CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: September 3, 2019

ITEM: Browns Woods Estates Plat 1, South of SE Browns Woods Drive on the West Side of Veterans Parkway – Subdivide property into 29 Single Family Lots, 3 Lots for Public Streets, 1 Outlot for Detention and Approve and Accept Public Improvements – Venture Homes by Stephen R. Grubb I, LLC – FP-004149-2018

RESOLUTION: Acceptance of Public Improvements and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant and owner, Venture Homes by Stephen R. Grubb I, LLC, is requesting approval of a Final Plat for approximately 16.5 acres located south of SE Browns Woods Drive on the west side of Veterans Parkway. The applicant proposes to subdivide the property into 29 single family lots, 1 outlot for storm water detention, and 3 street lots, consistent with the approved Preliminary Plat. Also for consideration is the acceptance of public improvements: public streets, public storm sewer, and public sanitary sewer, with surety in lieu of construction of sidewalks and buffer seeding, as well as various easements and agreements related to the subdivision and outlined below.

CITY COUNCIL SUBCOMMITTEE: The final plat for this project was presented to the Development and Planning City Council Subcommittee on December 10, 2018. The Subcommittee expressed support of the development.

OUTSTANDING ISSUES: There are no outstanding issues.
Additionally, as part of this approval, the Council is approving and accepting the following:

- Deed for Street Lots A, B, and C
- A Parkland Dedication Agreement
- A Storm Water Management Facility Maintenance Agreement
- Easements for sanitary sewers
- Easements for storm sewers
- Easements for overland flowage
- Easement for buffers
- Surety for the seeding of the buffer
- Surety for the installation of public sidewalks

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.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the Final Plat Browns Woods Estates Plat 1 to allow the platting of 29 single family lots, one (1) outlot for storm water detention and three (3) street lots and approve and accept public improvements and associated easements and agreements related to the subdivision, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara V. Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

