Tallyns Reach\Mill Ridge (Plat of Miller Property SWC of S 88th and Stagecoach Dr)\Vacation\VAC-003027-2016_SR_Mill Ridge Street and Easement Vacation_04-25-2016_PC.doc

ATTEST:

Recording Secretary

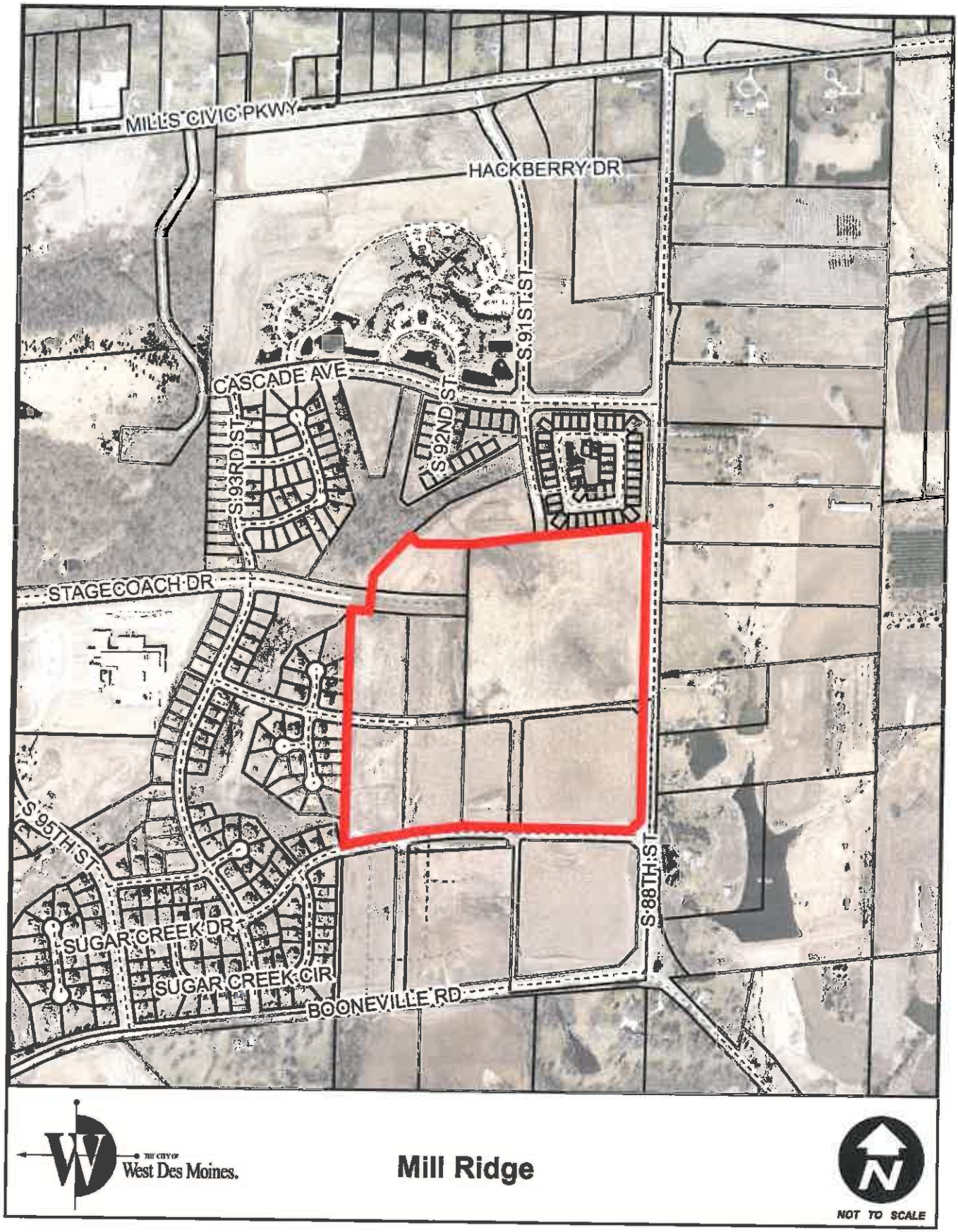
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on April 25, 2016 by the following vote:

AYES: Andersen, Crowley, Erickson, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Brown, Costa

ATTEST:

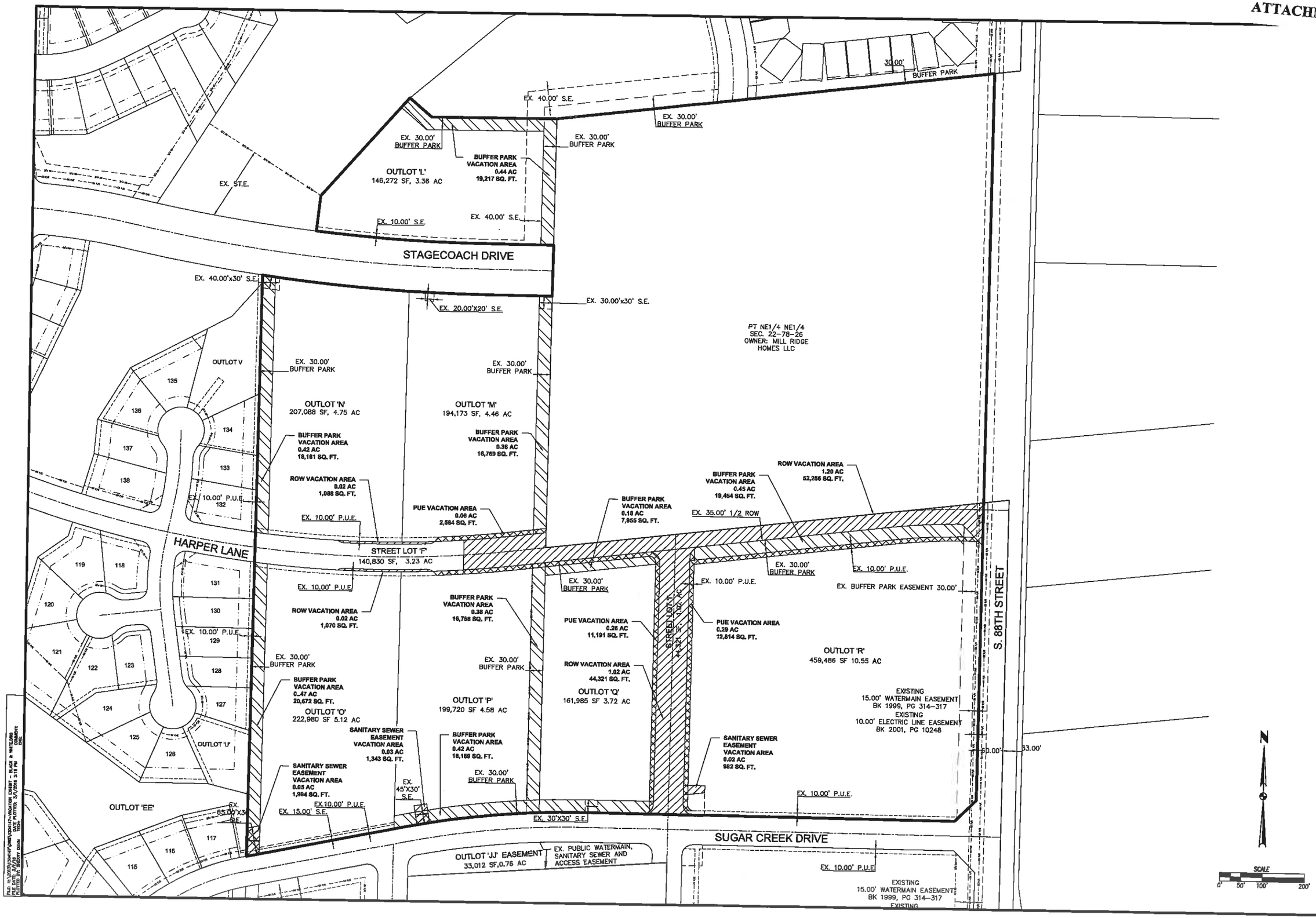
Recording Secretary

ATTACHMENT B



S:__Development Projects\Tallyns Reach\Mill Ridge (Plat of Miller Property SWC of S 88th and Stagecoach Dr)\Vacation\VAC-003027-2016_SR_Mill Ridge Street and Easement Vacation_04-25-2016_PC.doc

ATTACHMENT C



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:
TECH:

REVISIONS
DATE
PREPARED
02/19/16

CIVIL DESIGN ADVANTAGE

MILL RIDGE
ROW AND EASEMENT VACATION EXHIBIT
WEST DES MOINES, IOWA

1/1
1304.147

EXHIBIT II

Prepared by: J.B. Munford, Development Services, P.O. Box 65320 West Des Moines, IA 50265-0320, (515)222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE VACATION REQUEST (VAC-003027-2016) FOR THE PURPOSE OF VACATING VARIOUS EASEMENTS WITHIN PROPOSED MILL RIDGE DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company have requested approval for a Vacation Request (VAC-003027-2016) for the following buffer park, sanitary sewer, and public utility easements established as part of Corrected Michael's Landing Plat 1 and as illustrated on the attached exhibits;

THE NORTH 30.00 FEET AND THE EAST 30.00 FEET OF OUTLOT 'L', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.44 ACRES (19,217 SQUARE FEET).

AND

THE WEST 30.00 FEET OF OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.42 ACRES (18,181 SQUARE FEET).

AND

THE EAST 30.00 FEET OF OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.38 ACRES (16,769 SQUARE FEET).

AND

THE WEST 30.00 FEET OF OUTLOT '0', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.47 ACRES (20,672 SQUARE FEET).

AND

THE SOUTH 30.00 FEET AND THE EAST 30.00 FEET OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.62 ACRES (27,036 SQUARE FEET).

AND

THE NORTH 30.00 FEET OF OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.18 ACRES (7,955 SQUARE FEET).

AND

THE SOUTH 30.00 FEET OF OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.18 ACRES (7,912 SQUARE FEET).

AND

PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 44°32'36" EAST, 7.07 FEET; THENCE SOUTH 0°29'50" WEST, 42.40 FEET; THENCE NORTH 44°32'36" WEST, 24.36 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1435.00 FEET, WHOSE ARE LENGTH IS 153.63 FEET, AND WHOSE CHORD BEARS SOUTH 86°22'03" WEST, 153.56 FEET; THENCE SOUTH 83°18'02" WEST, 476.34 FEET TO THE WEST LINE OF SAID OUTLOT 'R'; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 'R' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.09 FEET, AND WHOSE CHORD BEARS NORTH 41°56'31" EAST, 33.04 FEET; THENCE NORTH 83°18'02" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'R', 450.50 FEET; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1465.00, WHOSE ARC LENGTH IS 169.64 FEET, AND WHOSE CHORD BEARS NORTH 86°37'04" EAST, 169.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES (19,454 SQUARE FEET).

AND

PART OF OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'M'; THENCE SOUTH 83°18'02" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'M', 87.53 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 175.31 FEET AND WHOSE CHORD BEARS SOUTH 85°17'51" WEST, 175.27 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 12.93 FEET, AND WHOSE CHORD BEARS NORTH 35°46'27" EAST, 12.79 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2505.00 FEET, WHOSE ARC LENGTH IS 166.65 FEET, AND WHOSE CHORD BEARS NORTH 85°12'23" EAST, 166.62 FEET; THENCE NORTH 83°18'02" EAST, 88.79 FEET TO THE EAST LINE OF SAID OUTLOT 'M'; THENCE SOUTH 0°29'50" WEST ALONG SAID EAST LINE, 10.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,584 SQUARE FEET).

AND

PART OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'P'; THENCE SOUTH 0°29'50" WEST ALONG THE EAST LINE OF SAID OUTLOT 'P', 10.08 FEET; THENCE SOUTH 83°18'02" WEST, 77.43 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2595.00 FEET, WHOSE ARC LENGTH IS 179.26 FEET, AND WHOSE CHORD BEARS SOUTH 85°16'46" WEST, 179.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET, AND WHOSE CHORD BEARS NORTH 40°47'58" WEST, 12.72 FEET TO THE NORTH LINE OF SAID OUTLOT 'P'; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 186.41 FEET, AND WHOSE CHORD BEARS NORTH 85°21'59" EAST, 186.37 FEET; THENCE NORTH 83°18'02" EAST ALONG SAID NORTH LINE, 78.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,602 SQUARE FEET).

AND

THE NORTH 10.00 FEET AND THE EAST 10.00 FEET OF OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.20 ACRES (8,589 SQUARE FEET).

AND

PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 44°32'36" EAST ALONG THE EAST LINE OF SAID OUTLOT 'R', 42.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°32'36" EAST ALONG SAID EAST LINE, 14.36 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1425.00 FEET, WHOSE ARC LENGTH IS 204.84 FEET, AND WHOSE CHORD BEARS SOUTH 87°25'07" WEST, 204.66 FEET; THENCE SOUTH 83°18'02" WEST, 467.54 FEET; THENCE SOUTH 0°35'01" WEST, 565.78 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 14.92 FEET, WHOSE ARE LENGTH IS 23.37 FEET, AND WHOSE CHORD BEARS SOUTH 44°17'55" EAST, 21.05 FEET; THENCE NORTH 89°30'10" WEST, 19.83 FEET TO THE WEST LINE OF SAID OUTLOT 'R'; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID OUTLOT 'R' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.13 FEET, AND WHOSE CHORD BEARS NORTH 17°53'40" WEST, 15.85 FEET; THENCE NORTH 0°35'01" EAST ALONG SAID WEST LINE, 582.74 FEET; THENCE NORTHEASTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00, WHOSE ARC LENGTH IS 23.18 FEET, AND WHOSE CHORD BEARS NORTH 27°08'55" EAST, 22.36 FEET; THENCE SOUTH 0°35'01" WEST, 26.96 FEET; THENCE NORTH 83°18'02" EAST, 466.26 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1435.00 FEET, WHOSE ARC LENGTH IS 195.93 FEET, AND WHOSE CHORD BEARS NORTH 87°12'43" EAST, 195.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES (12,814 SQUARE FEET).

