CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 16, 2019

ITEM: Resolution – Public hearing regarding the vacation of a portion of former Army Post Road, Southeast 11th Street and Pine Avenue as public street right of way and releasing and terminating the easements as public street right of way.

FINANCIAL IMPACT: None

SYNOPSIS: Due to the construction of Veterans Parkway and the realignment of a portion of former Army Post Road, Southeast 11th Street and Pine Avenue, right of way easements comprising areas of the roadways being realigned are no longer needed. The attached Resolution vacates these easements as public streets, releases the City's interest in the vacated streets and terminates the easements. Upon termination, full fee title ownership will revert to the underlying property owner.

Because this action only vacates a portion of a street due to realignment, but does not vacate the street, no review by the Plan and Zoning Commission is required.

RECOMMENDATION: Approve the Resolution vacating the property shown on the attached plats as street right of way, release the City's interest in the property and terminate the easement as public street right of way.

Lead Staff Member: Richard J. Scieszinski, City Attorney

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	DM Register
Dates(s) Published	Sept. 11, 2019

SUBCOMMITTEE REVIEW (if applicable)

Committee	None		
Date Reviewed			
Recommendation			

RESOLUTION NO. _____

RESOLUTION APPROVING THE VACATION OF A PORTION OF FORMER ARMY POST ROAD, SOUTHEAST 11TH STREET AND PINE AVENUE AS PUBLIC STREET RIGHT OF WAY AND THE RELEASE AND TERMINATION OF PUBLC STREET RIGHT OF WAY EASEMENTS

WHEREAS, the City of West Des Moines, Iowa is the owner of easements comprising sixteen separate parcels constituting public street right of way for a portion of former Army Post Road, Southeast 11th Street and Pine Avenue, all as shown on the attached Vacation Plats 02-V, 03-V, 05-V, 06-V, 07-V and 08-V ("Exhibits"); and

WHEREAS, due to the realignment of the roadway for which the right of way easements were used, the sixteen parcels comprising the public street right of way are no longer needed and the vacation of the parcels as public street right of way is appropriate; and

WHEREAS, pursuant to Code of Iowa Sections 362.3 and 364.7, publication of notice of vacation of the easements as public street right of way and the release and termination of the easements has been made; and

WHEREAS, this being the time and place for a public hearing regarding vacation of the easements as public street right of way and the release and termination of the Easements; and

WHEREAS, the City Council of the City of West Des Moines, Iowa finds that use of the property shown on the attached Exhibits is no longer needed and should therefore be vacated as street right of way and the City's interest in the property released and terminated; and

WHEREAS, by operation of law, upon vacation of the easements for use as public street right of way and the release and termination of the City's interest, all property rights shall revert to the underlying fee owner.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. Pursuant to Code of Iowa Section 364.7, publication of notice regarding vacation of the property shown on the attached Exhibits 02-V, 03-V, 05-V, 06-V, 07-V and 08-V (Exhibits) as public street right of way for a portion of former Army Post Road, Southeast 11th Street and Pine Avenue and release and termination of the City of West Des Moines' interest in the property as public street right of way easements has been properly made.

2. The public hearing regarding vacation of the property as public street right of way and the release and termination of the City's interest in the easements is closed.

3. The property shown on the attached Exhibits is hereby vacated as public street right of way and all interests of the City of West Des Moines in the easements is released and terminated.

4. The property shown on the attached Exhibits shall no longer be designated as a public street in the City of West Des Moines and shall be removed from the City's public street system.

5. The Mayor is authorized to sign and the City Clerk is directed to attest to the Mayor's signature on all documentation evidencing the vacation, release and termination of the City's interest in the easements shown on the attached Exhibits.