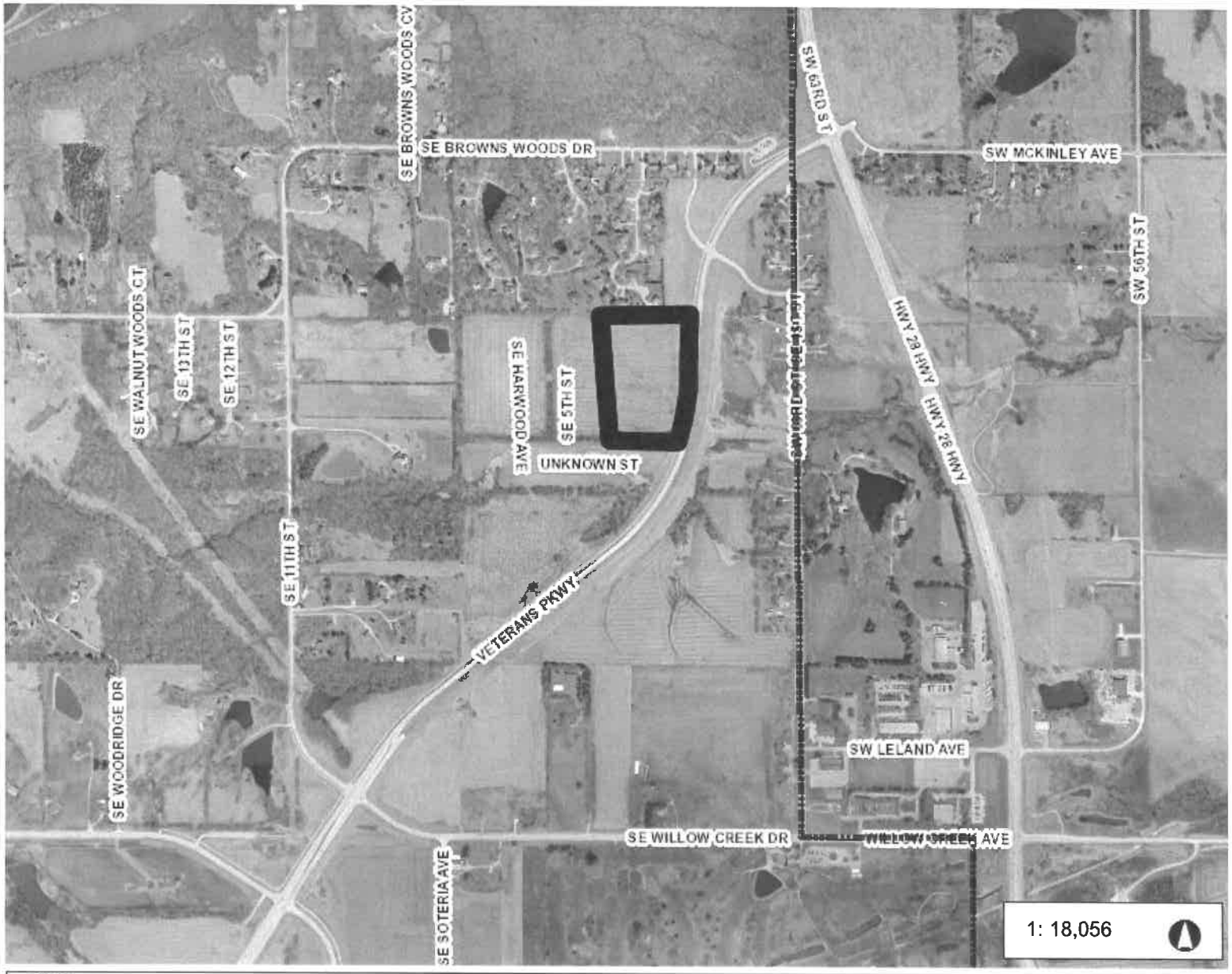
SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	12/10/2018		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Attachment A - Location Map
Attachment B - Final Plat
Attachment C - Resolution: Acceptance of Public Improvements and Approval and Release of Final Plat
Exhibit A - Conditions
Exhibit B - Legal Description

Browns Woods Estates Plat 1



Legend

Corporate Limits

3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT A

FINAL PLAT
BROWNS WOODS ESTATES PLAT 1
West Des Moines, Iowa
Sheet 1 of 2

INDEX LEGEND

LOCATION: NW ¼ SEC. 26-78-25
REQUESTOR: VENTURE HOMES, LLC
PROPRIETOR: VENTURE HOMES, LLC
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC

LEGAL DESCRIPTION

A tract of land being a part of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

Commencing at Northwest Corner of the Southwest ¼ of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa; thence N00°18'26"W, 54.40 feet along the West Line of the Northwest ¼ of the Northwest ¼ of said Section 26, to the Southwest Corner of Jullians Estates, an Official Plat, West Des Moines, Polk County, Iowa; thence S89°42'48"E, 1096.06 feet along the South Line of said Jullians Estates, and along the South Line of Jullians Estates Plat 2 and Schleffelin Estates Plat 1, both Official Plats, West Des Moines, Polk County, Iowa to the Point of Beginning; thence continuing S89°42'48"E, 733.03 feet along the South Line of said Schleffelin Estates Plat 1, to the Westerly Right-of-Way Line of Veterans Parkway, as it is presently established; thence S04°34'23"W, 665.00 feet along said Westerly Right-of-Way Line to a point of curvature of a 1554.52 feet radius curve concave to the Northeast; thence Southwesterly, 303.06 feet along said Westerly Right-of-Way Line and said curve, said curve has a chord length of 302.58 feet and a chord bearing of S10°09'29"W; thence N89°34'26"W, 695.88 feet; thence N01°57'26"W, 71.54 feet; thence N00°23'18"W, 438.38 feet; thence N18°55'28"E, 126.09 feet to a non-tangent 785.00 foot radius curve concave to the Southeast; thence Northwesterly 52.71 feet along said curve, said curve has a chord length of 52.72 feet and a chord bearing of N73°03'00"W; thence N14°58'31"E, 325.77 feet to the Point of Beginning.