AND

THE SOUTH 65.00 FEET OF THE WEST 30.00 FEET OF OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.05 ACRES (1,994 SQUARE FEET).

AND

PART OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'P'; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT 'P' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 258.17 FEET, AND WHOSE CHORD BEARS SOUTH 83°53'29" WEST, 258.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 30.00 FEET, AND WHOSE CHORD BEARS SOUTH 79°50'04" WEST, 30.00 FEET; THENCE NORTH 9°28'07" WEST, 45.00 FEET; THENCE NORTH 79°50'19" EAST, 30.00 FEET; THENCE SOUTH 9°28'07" EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,349 SQUARE FEET).

AND

PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'R' BEING ALONG S 91ST STREET; THENCE NORTH 0°35'01" EAST ALONG THE WEST LINE OF SAID OUTLOT 'R', 22.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°35'01" EAST ALONG SAID WEST LINE, 22.62 FEET; THENCE SOUTH 89°24'59" EAST, 49.65 FEET; THENCE SOUTH 0°29'50" WEST, 16.94 FEET; THENCE SOUTH 84°03'35" WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (982 SQUARE FEET).

Upon vacation, the City at its sole discretion, may then convey vacated properties in accordance with its vacation and conveyance policy.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on April 25, 2016, the Plan and Zoning Commission did recommend to the City Council approval of the Vacation Request (VAC-003027-2016);

WHEREAS, on May 2, 2016 this City Council held a duly-noticed public meeting to consider the application for Vacation Request (VAC-003027-2016);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated May 2, 2016, or as amended orally at the City Council hearing of May 2, 2016, are adopted.

SECTION 2. VACATION REQUEST (VAC-003027-2016) for those easements as previously stated here within, is approved, subject to compliance with all the conditions in the staff report, dated May 2, 2016, including conditions added at the Hearing. Violation of any such conditions shall be grounds for any remedy, legal or equitable, which is available to the City.

PASSED AND ADOPTED on May 2, 2016.

_____
Steven K. Gaer, Mayor
ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on May 2, 2016 by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

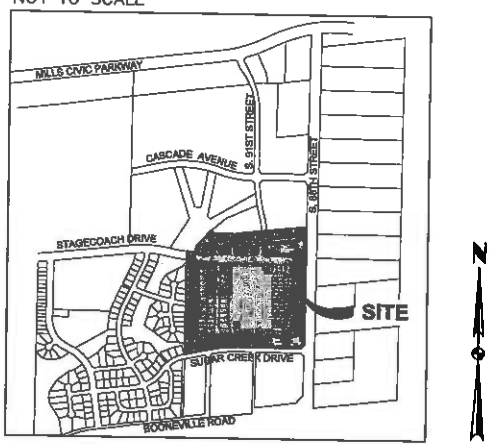
OUTLOT 'L', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 3.36 ACRES (146,272 SQUARE FEET).

BUFFER PARK EASEMENT VACATION DESCRIPTION:

THE NORTH 30.00 FEET AND THE EAST 30.00 FEET OF OUTLOT 'L', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.44 ACRES (19,217 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

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FILE DATE: 3/7/16 DATE PLOTTED: 3/8/2016 12:22 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

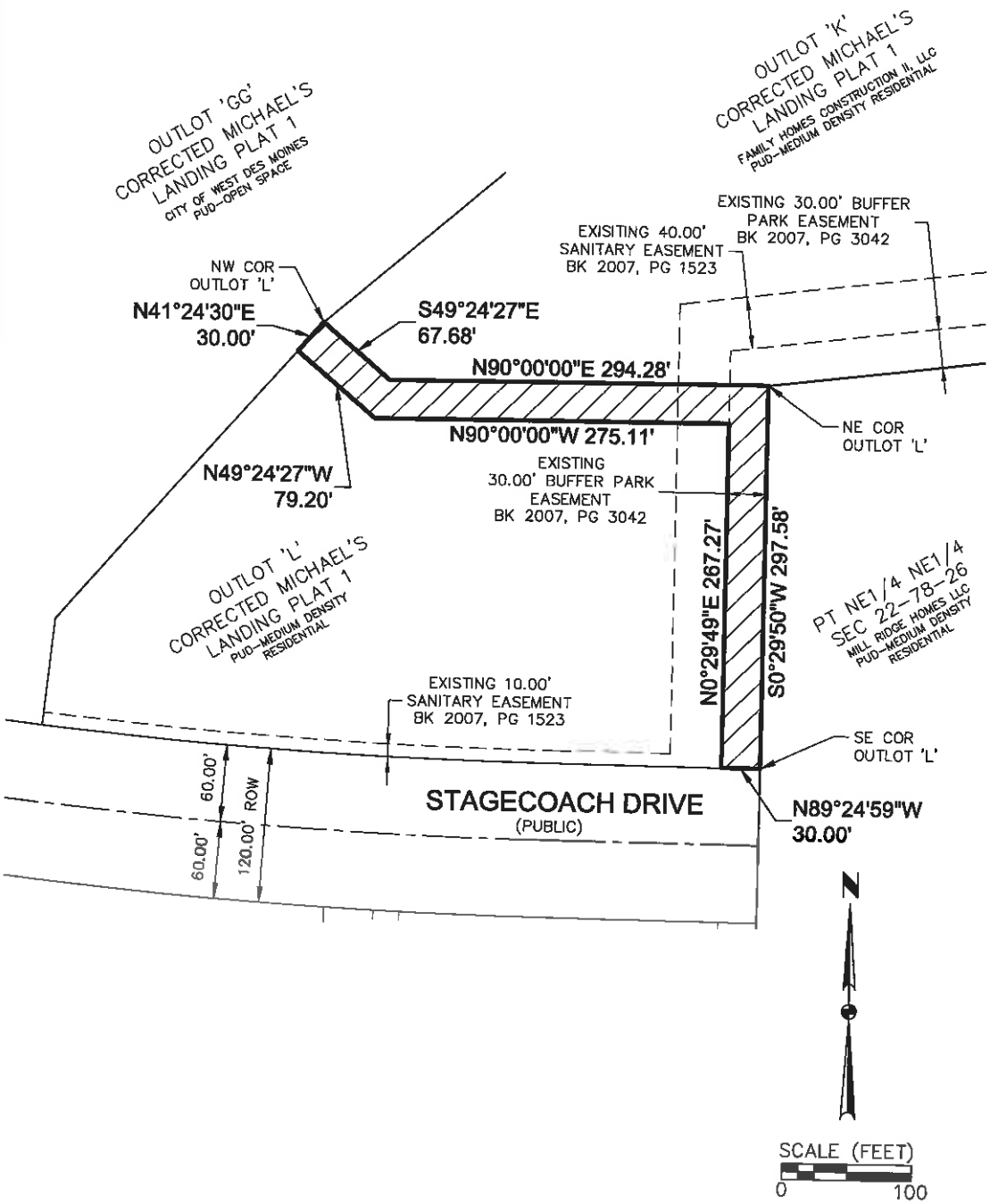
PT OUTLOT 'L', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:23 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'L', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT B

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

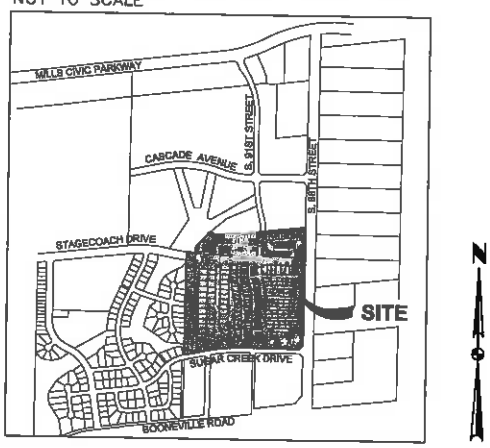
OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 4.75 ACRES (207,088 SQUARE FEET).

BUFFER PARK EASEMENT VACATION DESCRIPTION:

THE WEST 30.00 FEET OF OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.42 ACRES (18,181 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-BUFFER PARK-2.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:26 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

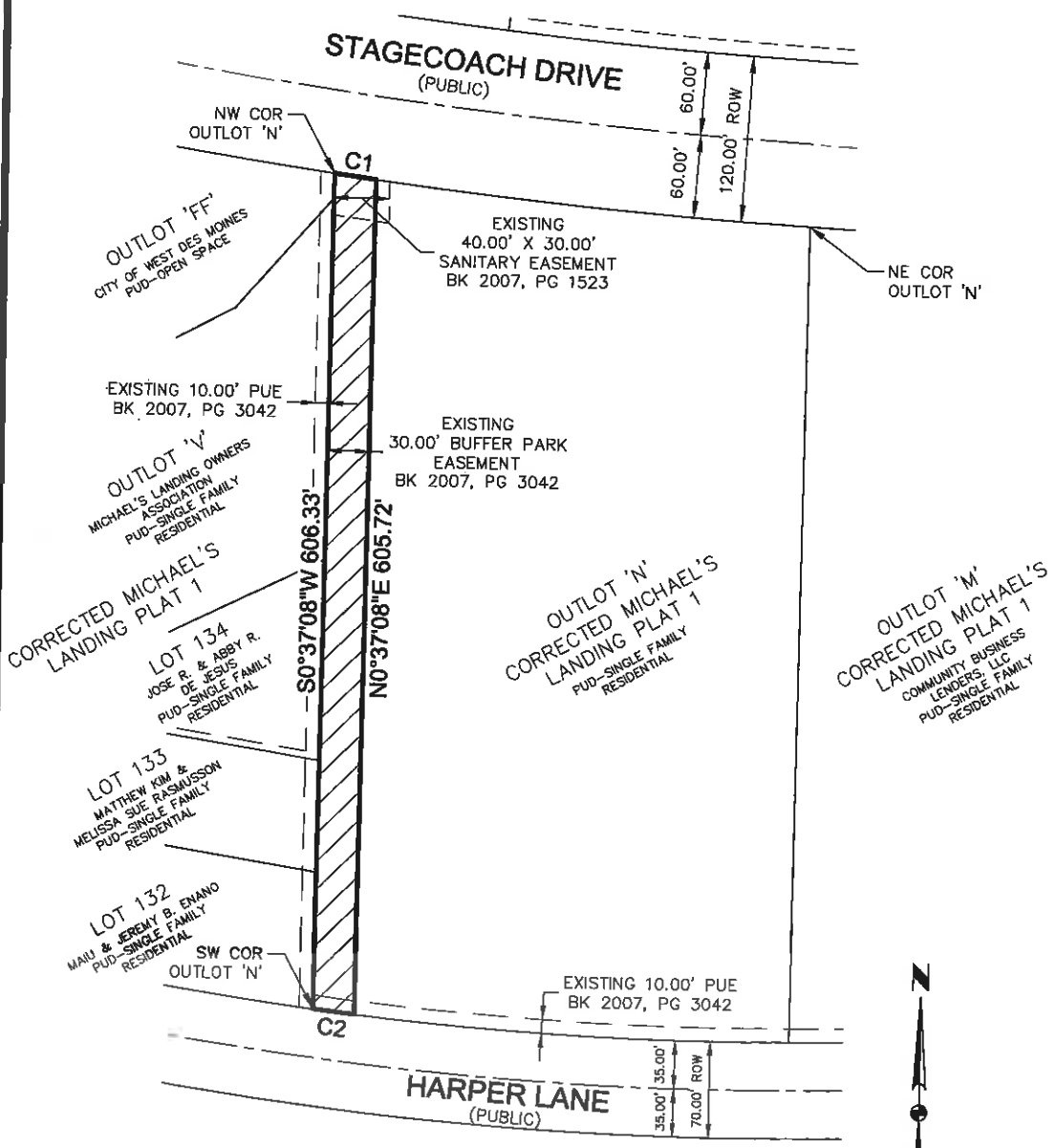
PT OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°25'36"	4060.00'	30.23'	N82°17'52"W	30.23'
C2	0°41'14"	2515.00'	30.16'	S83°26'14"E	30.16'

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:25 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT C

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

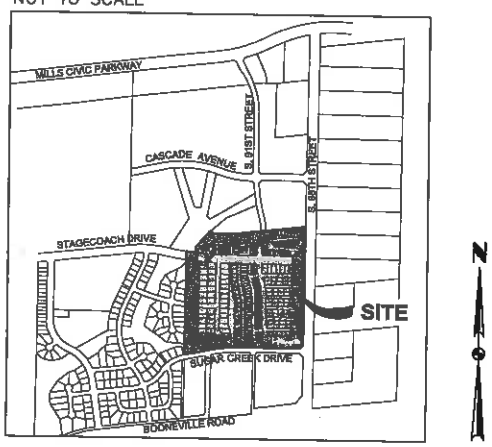
OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 1.46 ACRES (194,173 SQUARE FEET).