6. Upon execution, all relevant documentation shall be filed in the Office of the Polk County, Iowa Recorder.

PASSED AND APPROVED this 16th day of September, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Prepared by/Return to: R.J. Scieszinski, P.O. Box 65320, West Des Moines IA 50265-0320; (515) 222-3614
Address Tax Statements: Hurd Land Company, LLC; Hurd Real Estate Services, Inc., Hurd Indiana, LLC, 2000 Fuller Road, West Des Moines, Iowa, (515) 225-1102; and West Des Moines Community School District (Plat 03-V), 3550 Mills Civic Parkway, West Des Moines, IA 50265 (515) 633-5000

Space above this line for Recorder

RELEASE AND TERMINATION OF EASEMENTS

For the consideration of One Dollar and other valuable consideration, the **City Of West Des Moines**, a municipal corporation organized under the laws of the State of Iowa, does hereby release and terminate all its right, title and interest in the property identified on the attached vacation plats as 02-V, 03-V, 05-V, 06-V, 07-V and 08-V.

Dated this ___ day of September, 2019.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of September, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven K. Gaer and Ryan T. Jacobson, to me known to be the Mayor and City Clerk, respectively, of the City of West Des Moines, Iowa; that this record was signed on behalf of the City, by authority of its City Council as contained in Resolution No. _____ approved on the 16th day of September, 2019 by the City Council of the City of West Des Moines, Iowa, and that the Mayor and City Clerk acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

_____
Notary Public

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).

INDEX LEGEND

COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 27 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE1/4 SE1/4
SITE ADDRESS: Army Post Road
CITY: West Des Moines
PROPRIETOR: Hurd Land Company LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

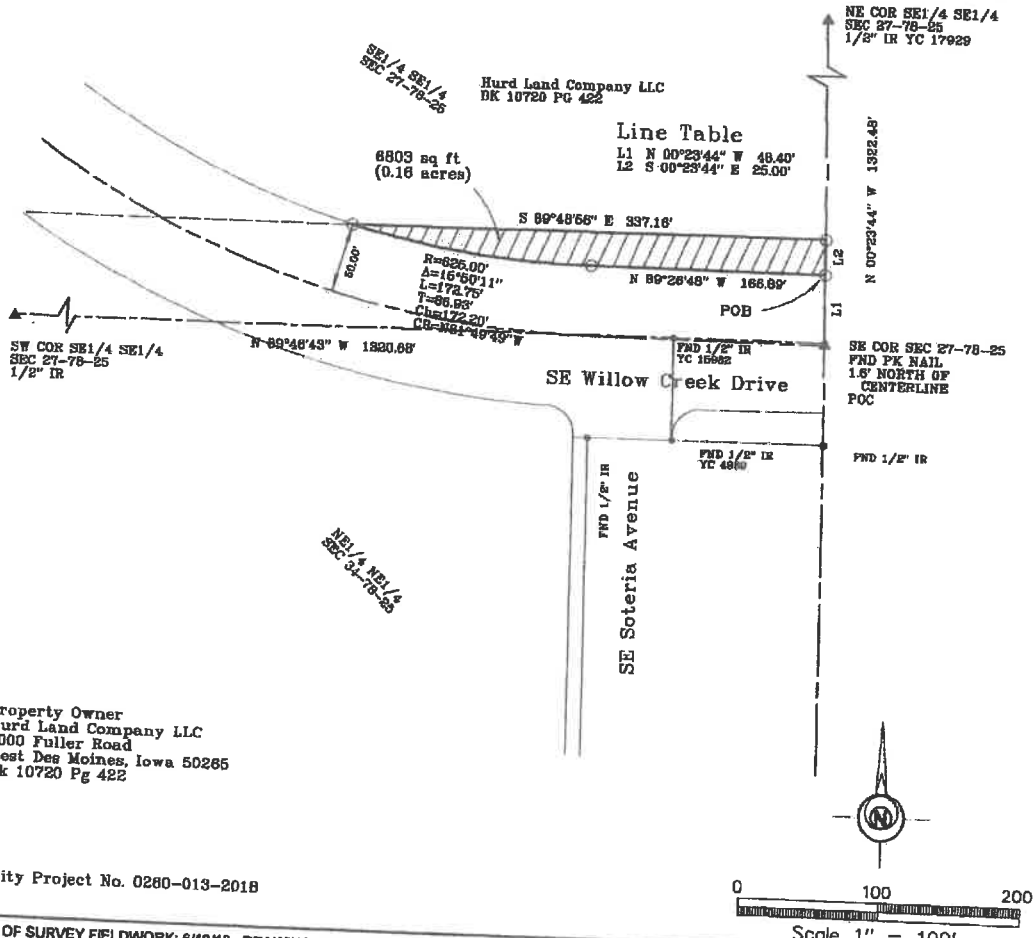
ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 02-V
SHEET 1 OF 4