Said tract of land contains 16.525 acres more or less.

Said tract of land being subject to all easements of record.

SURVEYOR'S NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

NOTES

1. ALL PARCELS ARE SUBJECT TO LANDSCAPED BUFFER REQUIREMENTS AS SPELLED OUT IN THE WEST DES MOINES ZONING ORDINANCE.
2. ALL SANITARY SEWER, STORM SEWER AND OVERLAND FLOWAGE EASEMENTS ARE PUBLIC, UNLESS OTHERWISE NOTED.
3. LOTS 'A', 'B' & 'C' TO BE DEEDED TO THE CITY OF WEST DES MOINES FOR STREET PURPOSES.
4. OUTLOT 'Z' TO BE USED FOR DETENTION AND OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. OUTLOT 'Y' IS FOR FUTURE DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE APPLICANT/DEVELOPER.
6. THIS SITE IS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS REFERENCED ON FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 19153C0340F, MAP EFFECTIVE DATE FEBRUARY 1, 2019.
7. THE CONTRACTOR/OWNER OF EACH LOT SHALL SUBMIT A FOOTPRINT AND ELEVATION OF ANY PROPOSED RESIDENCE TO THE CITY OF WEST DES MOINES PRIOR TO RECIEVING A BUILDING PERMIT.
8. DECKS WILL NOT BE ALLOWED TO ENCROACH INTO EASEMENTS.
9. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IN SERVICE PIPE (2% MINIMUM).
10. SPOT ELEVATIONS REPRESENT THE GRADE AT A POINT WHERE THE EASEMENTS CROSS LOT LINES.
11. NO DIRECT ACCESS TO VETERANS PARKWAY IS PERMITTED FOR THE SINGLE FAMILY RESIDENTIAL LOTS.
12. THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST AND INSTALLATION OF REQUIRED STREET LIGHTS FOR ALL PUBLIC STREETS WITHIN THE PROPOSED DEVELOPMENT.

VICINITY SKETCH

OWNER/APPLICANT
VENTURE HOMES, LLC
475 S. 50th STREET, SUITE 100
WEST DES MOINES, IOWA 50265
ATTN: STEPHEN GRUBB
(515) 327-1700