BUFFER PARK EASEMENT VACATION DESCRIPTION:

THE EAST 30.00 FEET OF OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.38 ACRES (16,769 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:27 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

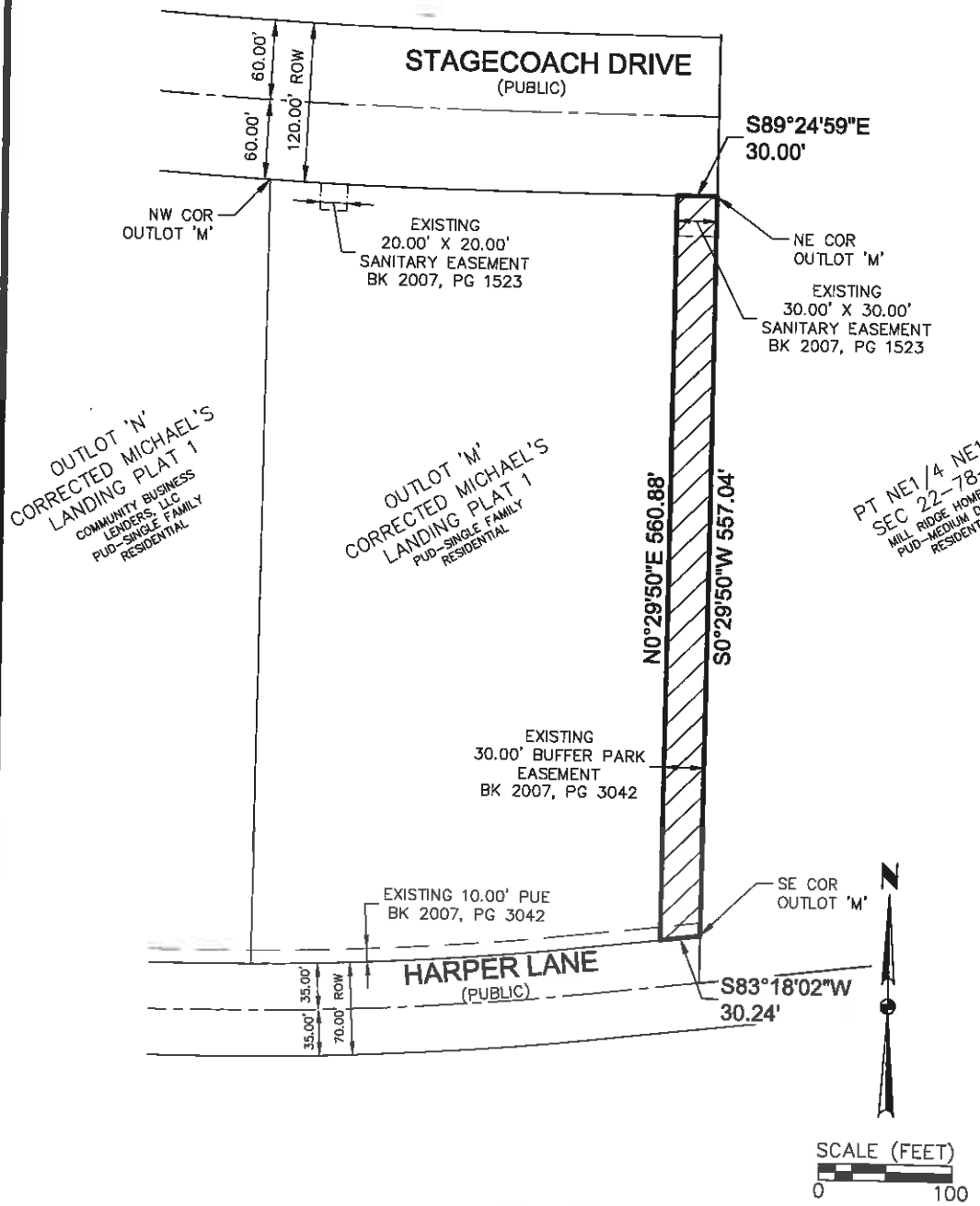
PT OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:27 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT D

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

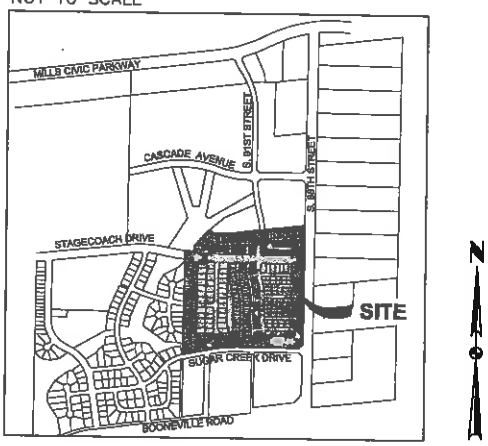
OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 5.12 ACRES (222,980 SQUARE FEET).

BUFFER PARK EASEMENT VACATION DESCRIPTION:

THE WEST 30.00 FEET OF OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.47 ACRES (20,672 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-BUFFER PARK-4.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:30 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

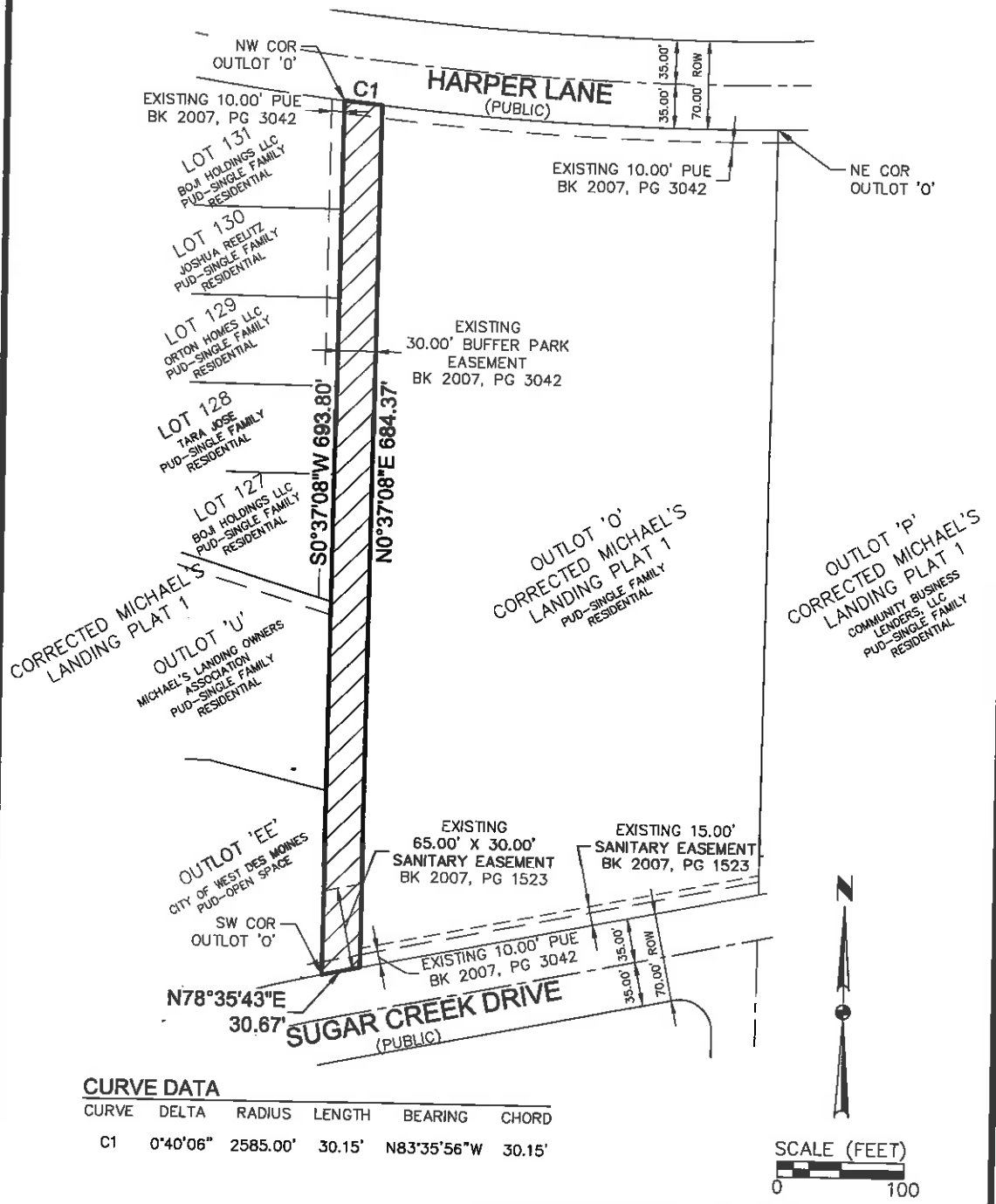
PT OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:29 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT E

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

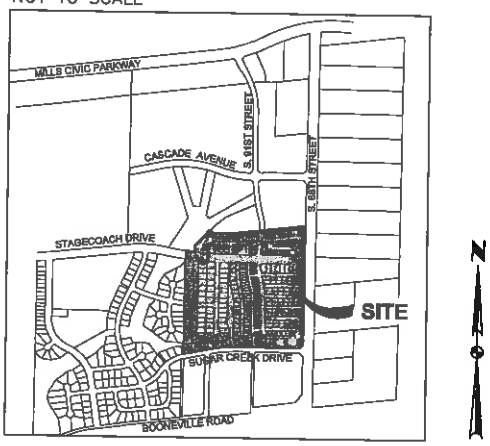
OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 4.58 ACRES (199,720 SQUARE FEET).

BUFFER PARK EASEMENT VACATION DESCRIPTION:

THE SOUTH 30.00 FEET AND THE EAST 30.00 FEET OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.62 ACRES (27,036 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-BUFFER PARK-5.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:32 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

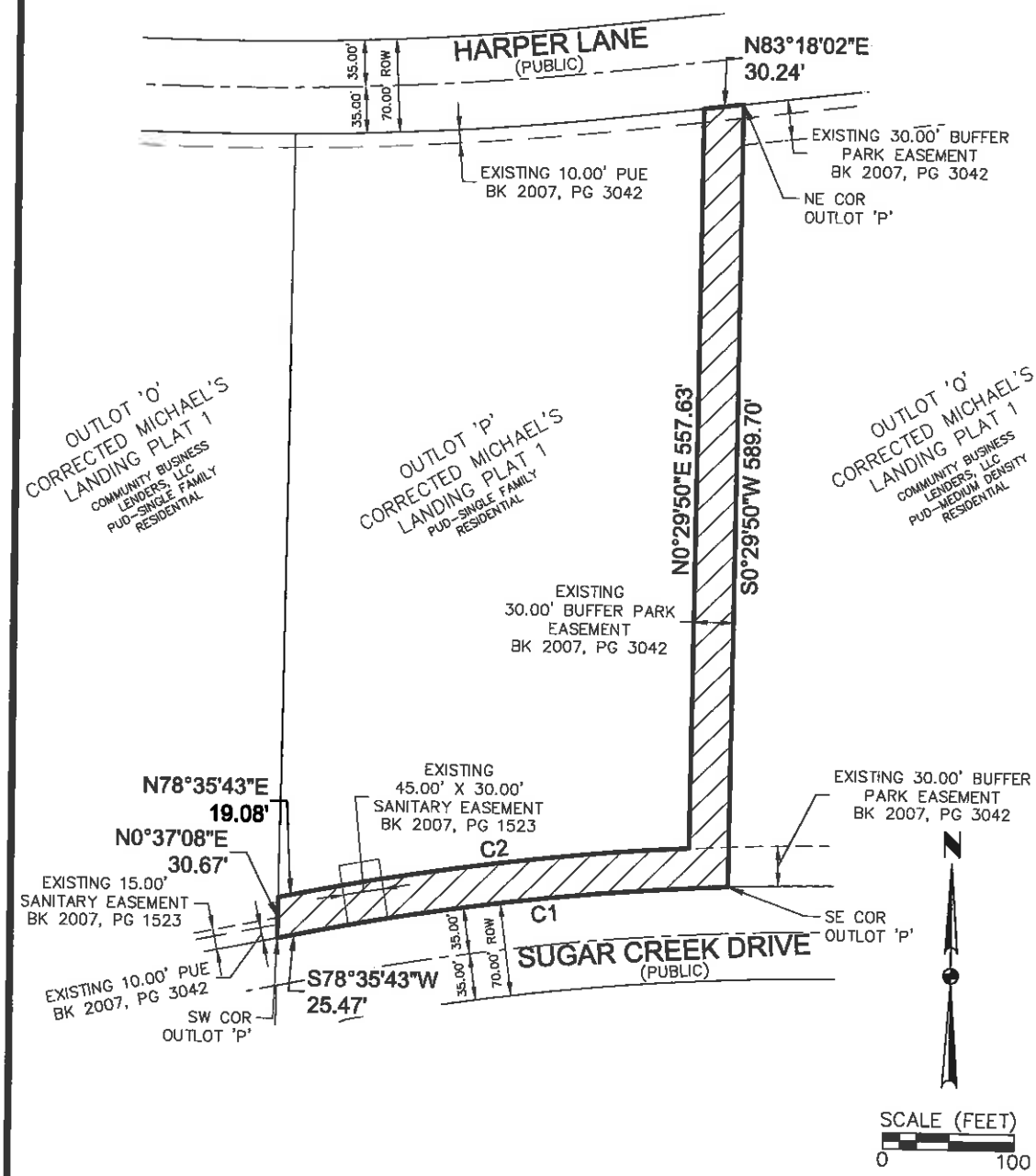
PT OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



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PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 3.72 ACRES (161,985 SQUARE FEET).

BUFFER PARK EASEMENT VACATION DESCRIPTION:

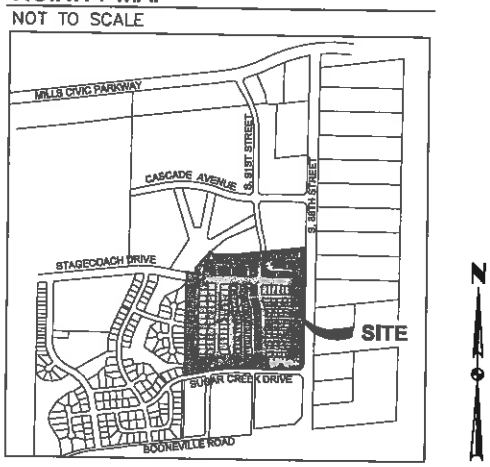
THE NORTH 30.00 FEET OF OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.18 ACRES (7,955 SQUARE FEET).