Vacation of Right of Way Easement Legal Description
All that part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 27, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Southeast corner of said SE1/4 SE1/4 of Section 27, thence North 00°23'44" West, along the East line of said SE1/4 SE1/4 of Section 27, a distance of 48.40 feet to the Point of Beginning; thence North 89°26'48" West, a distance of 166.89 feet to a point on a curve; thence along a curve to the right having a radius of 625.00 feet, a delta of 16°50'11", an arc length of 172.75 feet, and a chord which bears North 81°49'49" West, having a chord distance of 172.20 feet to a point on a line; thence South 89°48'56" East, a distance of 337.16 feet, to a point on the East line of said SE1/4 SE1/4 of Section 27; thence South 00°23'44" East, along the East line of said SE1/4 SE1/4 of Section 27, a distance of 25.00 feet to the Point of Beginning, and containing 6,803 square feet or 0.16 acres of land, more or less.



Property Owner
Hurd Land Company LLC
2000 Fuller Road
West Des Moines, Iowa 50265
Bk 10720 Pg 422

City Project No. 0280-013-2018

0 100 200
Scale 1" = 100'

DATE OF SURVEY FIELDWORK: 6/18/18 DRAWING DATE: 4/22/18 DRAFTER: VP PROJECT NO: 18081 DRAWING NO: 18081VS7

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

2/19/19
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:
8/3/18
1/29/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

INDEX LEGEND

COUNTY: Polk
SITE ADDRESS: SE Willow Creek Drive & Veterans Parkway
CITY: West Des Moines
SECTION: 27 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE 1/4 SE 1/4
PARCEL DESIGNATION: N/A
PROPRIETOR: Hurd Land Company, LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT