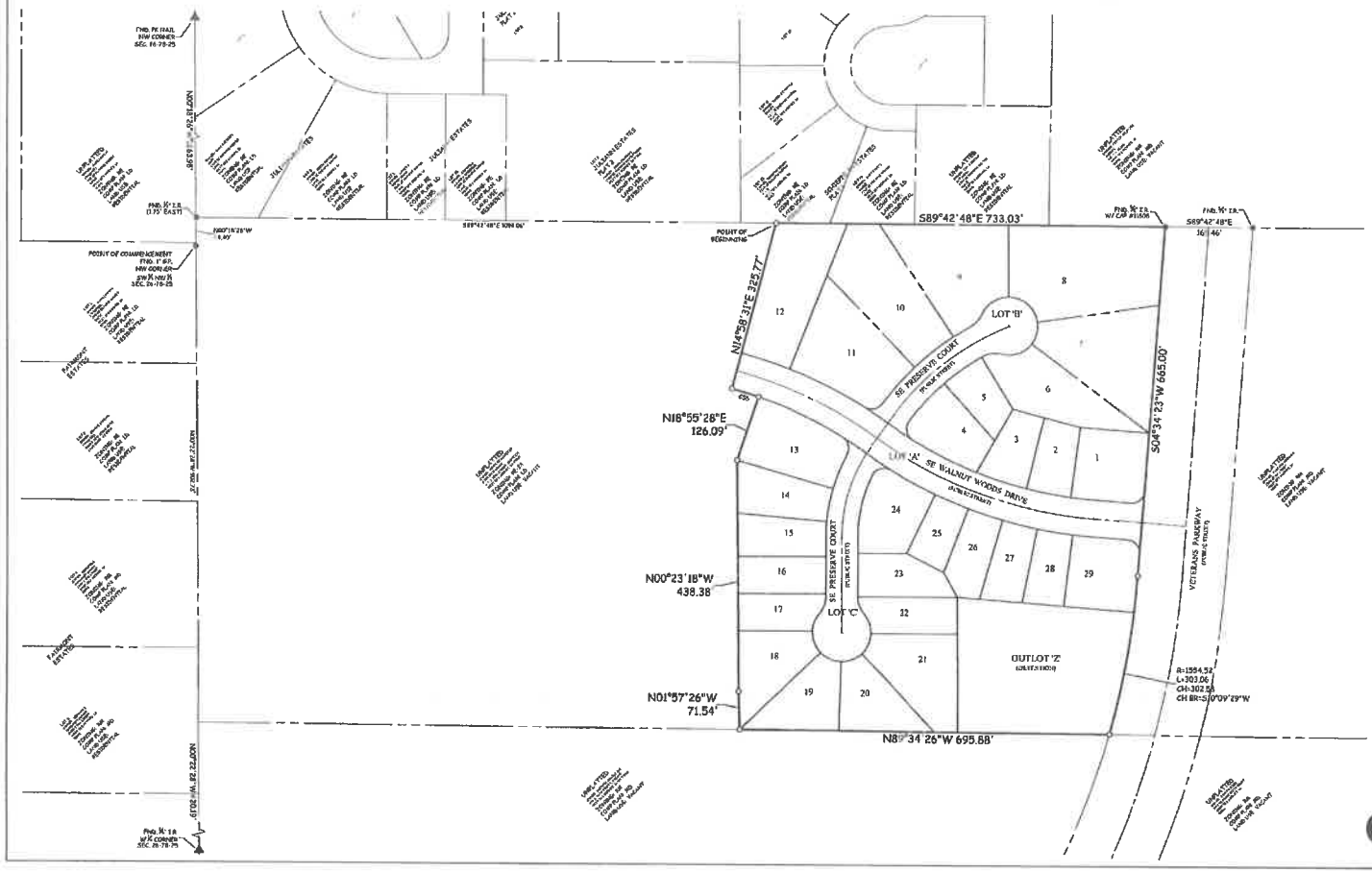
ZONING
EXISTING: R-1
R5-30
PROPOSED: R-1 (LOTS 1-7, 13-29)
R5-30 (LOTS 8-12)

COMPREHENSIVE PLAN LAND USE
EXISTING: SF - SINGLE FAMILY RESIDENTIAL
PROPOSED: SF - SINGLE FAMILY RESIDENTIAL

LAND USE DENSITY
EXISTING: AGRICULTURE (9 UNITS/ACRE)
PROPOSED: SINGLE FAMILY RESIDENTIAL (1.88 UNITS/ACRE)

SETBACKS
R-1
FRONT-30'
REAR-35'
SIDE-7' MIN. (15' TOTAL)

R5-30
FRONT-35'
REAR-35'
80' (ALONG NORTH PLAT BOUNDARY)
SIDE-8' MIN. (20' TOTAL)



LEGEND

	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(1313)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL
M.P.E.	MINIMUM PROTECTION ELEVATION
M.O.E.	MINIMUM OPENING ELEVATION

CERTIFICATION

KEVEN J. CRAWFORD 13156 — IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING OR LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Keven J. Crawford Aug 28, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA
PHONE (515) 224-1344 FAX: (515) 224-1345

DATE: 11-14-2018
REVISIONS:

SCALE: 1"=100'