AND

THE SOUTH 30.00 FEET OF OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.18 ACRES (7,912 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-BUFFER PARK-6.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:34 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

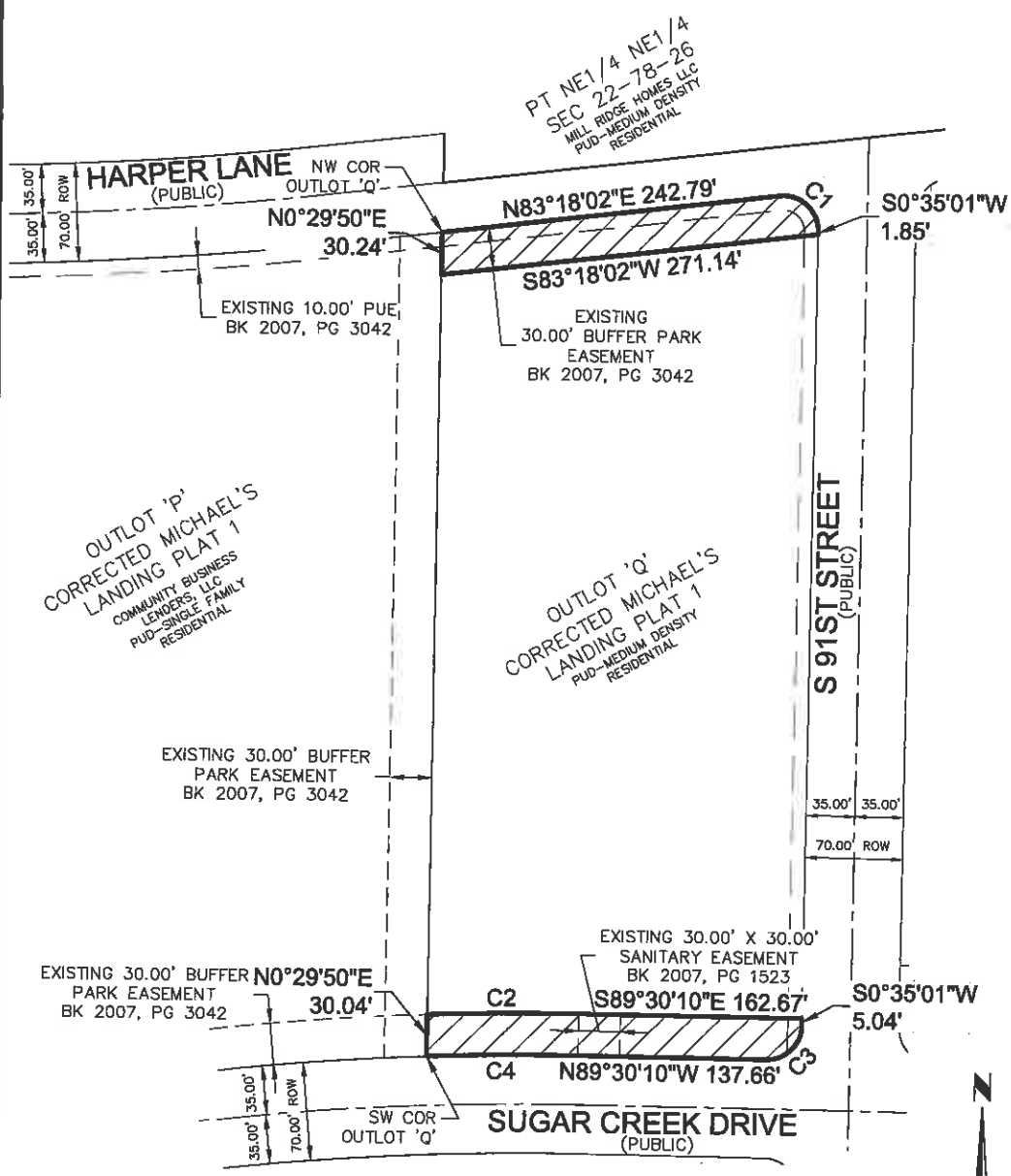
PT OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	97°16'59"	25.00'	42.45'	S48°03'29"E	37.53'
C2	2°55'41"	2065.00'	105.53'	N89°01'59"E	105.52'
C3	89°54'48"	25.00'	39.23'	S45°32'25"W	35.33'
C4	2°58'17"	2035.00'	105.53'	S89°00'41"W	105.52'

SCALE (FEET)
0 100

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-BUFFER PARK-6.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:34 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT G

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 10.55 ACRES (459,486 SQUARE FEET).

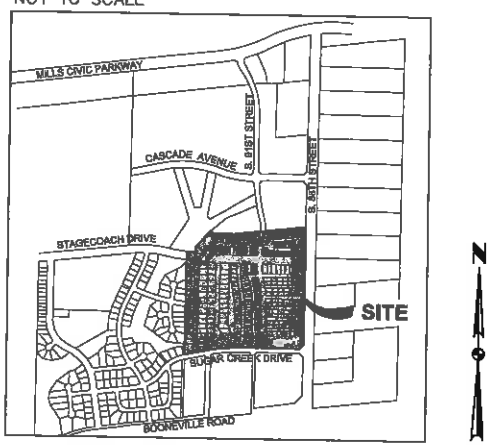
BUFFER PARK EASEMENT VACATION DESCRIPTION:

PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 44°32'36" EAST, 7.07 FEET; THENCE SOUTH 0°29'50" WEST, 42.40 FEET; THENCE NORTH 44°32'36" WEST, 24.36 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1435.00 FEET, WHOSE ARE LENGTH IS 153.63 FEET, AND WHOSE CHORD BEARS SOUTH 86°22'03" WEST, 153.56 FEET; THENCE SOUTH 83°18'02" WEST, 476.34 FEET TO THE WEST LINE OF SAID OUTLOT 'R'; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 'R' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.09 FEET, AND WHOSE CHORD BEARS NORTH 41°56'31" EAST, 33.04 FEET; THENCE NORTH 83°18'02" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'R', 450.50 FEET; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1465.00, WHOSE ARC LENGTH IS 169.64 FEET, AND WHOSE CHORD BEARS NORTH 86°37'04" EAST, 169.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES (19,454 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-BUFFER PARK-7.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:37 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

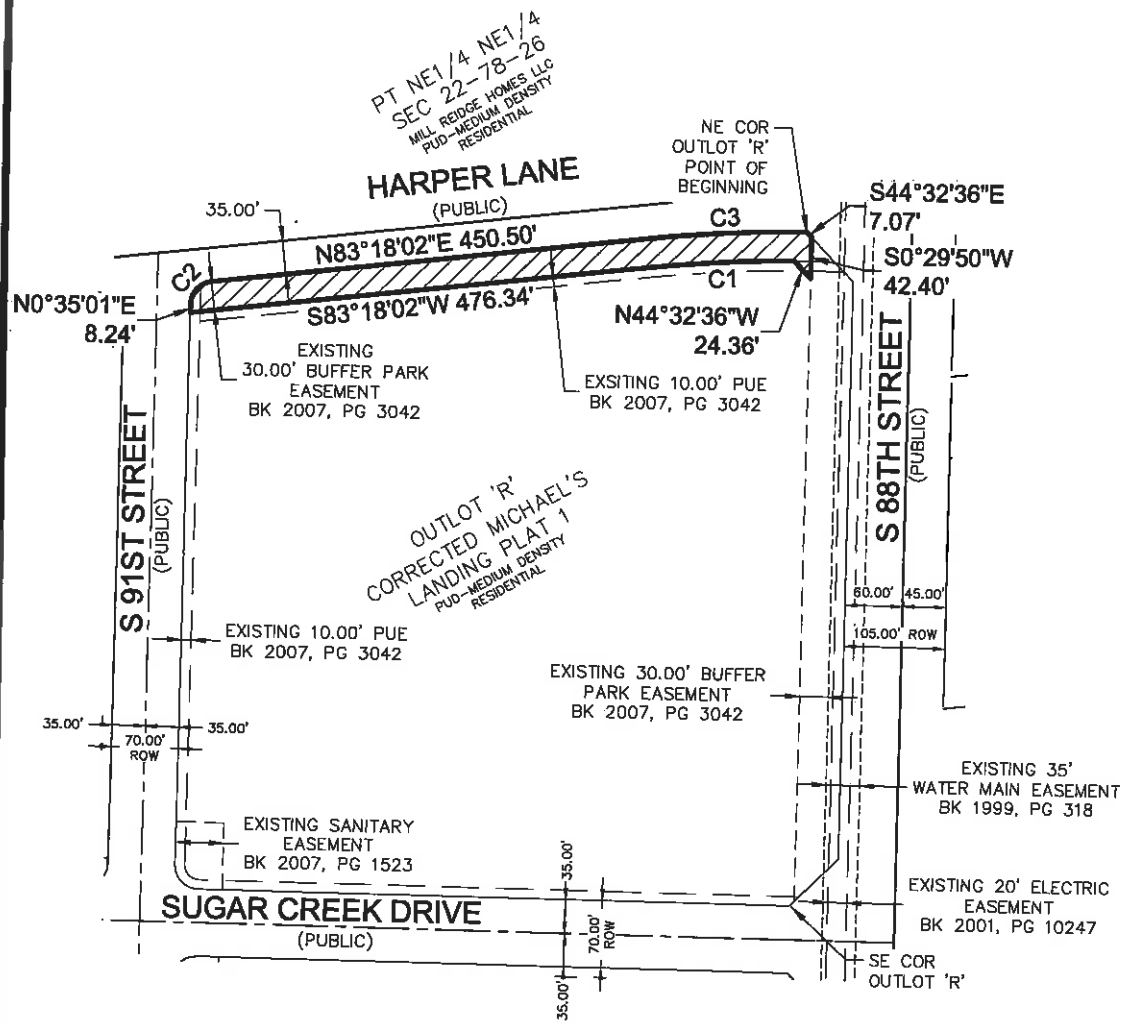
PT OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°08'03"	1435.00'	153.63'	S86°22'03"W	153.56'
C2	82°43'01"	25.00'	36.09'	N41°56'31"E	33.04'
C3	6°38'04"	1465.00'	169.64'	N86°37'04"E	169.54'

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:36 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT H

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 1.46 ACRES (194,173 SQUARE FEET).

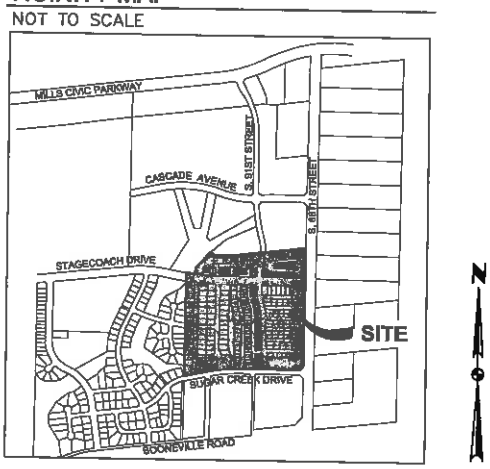
PUBLIC UTILITY EASEMENT VACATION DESCRIPTION:

PART OF OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'M'; THENCE SOUTH 83°18'02" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'M', 87.53 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 175.31 FEET AND WHOSE CHORD BEARS SOUTH 85°17'51" WEST, 175.27 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 12.93 FEET, AND WHOSE CHORD BEARS NORTH 35°46'27" EAST, 12.79 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2505.00 FEET, WHOSE ARC LENGTH IS 166.65 FEET, AND WHOSE CHORD BEARS NORTH 85°12'23" EAST, 166.62 FEET; THENCE NORTH 83°18'02" EAST, 88.79 FEET TO THE EAST LINE OF SAID OUTLOT 'M'; THENCE SOUTH 0°29'50" WEST ALONG SAID EAST LINE, 10.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,584 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:39 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

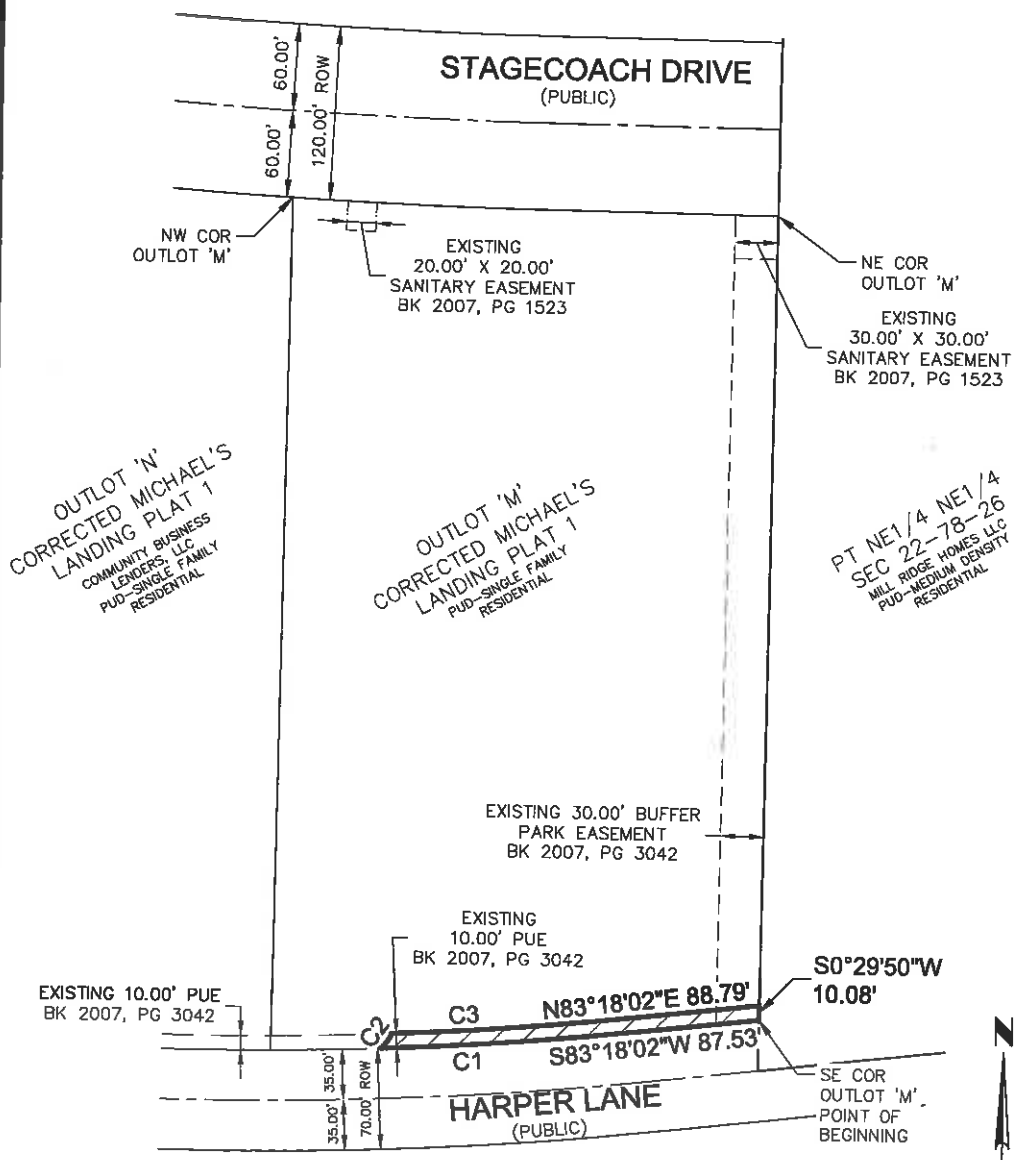
PT OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°59'38"	2515.00'	175.31'	S85°17'51"W	175.27'
C2	29°38'34"	25.00'	12.93'	N35°46'27"E	12.79'
C3	3°48'42"	2505.00'	166.65'	N85°12'23"E	166.62'

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:38 PM
PLOTTED BY: SHERRY DUNN

1304.147

PT OUTLOT 'M', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 4.58 ACRES (199,720 SQUARE FEET).