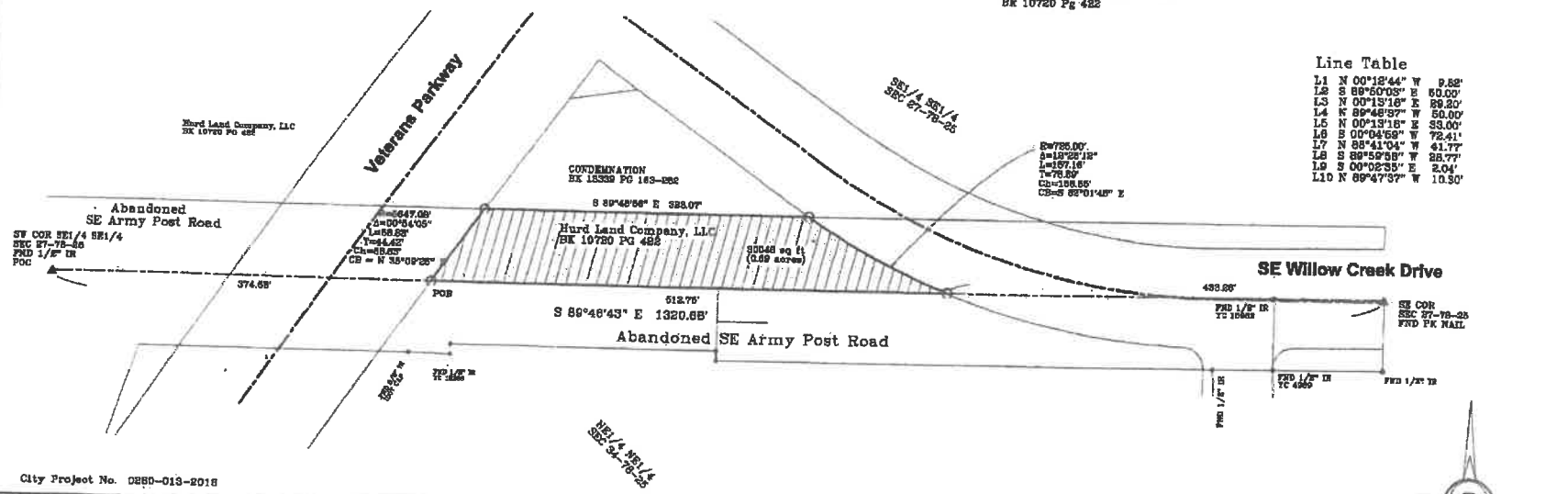
EXHIBIT 02-V

SHEET 2 OF 4

Vacation of Right of Way Legal Description
All that part of abandoned SE Army Post Road, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 27 Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of said SE1/4 SE1/4, thence South 89°46'43" East, along the South line of said SE1/4 SE1/4, a distance of 374.68 feet to the Point of Beginning, being a point on the East Right of way line of Veterans Parkway; thence along the East Right of Way line of Veterans Parkway, along a curve to the right having a radius of 5,647.08 feet, a delta of 00°54'05", an arc length of 88.83 feet, and a chord which bears North 35°09'26" East, having a chord distance of 88.83 feet, to a point on the North line of abandoned SE Army Post Road; thence South 89°46'56" East, a distance of 383.07 feet to a point on the West Right of Way line of SE Willow Creek Drive; thence along a curve to the left having a radius of 725.00 feet, a delta of 12°25'12", an arc length of 157.16 feet, and a chord which bears South 82°01'45" East, having a chord distance of 156.86 feet; thence North 89°46'43" West, a distance of 512.75 feet to the Point of Beginning, and containing 30,046 square feet or 0.69 acres of land, more or less.

SPACE ABOVE FOR USE BY RECORDER OFFICE

Property Owner
Hurd Land Company, LLC
2000 Fuller Road
West Des Moines, Iowa 50265
Bk 10720 Pg 422



Line Table

L1	N 00°12'44" W	9.82'
L2	S 89°50'03" E	50.00'
L3	N 00°13'16" E	89.20'
L4	N 89°46'37" W	50.00'
L5	N 00°13'16" E	33.00'
L6	S 00°04'59" W	72.41'
L7	N 88°41'04" W	41.77'
L8	S 89°59'58" W	28.77'
L9	S 00°02'35" E	2.04'
L10	N 89°47'37" W	10.30'

City Project No. 0280-013-2016

DATE OF SURVEY FIELDWORK: 6/18/16 DRAWING DATE: 4/22/16 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081V84

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

2/19/19

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

VINCENT E. PIAGENTINI
15982
IOWA
PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:
R RECORDED DISTANCE
M MEASURED DISTANCE
C CALCULATED DISTANCE
● CORNER MONUMENT FOUND
○ SET 1/2" IR YC 15982 UNLESS NOTED.
▲ SECTION CORNER FOUND
△ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
YC YELLOW CAP

REVISION DATE:
8/3/18
1/25/19

IR IRON ROD
IP IRON PIPE

0 100 200
Scale 1" = 100'

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

INDEX LEGEND
COUNTY: Polk PARCEL DESIGNATION: N/A SECTION: 27 TOWNSHIP: 78 RANGE: 25 ALIQUOT PART: SE1/4 SE1/4 SITE ADDRESS: Veterans Parkway CITY: West Des Moines PROPRIETOR: Hurd Land Company, LLC REQUESTED BY: City of West Des Moines SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