APPROVED — ESTIMATED — AS BUILT —

FINAL PLAT
Browns Woods Estates Plat 1

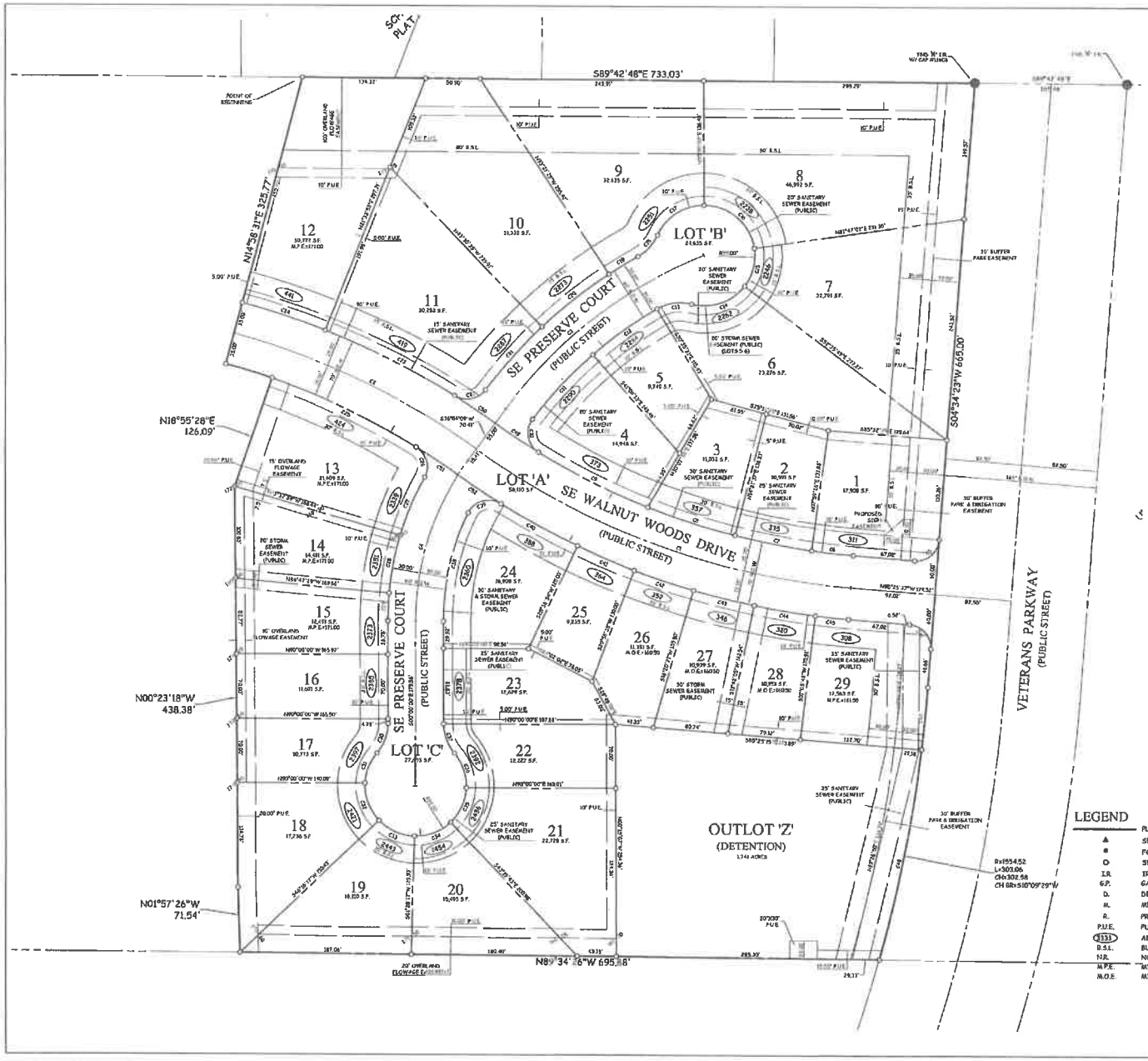
ATTACHMENT B

FINAL PLAT

BROWNS WOODS ESTATES PLAT 1

West Des Moines, Iowa

Sheet 2 of 2



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	031°29'47"	800.00	439.77	225.60	434.25	N65°40'44"W
C2	027°00'38"	800.00	377.51	192.85	374.07	N64°28'49"W
C3	031°32'59"	500.00	275.24	141.66	271.72	S38°39'38"W
C4	036°04'09"	300.00	188.88	97.95	185.73	S38°08'04"W
C5	090°00'00"	25.00	39.27	25.00	35.36	N48°34'23"E
C6	003°25'04"	765.00	45.63	22.82	45.63	S63°43'06"E
C7	005°12'10"	765.00	69.54	42.07	69.00	S71°49'39"E
C8	007°25'46"	765.00	99.20	49.67	99.13	S77°55'29"E
C9	010°00'44"	765.00	133.68	67.01	133.55	S83°12'13"E
C10	095°10'29"	25.00	41.53	27.37	36.92	S50°36'33"E
C11	011°52'09"	470.00	97.36	48.86	97.19	S42°01'42"W
C12	010°33'41"	470.00	86.66	43.44	86.52	S54°07'38"W
C13	044°48'30"	50.00	39.10	20.61	38.11	S81°48'44"W
C14	064°48'48"	50.00	54.14	30.28	51.26	S70°48'35"W
C15	048°37'10"	50.00	43.79	23.13	42.64	S34°30'23"W
C16	088°47'03"	50.00	78.51	47.43	70.91	S49°06'28"E
C17	064°12'12"	55.00	61.55	35.66	60.07	N56°33'34"E
C18	038°52'54"	50.00	33.19	16.67	33.63	N42°14'13"E
C19	004°00'06"	530.00	37.33	18.67	37.32	N36°37'39"E
C20	010°08'15"	530.00	93.93	47.09	93.81	N31°33'56"E
C21	096°05'02"	530.00	92.89	46.77	92.17	N41°26'47"E
C22	085°59'08"	25.00	37.52	23.31	34.10	N19°24'12"E
C23	010°50'16"	835.00	157.95	79.21	157.72	S63°00'08"E
C24	006°35'22"	835.00	96.03	48.07	95.98	S71°43'43"E