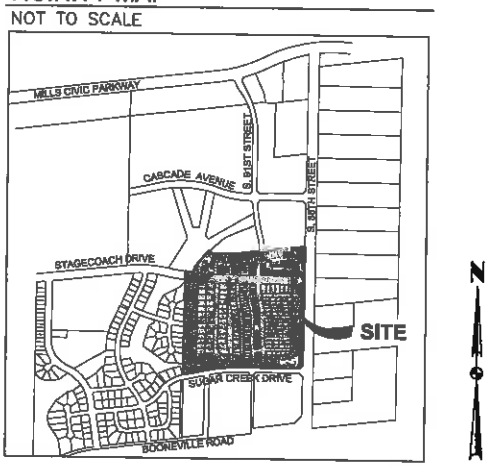
PUBLIC UTILITY EASEMENT VACATION DESCRIPTION:

PART OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'P'; THENCE SOUTH 0°29'50" WEST ALONG THE EAST LINE OF SAID OUTLOT 'P', 10.08 FEET; THENCE SOUTH 83°18'02" WEST, 77.43 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2595.00 FEET, WHOSE ARC LENGTH IS 179.26 FEET, AND WHOSE CHORD BEARS SOUTH 85°16'46" WEST, 179.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET, AND WHOSE CHORD BEARS NORTH 40°47'58" WEST, 12.72 FEET TO THE NORTH LINE OF SAID OUTLOT 'P'; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 186.41 FEET, AND WHOSE CHORD BEARS NORTH 85°21'59" EAST, 186.37 FEET; THENCE NORTH 83°18'02" EAST ALONG SAID NORTH LINE, 78.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,602 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:42 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

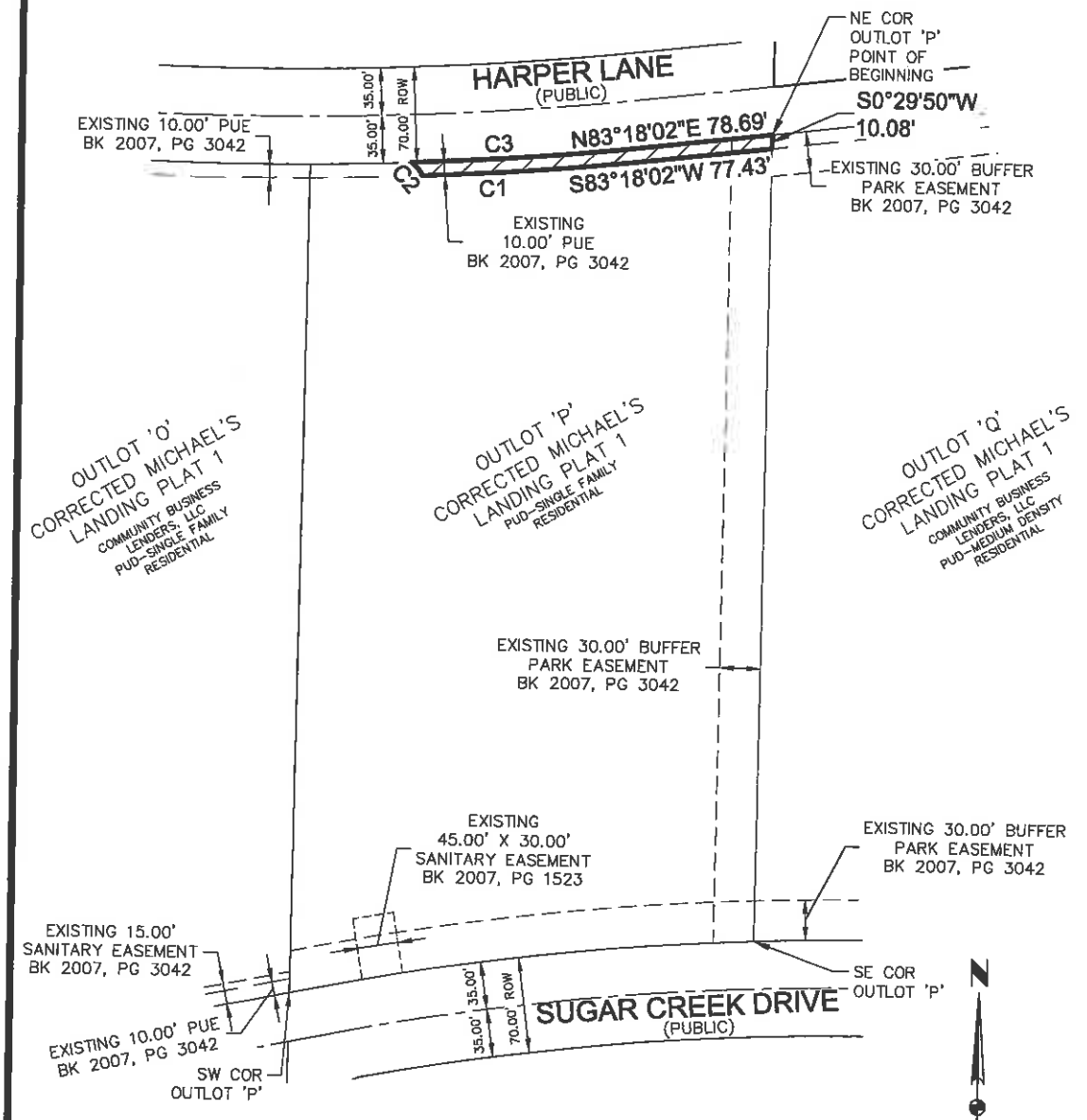
PT OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°57'29"	2595.00'	179.26'	S85°16'46"W	179.23'
C2	29°27'54"	25.00'	12.86'	N40°47'58"W	12.72'
C3	4°07'54"	2585.00'	186.41'	N85°21'59"E	186.37'

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:41 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

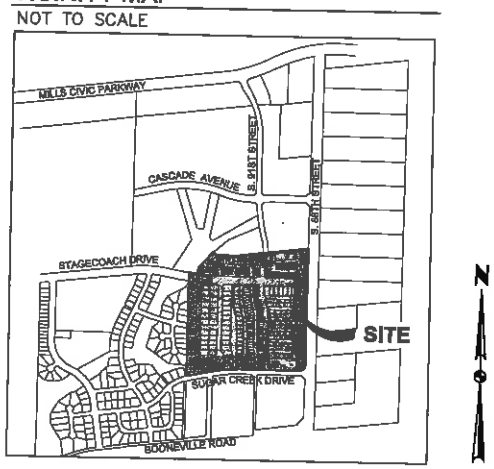
OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 3.72 ACRES (161,985 SQUARE FEET).

PUBLIC UTILITY EASEMENT VACATION DESCRIPTION:

THE NORTH 10.00 FEET AND THE EAST 10.00 FEET OF OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.20 ACRES (8,589 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-PUE-3.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:45 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

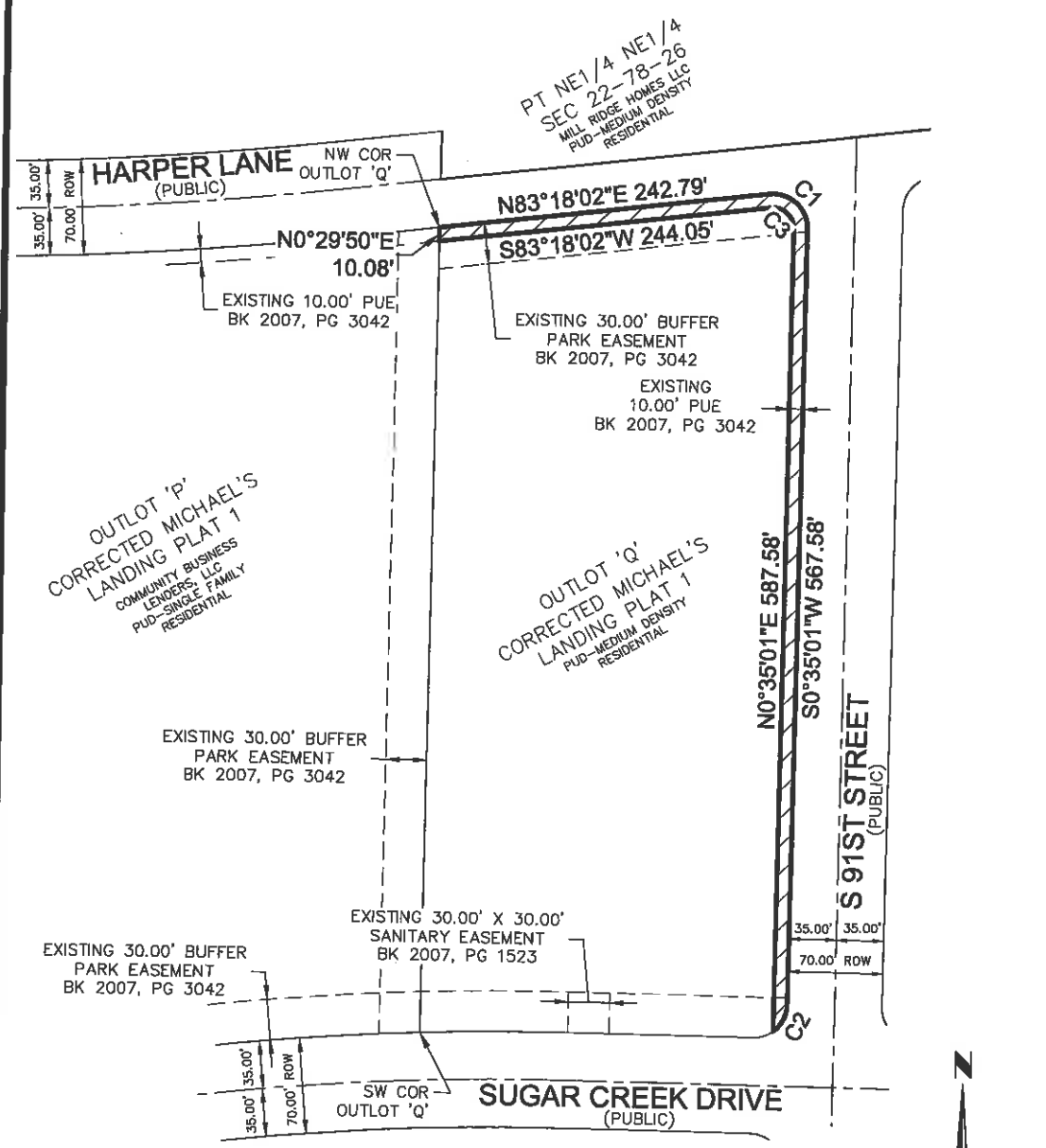
PT OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	97°16'59"	25.00'	42.45'	S48°03'29"E	37.53'
C2	53°07'45"	25.00'	23.18'	S27°08'54"W	22.36'
C3	97°16'59"	15.00'	25.47'	N48°03'29"W	22.52'

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:44 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT K

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 10.55 ACRES (459,486 SQUARE FEET).

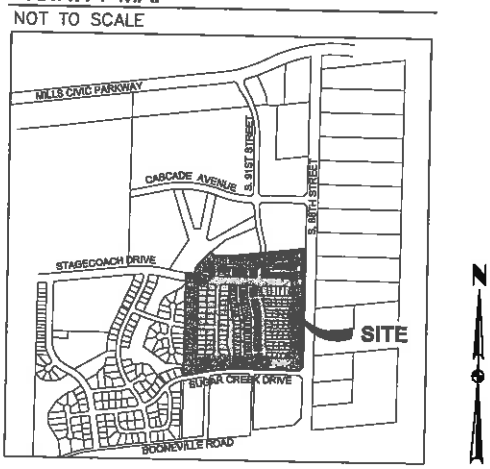
PUBLIC UTILITY EASEMENT VACATION DESCRIPTION:

PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT 'R'; THENCE SOUTH 44°32'36" EAST ALONG THE EAST LINE OF SAID OUTLOT 'R', 42.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°32'36" EAST ALONG SAID EAST LINE, 14.36 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1425.00 FEET, WHOSE ARC LENGTH IS 204.84 FEET, AND WHOSE CHORD BEARS SOUTH 87°25'07" WEST, 204.66 FEET; THENCE SOUTH 83°18'02" WEST, 467.54 FEET; THENCE SOUTH 0°35'01" WEST, 565.78 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 14.92 FEET, WHOSE ARE LENGTH IS 23.37 FEET, AND WHOSE CHORD BEARS SOUTH 44°17'55" EAST, 21.05 FEET; THENCE NORTH 89°30'10" WEST, 19.83 FEET TO THE WEST LINE OF SAID OUTLOT 'R'; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID OUTLOT 'R' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.13 FEET, AND WHOSE CHORD BEARS NORTH 17°53'40" WEST, 15.85 FEET; THENCE NORTH 0°35'01" EAST ALONG SAID WEST LINE, 582.74 FEET; THENCE NORTHEASTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00, WHOSE ARC LENGTH IS 23.18 FEET, AND WHOSE CHORD BEARS NORTH 27°08'55" EAST, 22.36 FEET; THENCE SOUTH 0°35'01" WEST, 26.96 FEET; THENCE NORTH 83°18'02" EAST, 466.26 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1435.00 FEET, WHOSE ARC LENGTH IS 195.93 FEET, AND WHOSE CHORD BEARS NORTH 87°12'43" EAST, 195.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES (12,814 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:47 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