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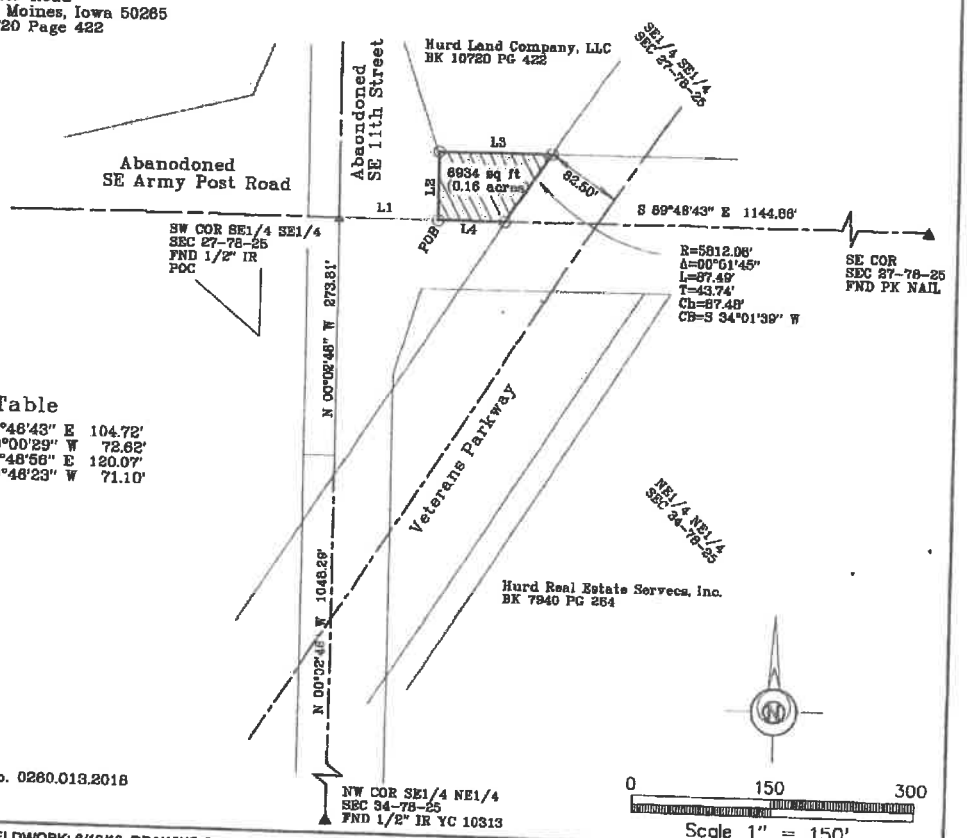
PREPARED BY & RETURN TO: ABACI CONSULTING INC. 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 02-V
SHEET 3 OF 4

Vacation of Right of Way Legal Description
All that part of abandoned SE Army Post Road, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 27, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of said SE1/4 SE1/4, thence South 89°46'43" East, along the South line of said SE1/4 SE1/4, a distance of 104.72 feet, to the Point of Beginning; thence North 00°00'29" West, a distance of 72.62 feet, to a point on the North Right of Way line of abandoned SE Army Post Road; thence South 89°48'56" East, along the North Right of Way line of abandoned SE Army Post Road, a distance of 120.07 feet to a point on a curve, on the Westerly Right of Way line of Veterans Parkway; thence Southerly, along the Westerly Right of Way line of Veterans Parkway, along a curve to the left having a radius of 5,812.08 feet, a delta of 00°51'45", an arc length of 87.49 feet, and a chord which bears South 34°01'39" West, having a chord distance of 87.48 feet to a point on South Line of the SE1/4 SE1/4 of said Section 27; thence North 89°46'43" West, a distance of 71.10 feet to the Point of Beginning, and containing 6,934 square feet or 0.16 acres of land, more or less.

Property Owner
Hurd Land Company, LLC
2000 Fuller Road
West Des Moines, Iowa 50265
Book 10720 Page 422



Line Table

L1	S 89°46'43" E	104.72'
L2	N 00°00'29" W	72.62'
L3	S 89°48'56" E	120.07'
L4	N 89°46'23" W	71.10'

City Project No. 0260.013.2018

DATE OF SURVEY FIELDWORK: 8/19/18 DRAWING DATE: 4/24/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081VS3

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

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 — DATE 2/19/19

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE).