C25	012°00'08"	765.00	175.16	87.96	174.78	S84°30'54"W
C26	086°30'46"	25.00	37.73	23.52	34.26	N14°42'01"W
C27	012°06'21"	330.00	69.72	34.99	69.59	N42°30'18"E
C28	011°09'30"	330.00	64.27	32.24	64.17	N30°52'15"E
C29	005°17'39"	330.00	30.46	15.25	30.45	N37°36'45"E
C30	040°22'01"	50.00	35.21	18.38	34.50	N20°31'05"E
C31	037°27'00"	55.00	35.95	18.64	35.31	N31°38'33"E
C32	046°38'44"	55.00	44.76	23.71	43.55	N40°24'30"W
C33	044°48'00"	55.00	43.00	22.61	41.91	N64°07'41"W
C34	044°48'00"	55.00	43.00	22.61	41.91	S63°06'12"W
C35	011°24'27"	55.00	42.63	22.45	41.57	S34°28'04"W
C36	045°37'34"	55.00	40.92	21.46	39.99	S19°03'06"E
C37	040°09'47"	50.00	35.05	18.28	34.33	S20°17'13"E
C38	028°03'35"	270.00	132.20	67.48	131.75	S13°01'48"W
C39	096°05'27"	25.00	41.93	27.81	37.18	S74°06'34"W
C40	006°28'38"	615.00	69.29	47.70	69.24	N61°08'57"W
C41	004°38'17"	615.00	67.59	33.81	67.57	N66°42'16"W
C42	004°38'17"	615.00	67.59	33.81	67.57	N71°20'33"W
C43	004°38'17"	615.00	67.59	33.81	67.57	N75°58'49"W
C44	004°38'17"	615.00	67.59	33.81	67.57	N80°37'06"W
C45	002°29'26"	615.00	26.79	13.15	26.79	N84°16'55"W
C46	090°00'00"	25.00	39.27	25.00	35.36	N45°25'33"W
C47	004°31'13"	1554.52	68.38	34.19	68.37	N05°49'59"E
C48	008°38'09"	1554.52	234.68	117.56	234.46	S11°39'07"W
C49	004°16'00"	715.00	56.97	28.50	56.96	N56°03'38"W
C50	007°39'38"	715.00	95.43	48.72	95.46	N59°45'50"W
C51	004°01'31"	715.00	51.78	25.89	51.77	N63°51'37"W
C52	002°54'57"	715.00	37.07	18.54	37.06	N65°53'19"W
C53	007°56'57"	715.00	99.11	49.37	99.02	S73°03'00"E