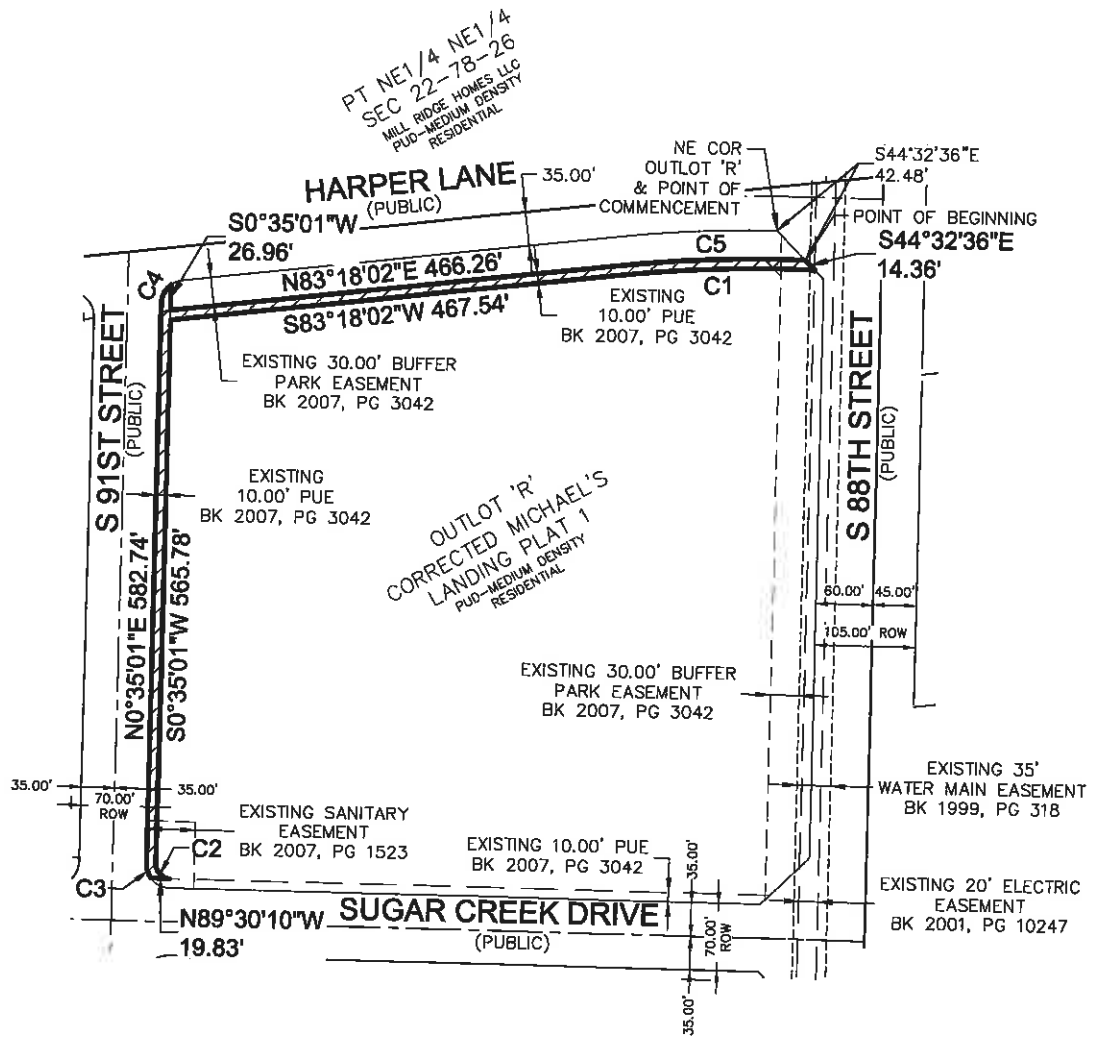
PT OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°14'09"	1425.00'	204.84'	S87°25'07"W	204.66'
C2	89°45'52"	14.92'	23.37'	S44°17'55"E	21.05'
C3	36°57'23"	25.00'	16.13'	N17°53'40"W	15.85'
C4	53°07'48"	25.00'	23.18'	N27°08'55"E	22.36'
C5	7°49'22"	1435.00'	195.93'	N87°12'43"E	195.78'

N

SCALE (FEET)
0 150

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-PUE-4.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:46 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT L

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

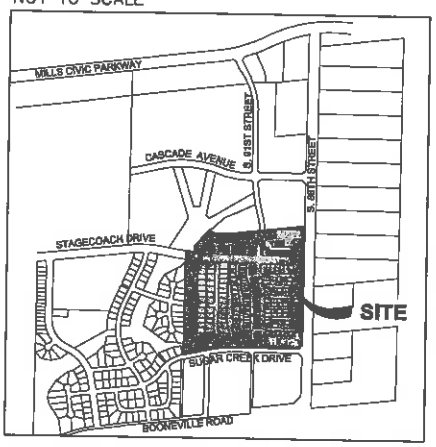
OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 5.12 ACRES (222,980 SQUARE FEET).

SANITARY SEWER EASEMENT VACATION DESCRIPTION:

THE SOUTH 65.00 FEET OF THE WEST 30.00 FEET OF OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 0.05 ACRES (1,994 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-SANITARY-1.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:54 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

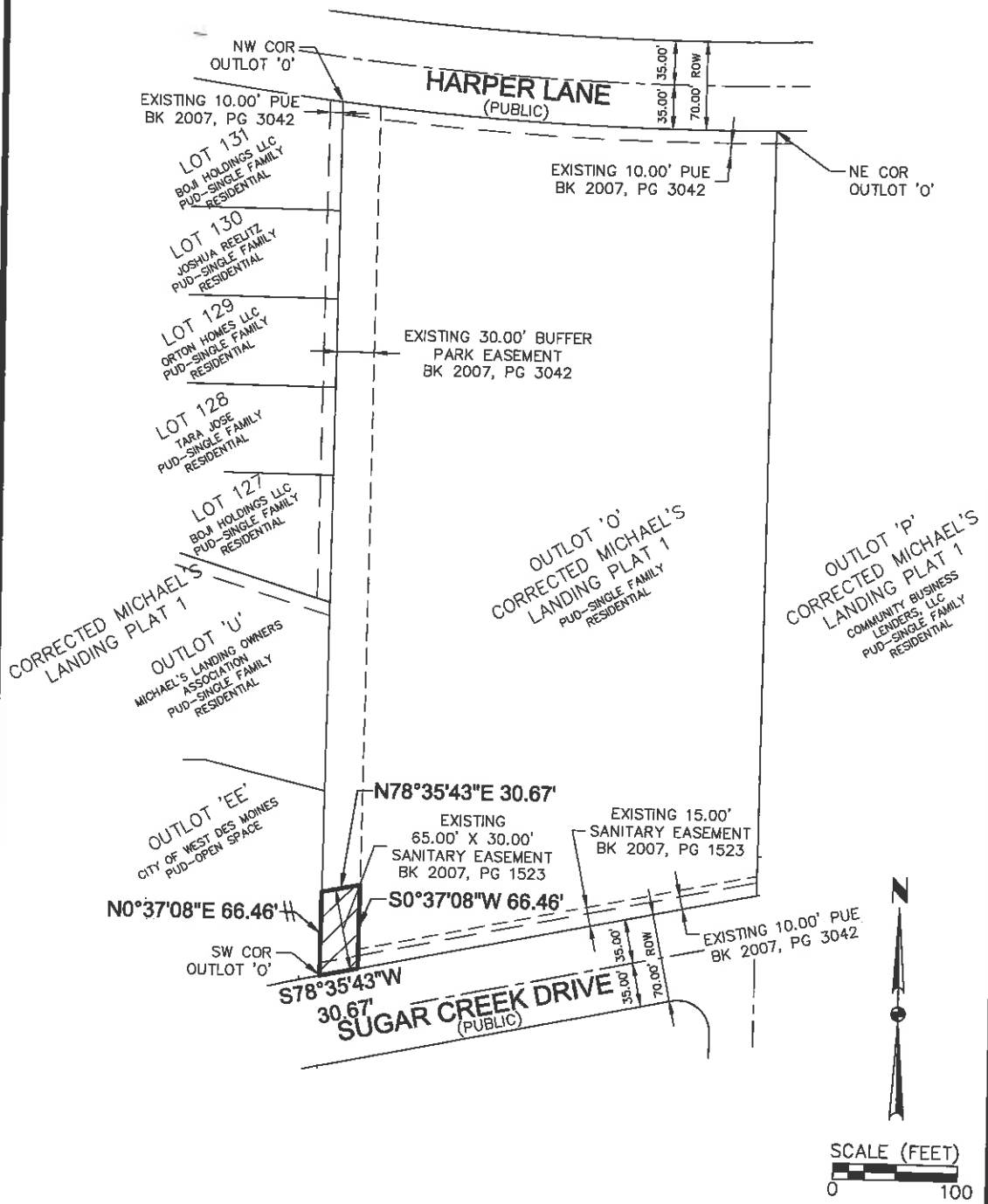
PT OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



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FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:54 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'O', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT M

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 4.58 ACRES (199,720 SQUARE FEET).

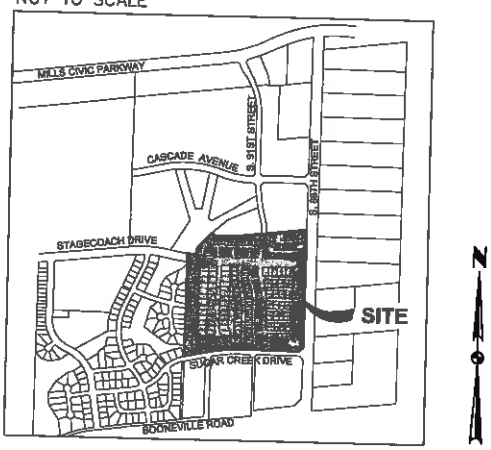
SANITARY SEWER EASEMENT VACATION DESCRIPTION:

PART OF OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'P'; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT 'P' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 258.17 FEET, AND WHOSE CHORD BEARS SOUTH 83°53'29" WEST, 258.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 30.00 FEET, AND WHOSE CHORD BEARS SOUTH 79°50'04" WEST, 30.00 FEET; THENCE NORTH 9°28'07" WEST, 45.00 FEET; THENCE NORTH 79°50'19" EAST, 30.00 FEET; THENCE SOUTH 9°28'07" EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,349 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

REVISED: 3-23-2016

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-SANITARY-2.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/23/2016 8:10 AM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

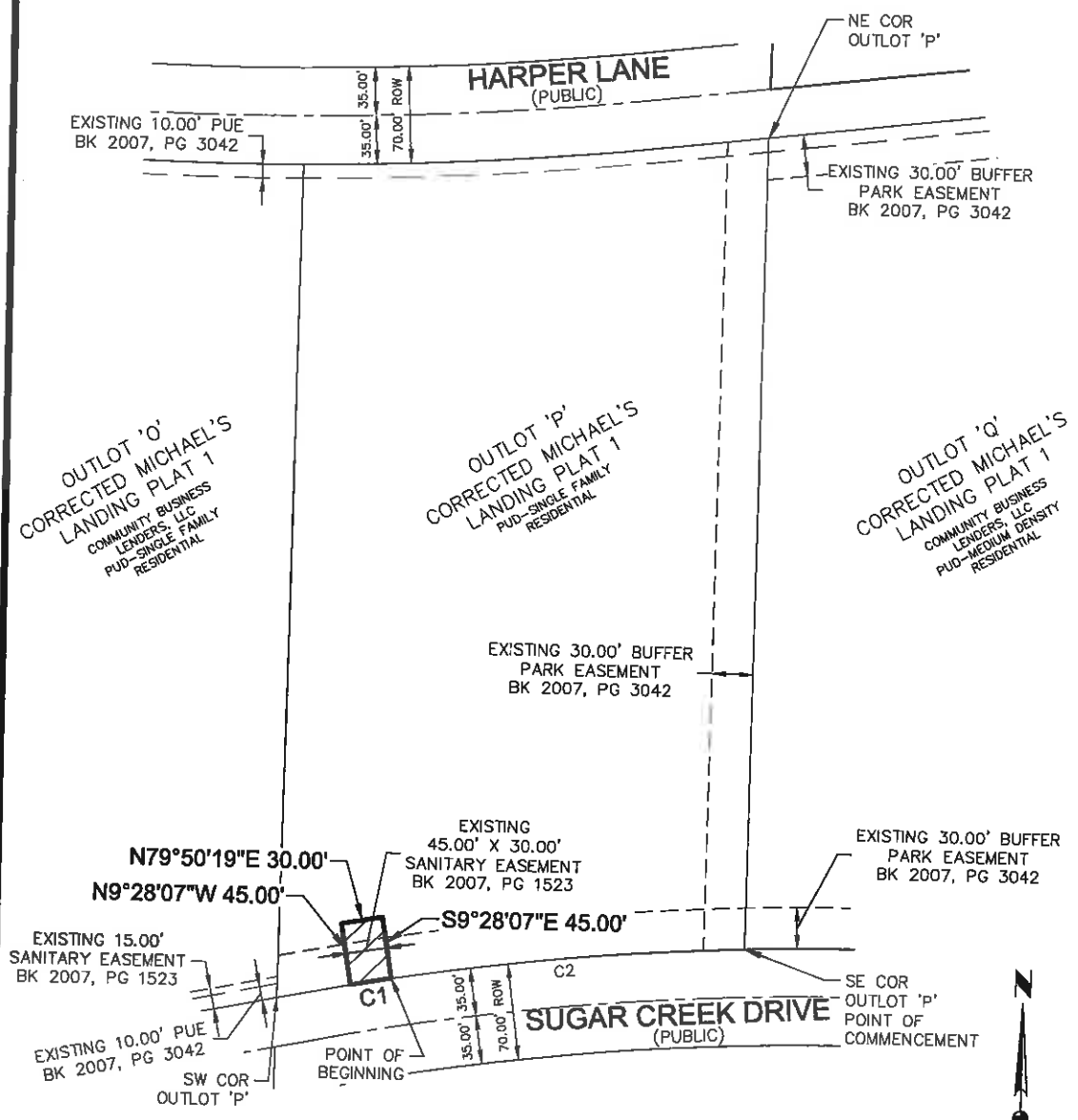
PT OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°50'41"	2035.00'	30.00'	S79°50'04"W	30.00'
C2	7°16'08"	2035.00'	258.17'	S83°53'29"W	258.00'

SCALE (FEET)
0 100

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-SANITARY-2.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/23/2016 8:10 AM
PLOTTED BY: SHERRY DUNN

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1304.147

PT OUTLOT 'P', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT N

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT

OWNER

COMMUNITY BUSINESS LENDERS, LLC
5000 WESTOWN PARKWAY, SUITE 420
WEST DES MOINES, IA 50266

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 10.55 ACRES (459,486 SQUARE FEET).