REVISION DATE:
8/3/18
1/23/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
O	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
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POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

INDEX LEGEND
COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 27 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE1/4 SE1/4
SITE ADDRESS: S 11th Street
CITY: West Des Moines
PROPRIETOR: Hurd Land Company, LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

"THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY"

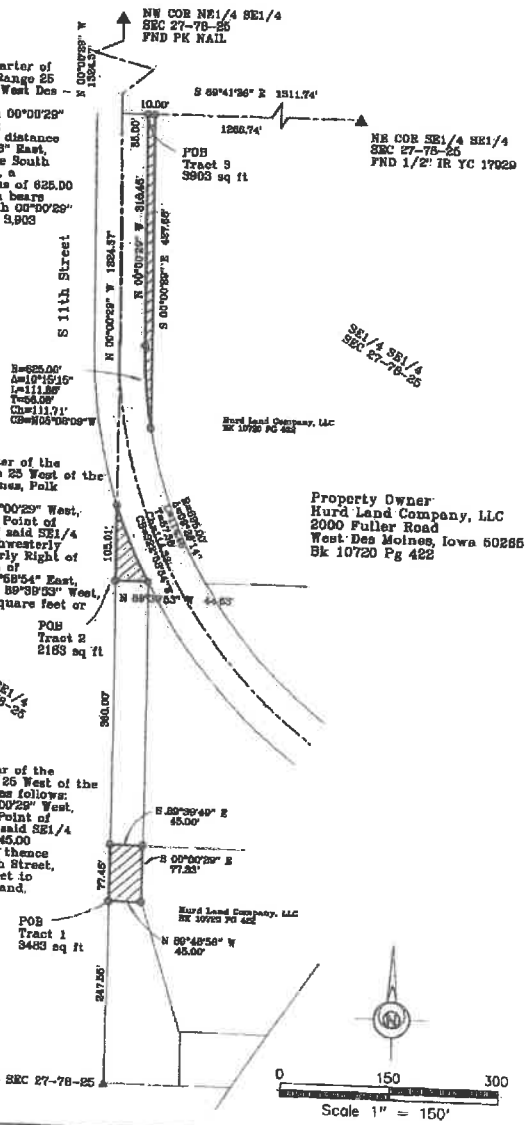
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 02-V
SHEET 4 OF 4

Vacation of Right of Way Legal Description – Tract 3
All that part of S 11th Street Right of Way, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 27, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of said SE1/4 SE1/4, thence North 00°00'29" West, along the West line of said SE1/4 SE1/4, a distance of 1324.37 feet; thence South 89°41'36" East, along the North line of said SE1/4 SE1/4, a distance of 35.00 feet, to the Point of Beginning; thence continuing South 89°41'36" East, along the North line of said SE1/4 SE1/4, a distance of 10.00 feet; thence South 00°00'29" East, along the current East Right of Way line of S 11th Street, a distance of 427.66 feet; thence along a curve to the right having a radius of 625.00 feet, a delta of 10°15'15", an arc length of 111.86 feet, and a chord which bears North 05°08'09" West, having a chord distance of 111.71 feet; thence North 00°00'29" West, a distance of 316.45 feet to the Point of Beginning, and containing 3,903 square feet or 0.09 acre(s) of land, more or less.

Vacation of Right of Way Legal Description – Tract 2
All that part of abandoned S 11th Street, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 27, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Beginning at the Southwest corner of said SE1/4 SE1/4, thence North 00°00'29" West, along the West line of said SE1/4 SE1/4, a distance of 685.00 feet, to the Point of Beginning; thence continuing North 00°00'29" West, along the West line of said SE1/4 SE1/4, a distance of 105.01 feet, to a point on a curve being on the Southwesterly Right of Way line of current S 11th Street; thence along said Southwesterly Right of Way line, along a curve to the left having a radius of 695.00 feet, a delta of 09°26'14", an arc length of 114.47 feet, and a chord which bears South 22°58'54" East, having a chord distance of 114.34 feet to a point on a line; thence North 89°39'33" West, a distance of 44.83 feet to the Point of Beginning, and containing 2,163 square feet or 0.05 acres of land, more or less.

Vacation of Right of Way Legal Description – Tract 1
All that part of abandoned S 11th Street, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 27, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa, more particularly described as follows:
Beginning at the Southwest corner of said SE1/4 SE1/4, thence North 00°00'29" West, along the West line of said SE1/4 SE1/4, a distance of 247.55 feet, to the Point of Beginning; thence continuing North 00°00'29" West, along the West line of said SE1/4 SE1/4, a distance of 77.45 feet; thence South 89°39'49" East, a distance of 45.00 feet, to a point on the East Right of Way line of abandoned S 11th Street; thence South 00°00'29" East, along the East Right of Way line of abandoned S 11th Street, a distance of 77.33 feet; thence North 89°48'56" East, a distance of 45.00 feet to the Point of Beginning, and containing 3,483 square feet or 0.08 acres of land, more or less.