LEGEND

▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
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R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(5333)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL
M.P.E.	MINIMUM PROTECTION ELEVATION
M.O.E.	MINIMUM OPENING ELEVATION

IOWA ONE-CALL

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-14-2018
REVISIONS:

SCALE: 1"=50'

APPROVED: -- INITIALED: -- AS-BUILT: --

FINAL PLAT
Browns Woods Estates Plat 1

JOB NUMBER CC 2127

SHEET 2 OF 2

Prepared by: KTragesser, 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 AND ACCEPTING THE PUBLIC IMPROVEMENTS, ACCEPTING SURETY IN LIEU OF INSTALLATION OF PUBLIC SIDEWALKS AND APPROVING AND RELEASING THE FINAL PLAT BROWNS WOODS ESTATES PLAT 1 (FP-004149-2018) FOR THE PURPOSE OF PLATTING PROPERTY INTO 29 SINGLE FAMILY LOTS, ONE (1) OUTLOT AND 3 STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Venture Homes by Stephen Grubb I, LLC, has requested approval for a Final Plat (FP-004149-2018) for an approximately 16.5 acre site located south of SE Browns Woods Drive and west of Veterans Parkway for the purpose of subdividing the property into 29 single family lots, 1 outlot for storm water detention and 3 street lots to be dedicated to the City;

Legal Description
See Exhibit B – Legal Description

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; and

WHEREAS, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Browns Woods Estates Plat 1 and recommended approval on August 27, 2018; and

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Browns Woods Estates Plat 1 that was reviewed and approved by the City Council on September 4, 2018; and

WHEREAS, on September 3, 2019, this City Council held a duly-noticed meeting to consider the application for Browns Woods Estates Plat 1 Final Plat (FP-004149-2018); and

WHEREAS, the City Council did accept public improvements associated with the construction of public streets, public sanitary sewer, and public storm sewer within the plat boundaries; and

WHEREAS, the applicant has provided a deed to the City of West Des Moines for public street lots A, B, and C to be dedicated to the City as public rights-of-way; and

WHEREAS, the City Council did accept sanitary sewer, storm water, overland flowage and buffer park easements; and

WHEREAS, the City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property; and

WHEREAS, the City Council did accept the Parkland Dedication Agreement; and

WHEREAS, the City Council did accept surety in lieu of construction of public sidewalks and seeding of buffer areas within the plat; and

WHEREAS, Browns Woods Estates Plat 1 is zoned Residential Single Family (R-1) and Residential Single Family (RS-30) and meets all requirements of the City's Zoning Code.