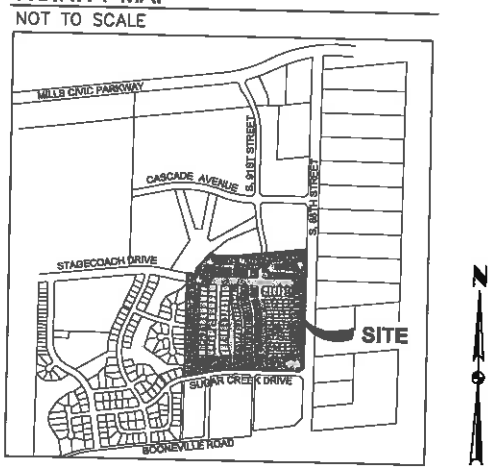
SANITARY SEWER EASEMENT VACATION DESCRIPTION:

PART OF OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'R' BEING ALONG S 91ST STREET; THENCE NORTH 0°35'01" EAST ALONG THE WEST LINE OF SAID OUTLOT 'R', 22.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°35'01" EAST ALONG SAID WEST LINE, 22.62 FEET; THENCE SOUTH 89°24'59" EAST, 49.65 FEET; THENCE SOUTH 0°29'50" WEST, 16.94 FEET; THENCE SOUTH 84°03'35" WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (982 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-SANITARY-3.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 1:00 PM
PLOTTED BY: SHERRY DUNN

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1304.147

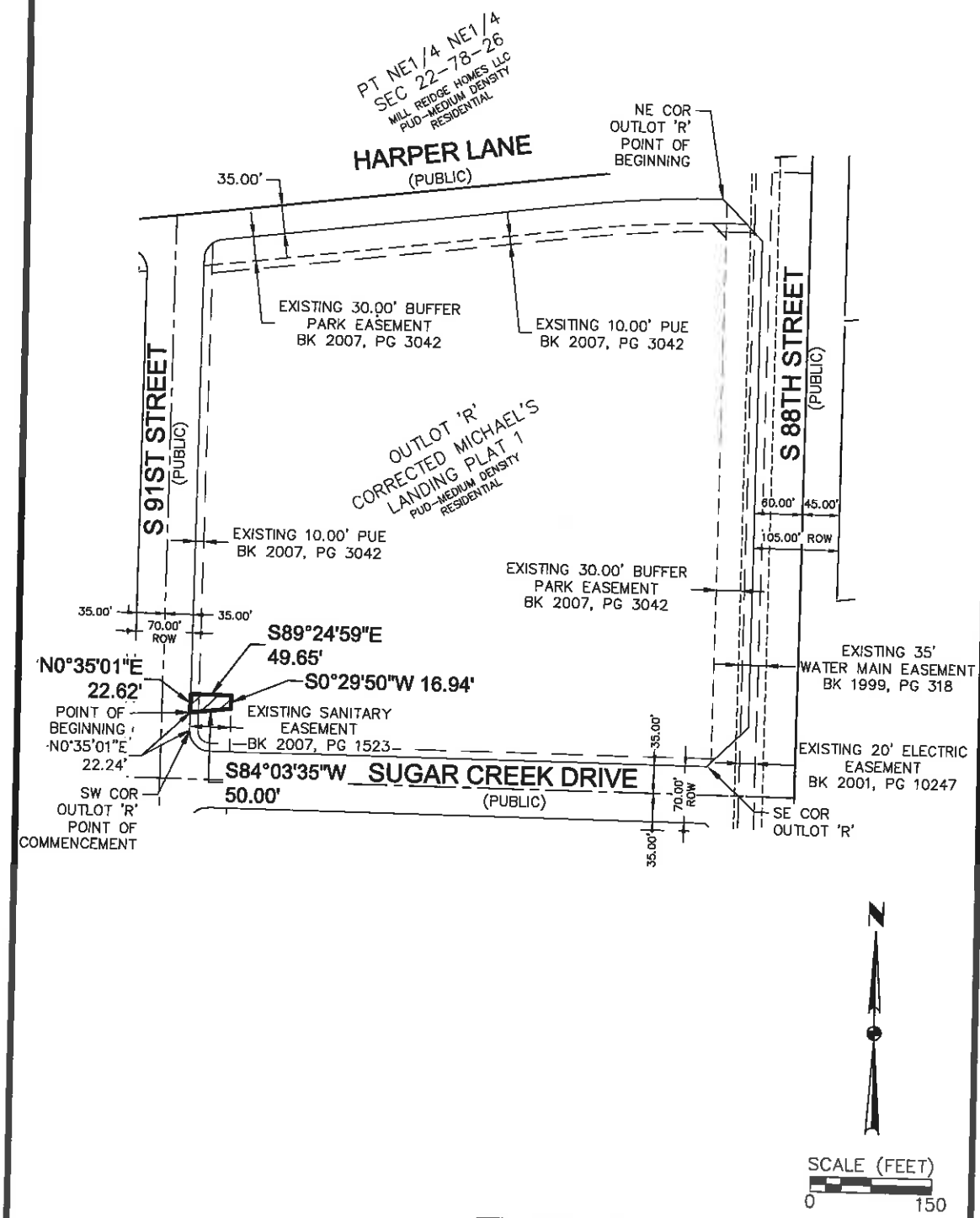
PT OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION EASEMENT PLAT



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PLOTTED BY: SHERRY DUNN

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1304.147

PT OUTLOT 'R', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION EASEMENT PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT III

Prepared by: J.B. Munford, Development Services, P. O. Box 65320, West Des Moines, IA 50265-0320, (515) 222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WEST DES MOINES, IOWA, VACATING APPROXIMATELY 1,200 FEET OF HARPER LANE AND S 91ST STREET BETWEEN HARPER LANE AND SUGAR CREEK DRIVE WITHIN PROPOSED MILL RIDGE DEVELOPMENT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. Pursuant to Title 7, Chapter 1, Section 10 of the West Des Moines City Code, "VACATION AND DISPOSAL" the following City rights-of-way legally described below and as illustrated on the attached exhibits are hereby vacated. The City, at its sole discretion, may then convey vacated properties in accordance with its vacation and conveyance policy.

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'N', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 76.36 FEET, AND WHOSE CHORD BEARS NORTH 88°09'51" EAST, 76.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET, AND WHOSE CHORD BEARS SOUTH 69°07'00" WEST, 15.88 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2520.00 FEET, WHOSE ARC LENGTH IS 197.23 FEET, AND WHOSE CHORD BEARS SOUTH 89°52'46" WEST, 197.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET, AND WHOSE CHORD BEARS NORTH 69°21'27" WEST, 15.88 FEET TO THE NORTH LINE OF SAID STREET LOT 'F'; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 150.60 FEET, AND WHOSE CHORD BEARS SOUTH 89°15'03" EAST, 150.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,088 SQUARE FEET).

AND

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT '0', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 149.46 FEET, AND WHOSE CHORD BEARS NORTH 89°16'01" WEST, 149.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET, AND WHOSE CHORD BEARS NORTH 73°42'21" EAST, 15.74 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2580.00 FEET, WHOSE ARC LENGTH IS 193.39 FEET, AND WHOSE CHORD BEARS NORTH 89°54'39" EAST, 193.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET, AND WHOSE CHORD BEARS SOUTH 73°53'03" EAST, 15.74 FEET TO THE SOUTH LINE OF SAID STREET LOT 'F'; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 74.20 FEET, AND WHOSE CHORD BEARS SOUTH 88°15'16" WEST, 74.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,070 SQUARE FEET).

AND

STREET LOT 'I', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 1.02 ACRES (44,321 SQUARE FEET).

AND

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID STREET LOT 'F'; THENCE SOUTH 0°29'50" WEST ALONG THE EAST LINE OF SAID STREET LOT 'F', 101.41 FEET; THENCE NORTH 44°32'36" WEST, 70.66 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH IS 169.64 FEET, AND WHOSE CHORD BEARS SOUTH 86°37'04" WEST, 169.54 FEET; THENCE SOUTH 83°18'02" WEST ALONG SAID SOUTH LINE, 892.95 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 115.16 FEET, AND WHOSE CHORD BEARS SOUTH 84°34'36" WEST, 115.15 FEET; THENCE NORTH 0°37'08" EAST, 70.25 FEET TO THE NORTH LINE OF SAID STREET LOT 'F'; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 106.21 FEET, AND WHOSE CHORD BEARS NORTH 84°30'37" EAST, 106.20 FEET; THENCE NORTH 83°18'02" EAST, 87.53 FEET; THENCE SOUTH 0°29'50" WEST ALONG SAID NORTH LINE, 35.28 FEET; THENCE NORTH 83°18'02" EAST ALONG SAID NORTH LINE, 1035.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES (52,256 SQUARE FEET).

SECTION 2. <u>SAVINGS CLAUSE.</u> If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 3. <u>EFFECTIVE DATE.</u> This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council on the _____ day of _____, 2016.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

_____
Ryan T. Jacobson
City Clerk

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION PLAT

OWNER

CITY OF WEST DES MOINES

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 4.75 ACRES (207,088 SQUARE FEET).

RIGHT OF WAY VACATION DESCRIPTION:

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'N', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 76.36 FEET, AND WHOSE CHORD BEARS NORTH 88°09'51" EAST, 76.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET, AND WHOSE CHORD BEARS SOUTH 69°07'00" WEST, 15.88 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2520.00 FEET, WHOSE ARC LENGTH IS 197.23 FEET, AND WHOSE CHORD BEARS SOUTH 89°52'46" WEST, 197.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.16 FEET, AND WHOSE CHORD BEARS NORTH 69°21'27" WEST, 15.88 FEET TO THE NORTH LINE OF SAID STREET LOT 'F'; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 150.60 FEET, AND WHOSE CHORD BEARS SOUTH 89°15'03" EAST, 150.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,088 SQUARE FEET).

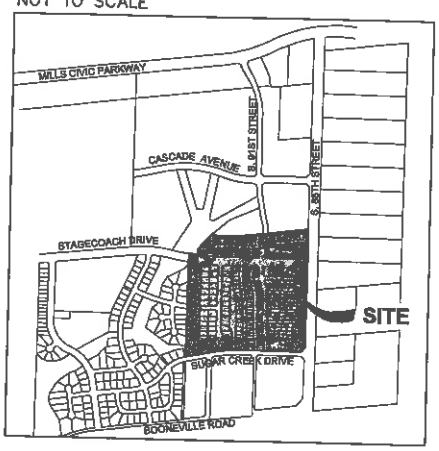
RIGHT OF WAY VACATION DESCRIPTION:

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'O', SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 149.46 FEET, AND WHOSE CHORD BEARS NORTH 89°16'01" WEST, 149.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET, AND WHOSE CHORD BEARS NORTH 73°42'21" EAST, 15.74 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2580.00 FEET, WHOSE ARC LENGTH IS 193.39 FEET, AND WHOSE CHORD BEARS NORTH 89°54'39" EAST, 193.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.02 FEET, AND WHOSE CHORD BEARS SOUTH 73°53'03" EAST, 15.74 FEET TO THE SOUTH LINE OF SAID STREET LOT 'F'; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 74.20 FEET, AND WHOSE CHORD BEARS SOUTH 88°15'16" WEST, 74.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,070 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



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WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-ROW-1.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:48 PM
PLOTTED BY: SHERRY DUNN

1/2
1304.147

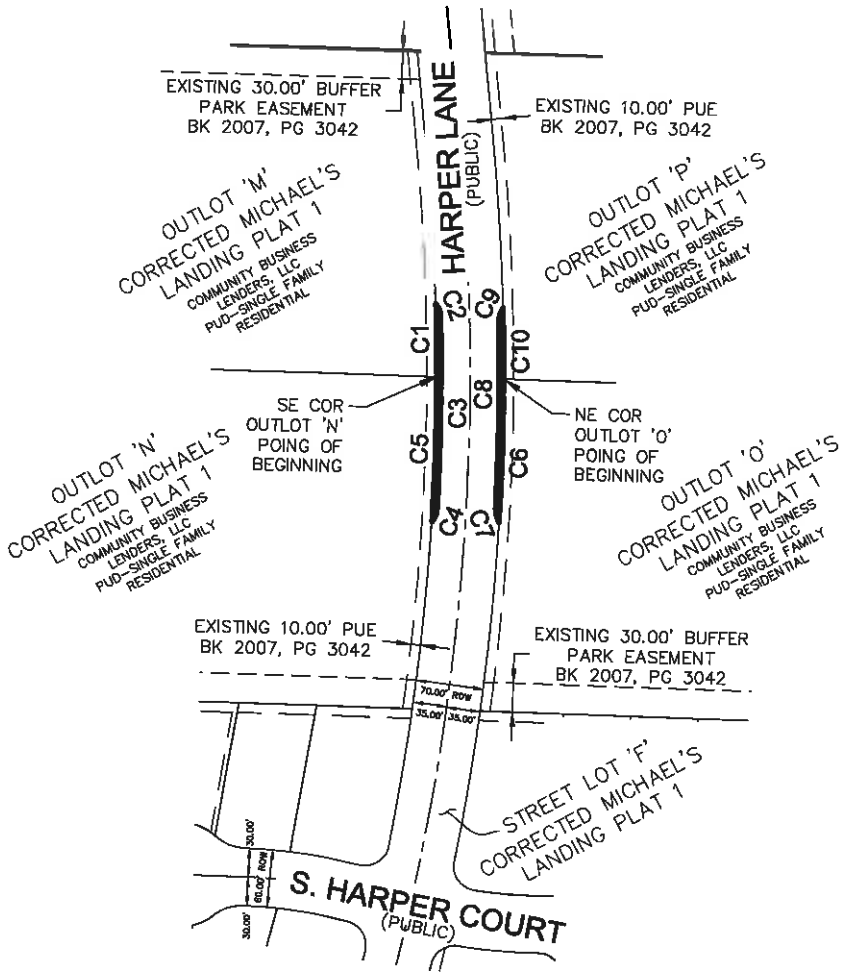
PT OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°44'22"	2515.00'	76.36'	N88°09'51"E	76.35'
C2	37°02'30"	25.00'	16.16'	S69°07'00"W	15.88'
C3	4°29'03"	2520.00'	197.23'	S89°52'46"W	197.18'
C4	37°02'30"	25.00'	16.16'	N69°21'27"W	15.88'
C5	3°25'51"	2515.00'	150.60'	S89°15'03"E	150.58'
C6	3°18'45"	2585.00'	149.46'	N89°16'01"W	149.43'
C7	36°42'17"	25.00'	16.02'	N73°42'21"E	15.74'
C8	4°17'41"	2580.00'	193.39'	N89°54'39"E	193.35'
C9	36°42'17"	25.00'	16.02'	S73°53'03"E	15.74'
C10	1°38'40"	2585.00'	74.20'	S88°15'16"W	74.19'

N

SCALE (FEET)
0 100

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-ROW-1.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:48 PM
PLOTTED BY: SHERRY DUNN

2/2
1304.147

PT OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT B

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION PLAT

OWNER

CITY OF WEST DES MOINES

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 4.75 ACRES (207,088 SQUARE FEET).