City Project No. 0250-013-R0108

DATE OF SURVEY FIELDWORK: 6/18/16 DRAWING DATE: 4/20/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081VS5

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

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 — DATE 2/18/19

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) _____

REVISION DATE:
8/3/16
1/23/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
O	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
Δ	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

INDEX LEGEND

COUNTY: Polk
SITE ADDRESS: Veterans Parkway
CITY: West Des Moines
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: NE1/4 NE1/4
PROPRIETOR: West Des Moines Community School District
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

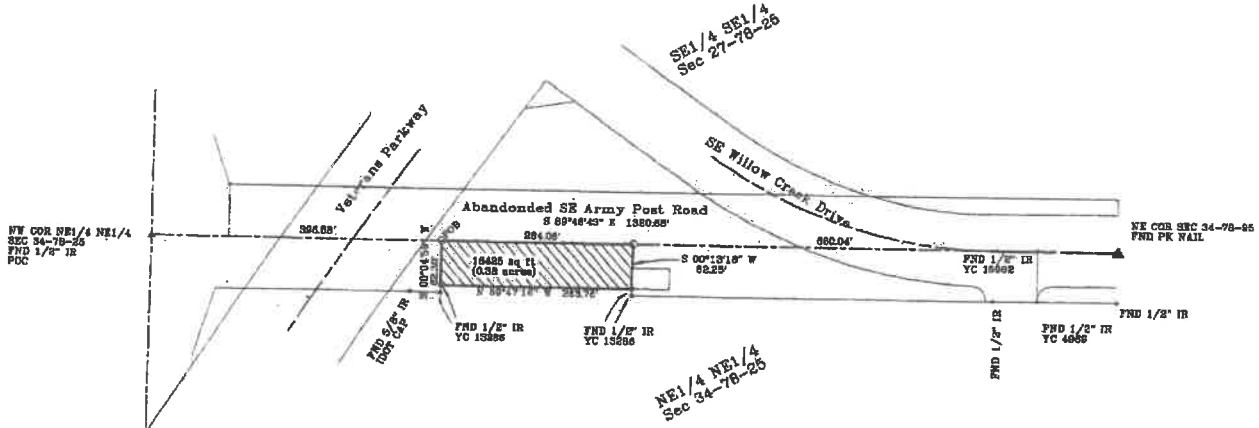
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111. PH.(515)986-5048

VACATION PLAT
EXHIBIT 03-V

Legal Description
All that part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Northwest corner of the NE1/4 of the NE1/4 of said Section 34, thence South 89°46'43" East, along the North line of the NE1/4 of the NE1/4 of said Section 34, a distance of 396.58 feet, to the Point of Beginning; thence continuing South 89°46'43" East, along the North line of the NE1/4 of the NE1/4 of said Section 34, a distance of 264.06 feet; thence South 00°13'18" West, a distance of 52.25 feet; thence North 89°47'18" West, a distance of 283.75 feet; thence North 00°04'59" West, a distance of 82.30 feet to the Point of Beginning, and containing 16,425 square feet or 0.38 acres of land, more or less.

SPACE ABOVE FOR USE BY RECORDER OFFICE

Property Owner:
West Des Moines Community School District
3550 Mills Civic Parkway
West Des Moines, Iowa 50265
Bk 2666 Pg 563



City Project No: 0260.013.2015

DATE OF SURVEY FIELDWORK: 8/16/18 DRAWING DATE: 5/25/18 DRAFTER: VP PROJECT NO: 18081 DRAWING NO: 18081VS8

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

2/19/19
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

VINCENT E. PIAGENTINI LICENSED 15982 PROFESSIONAL LAND SURVEYOR IOWA

SYMBOLS LEGEND:
R RECORDED DISTANCE
M MEASURED DISTANCE
C CALCULATED DISTANCE
● CORNER MONUMENT FOUND
○ SET 1/2" IR YC 15982 UNLESS NOTED
▲ SECTION CORNER FOUND
△ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
YC YELLOW CAP