WHEREAS, the City Council approves the following address assignments:

Lot 1 = 311 SE Walnut Woods Drive
Lot 2 = 335 SE Walnut Woods Drive
Lot 3 = 357 SE Walnut Woods Drive
Lot 4 = 373 SE Walnut Woods Drive and 2290 SE Preserve Court
Lot 5 = 2284 SE Preserve Court
Lot 6 = 2262 SE Preserve Court
Lot 7 = 2246 SE Preserve Court
Lot 8 = 2238 SE Preserve Court
Lot 9 = 2251 SE Preserve Court
Lot 10 = 2273 SE Preserve Court
Lot 11 = 2287 SE Preserve Court and 419 SE Walnut Woods Drive
Lot 12 = 441 SE Walnut Woods Drive
Lot 13 = 424 SE Walnut Woods Drive and 2339 SE Preserve Court
Lot 14 = 2351 SE Preserve Court
Lot 15 = 2373 SE Preserve Court
Lot 16 = 2385 SE Preserve Court
Lot 17 = 2397 SE Preserve Court
Lot 18 = 2421 SE Preserve Court
Lot 19 = 2443 SE Preserve Court
Lot 20 = 2454 SE Preserve Court
Lot 21 = 2436 SE Preserve Court
Lot 22 = 2392 SE Preserve Court
Lot 23 = 2378 SE Preserve Court
Lot 24 = 2360 SE Preserve Court and 388 SE Walnut Woods Drive
Lot 25 = 364 SE Walnut Woods Drive
Lot 26 = 352 SE Walnut Woods Drive
Lot 27 = 346 SE Walnut Woods Drive
Lot 28 = 320 SE Walnut Woods Drive
Lot 29 = 308 SE Walnut Woods Drive

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

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, or as amended orally at the City Council hearing, are adopted.

SECTION 2. The public improvements associated with Final Plat, Browns Woods Estates Plat 1 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Browns Woods Estates Plat 1 (FP-004149-2018) is approved, subject to compliance with all the conditions in the staff report, dated September 3, 2019, including conditions added at the meeting, if any, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 4. This resolution does release Browns Woods Estates Plat 1 (FP-004149-2018) Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on September 3, 2019 and Roll Call No. _____.

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on September 3, 2019, among other proceedings, Roll Call No. _____ approved said plat on September 3, 2019, accepted public improvements and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of September, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson

Exhibit A
Conditions of Approval

None.

Exhibit B
Legal Description

A tract of land being a part of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa. Said tract of land being more particularly described as follows:

Commencing at Northwest Corner of the Southwest ¼ of the Northwest ¼ of Section 26, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa; thence N00°18'26"W, 54.40 feet along the West Line of the Northwest ¼ of the Northwest ¼ of said Section 26, to the Southwest Corner of Juliann Estates, an Official Plat, West Des Moines, Polk County, Iowa; thence S89°42'48"E, 1096.06 feet along the South Line of said Juliann Estates, and along the South Line of Juliann Estates Plat 2 and Schieffelin Estates Plat 1, both Official Plats, West Des Moines, Polk County, Iowa to the Point of Beginning; thence continuing S89°42'48"E, 733.03 feet along the South Line of said Schieffelin Estates Plat 1, to the Westerly Right-of-Way Line of Veterans Parkway, as it is presently established; thence S04°34'23"W, 665.00 feet along said Westerly Right-of-Way Line to a point of curvature of a 1554.52 feet radius curve concave to the Northeast; thence Southwesterly, 303.06 feet along said Westerly Right-of-Way Line and said curve, said curve has a chord length of 302.58 feet and a chord bearing of S10°09'30"W; thence N89°34'26"W, 695.88 feet; thence N01°57'26"W, 71.54 feet; thence N00°23'18"W, 323.60 feet; thence N18°55'28"E, 126.09 feet to a non-tangent 765.00 feet radius curve concave to the Southwest; thence Northwesterly 52.73 feet along said curve, said curve has a chord length of 52.72 feet and a chord bearing of N73°03'00"W; thence N14°58'31"E, 325.77 feet to the Point of Beginning.

Said tract of land contains 16.575 acres more or less.

Said tract of land being subject to all easements of record.