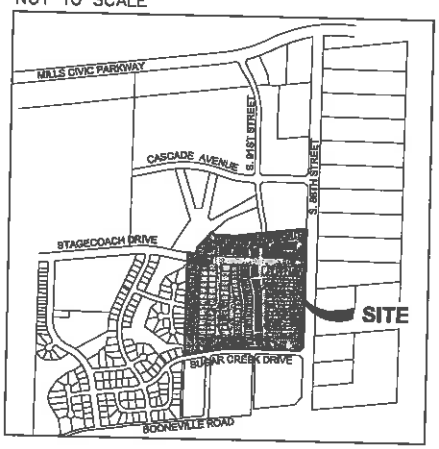
RIGHT OF WAY VACATION DESCRIPTION:

PART OF STREET LOT 'F', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID STREET LOT 'F'; THENCE SOUTH 0°29'50" WEST ALONG THE EAST LINE OF SAID STREET LOT 'F', 101.41 FEET; THENCE NORTH 44°32'36" WEST, 70.66 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID STREET LOT 'F' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH IS 169.64 FEET, AND WHOSE CHORD BEARS SOUTH 86°37'04" WEST, 169.54 FEET; THENCE SOUTH 83°18'02" WEST ALONG SAID SOUTH LINE, 892.95 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2585.00 FEET, WHOSE ARC LENGTH IS 115.16 FEET, AND WHOSE CHORD BEARS SOUTH 84°34'36" WEST, 115.15 FEET; THENCE NORTH 0°37'08" EAST, 70.25 FEET TO THE NORTH LINE OF SAID STREET LOT 'F'; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2515.00 FEET, WHOSE ARC LENGTH IS 106.21 FEET, AND WHOSE CHORD BEARS NORTH 84°30'37" EAST, 106.20 FEET; THENCE NORTH 83°18'02" EAST, 87.53 FEET; THENCE SOUTH 0°29'50" WEST ALONG SAID NORTH LINE, 35.28 FEET; THENCE NORTH 83°18'02" EAST ALONG SAID NORTH LINE, 1035.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES (52,256 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



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WEST DES MOINES, IOWA

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-ROW-3.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:52 PM
PLOTTED BY: SHERRY DUNN

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1304.147

PT OUTLOT 'N', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
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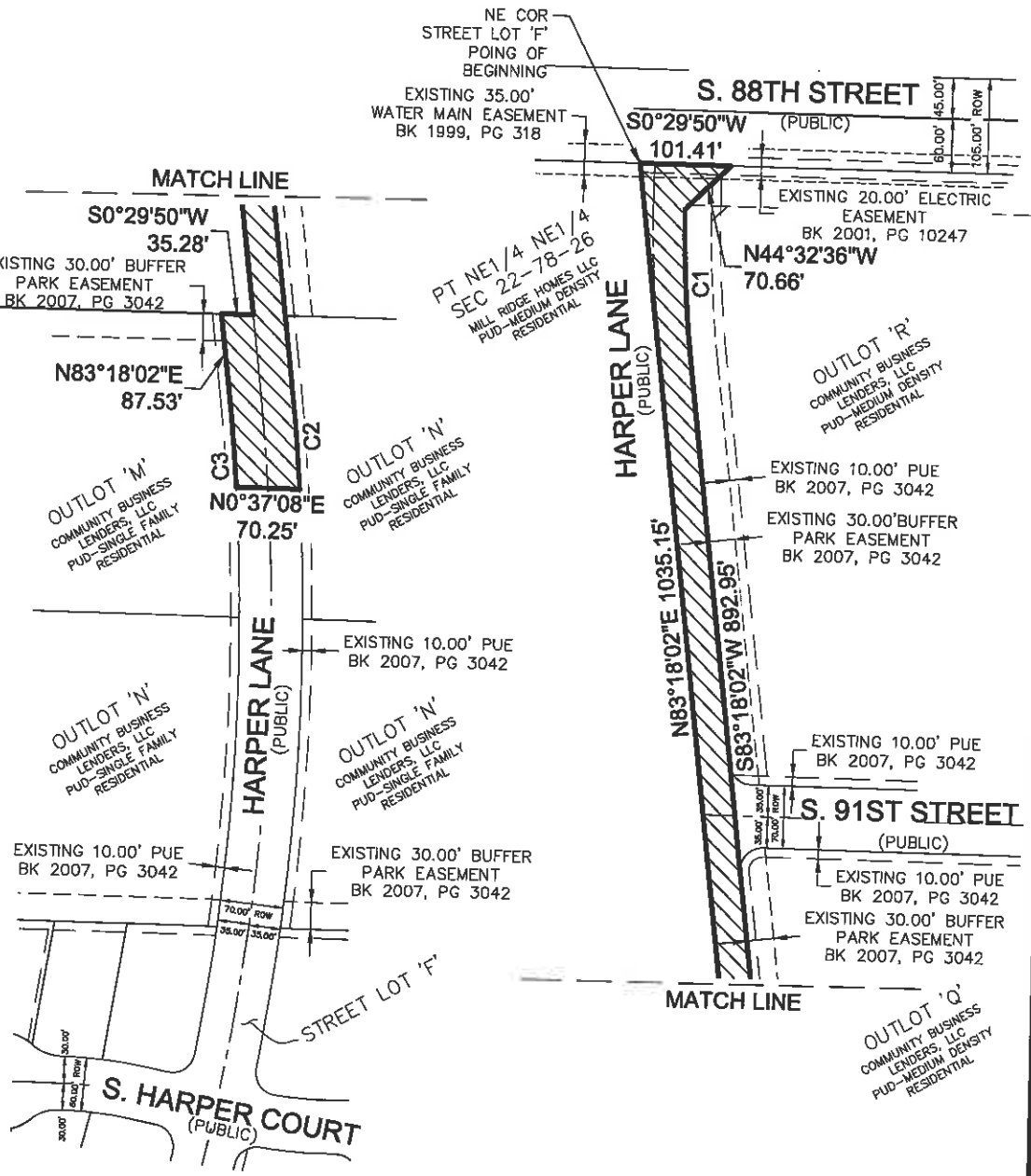
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°38'04"	1465.00'	169.64'	S86°37'04"W	169.54'
C2	2°33'09"	2585.00'	115.16'	S84°34'36"W	115.15'
C3	2°25'10"	2515.00'	106.21'	N84°30'37"E	106.20'

N

SCALE (FEET)
0 100

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-ROW-3.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/8/2016 12:52 PM
PLOTTED BY: SHERRY DUNN

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1304.147

PT OUTLOT 'N', CORRECTED
MICHAEL'S LANDING PLAT 1
VACATION PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EXHIBIT C

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION PLAT

OWNER

CITY OF WEST DES MOINES

APPLICANT

HUBBELL REALTY COMPANY
CONTACT: JOE PIETRUSZYNSKI
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PH: (515) 280-2059

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ORIGINAL PARCEL DESCRIPTION:

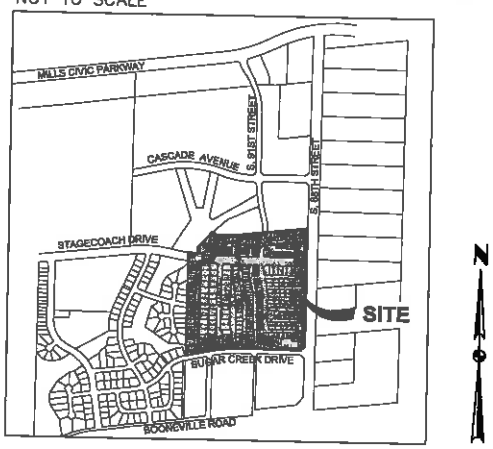
STREET LOT 'I', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 1.02 ACRES (44,321 SQUARE FEET).

RIGHT OF WAY VACATION DESCRIPTION:

STREET LOT 'I', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND CONTAINING 1.02 ACRES (44,321 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

REVISED: 3-23-2016

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-ROW-2.DWG
FILE DATE: 3/8/16 DATE PLOTTED: 3/23/2016 8:05 AM
PLOTTED BY: SHERRY DUNN

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1304.147

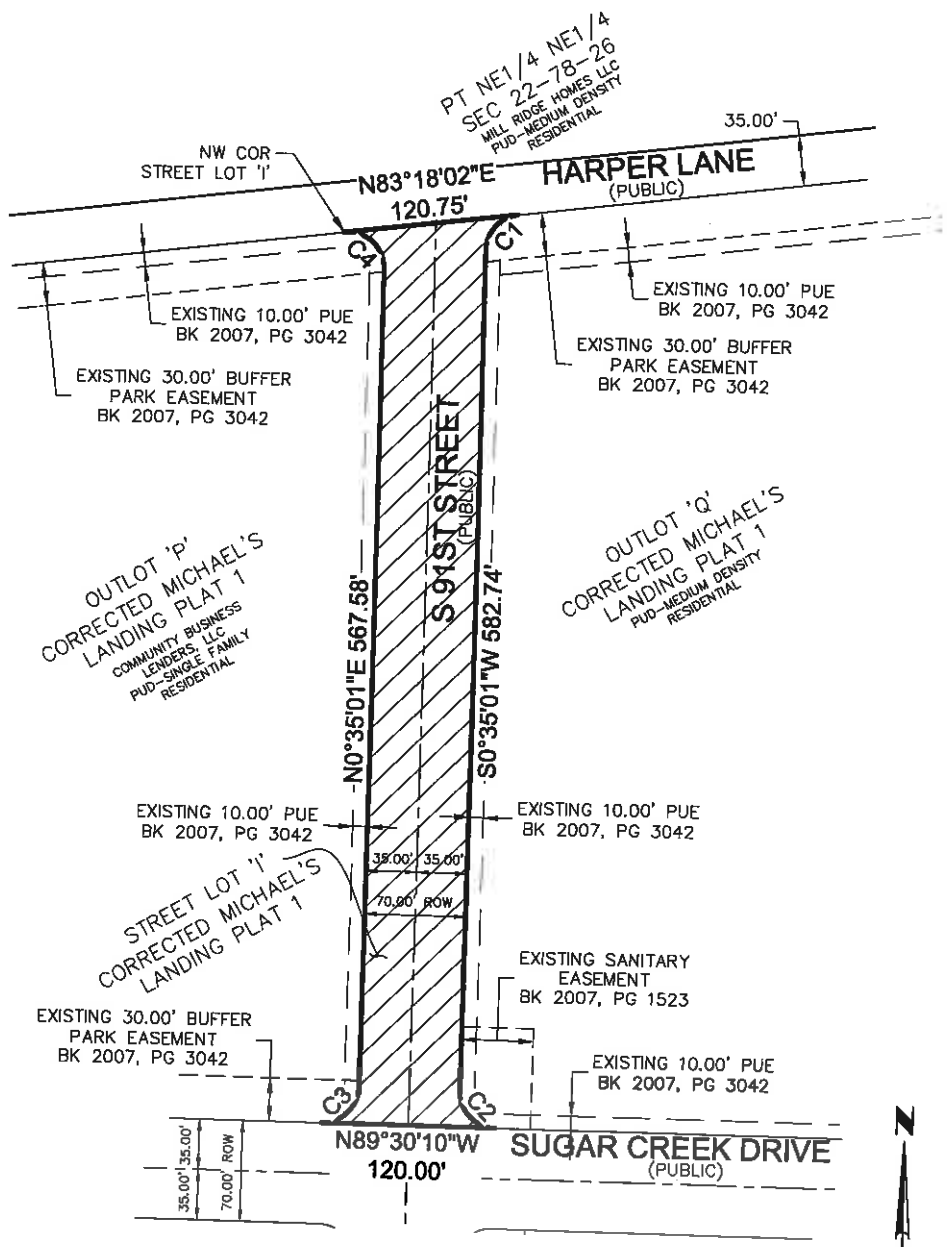
PT OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

EXHIBIT 'A' - VACATION PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	82°43'01"	24.87'	35.91'	S41°40'46"W	32.87'
C2	90°05'11"	25.00'	39.31'	S44°27'35"E	35.38'
C3	89°54'49"	25.00'	39.23'	N45°32'25"E	35.33'
C4	97°16'59"	25.00'	42.45'	N48°03'29"W	37.53'

FILE: H:\2013\1304147\DWG\1304147-EASEMENT-ROW-2.DWG
FILE DATE: 3/23/16 DATE PLOTTED: 3/23/2016 3:43 PM
PLOTTED BY: SHERRY DUNN

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1304.147

PT OUTLOT 'Q', CORRECTED MICHAEL'S LANDING PLAT 1
VACATION PLAT
WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
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PH: (515) 369-4400 Fax: (515) 369-4410