REVISION DATE:
8/3/18
1/23/19

IR IRON ROD
IP IRON PIPE

0 150 300
Scale 1" = 150'

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

INDEX LEGEND

COUNTY: Polk
SITE ADDRESS: SE Willow Creek Drive & Veterans Parkway
CITY: West Des Moines
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: NE 1/4 NE 1/4
PARCEL DESIGNATION: N/A
PROPRIETOR: Hurd Real Estate Services Inc.
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT

EXHIBIT 05-V

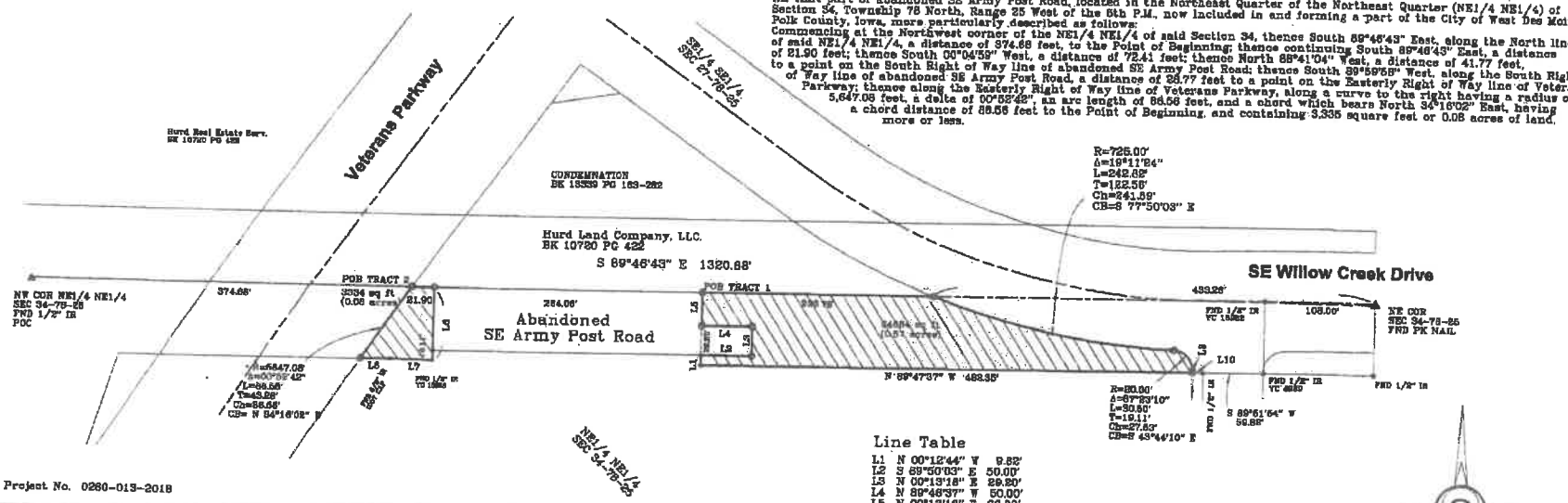
SHEET 1 OF 4

Vacation of Right of Way Legal Description – Tract 1
All that part of abandoned SE Army Post Road, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Northwest corner of the NE1/4 NE1/4 of said Section 34, thence South 89°46'43" East, along the North line of said NE1/4 NE1/4, a distance of 860.84 feet, to the Point of Beginning; thence continuing South 89°46'43" East, a distance of 238.78 feet, to the Westerly Right of Way line of SE Willow Creek Drive; thence Southerly along the Westerly Right of Way line of SE Willow Creek Drive, along a curve to the left having a radius of 725.00 feet, a delta of 19°11'24", an arc length of 242.62 feet, and a chord which bears South 77°50'03" East, having a chord distance of 241.59 feet to a point of reverse curve; thence along a curve to the right having a radius of 20.00 feet, a delta of 87°23'10", an arc length of 30.50 feet, and a chord which bears South 43°46'10" East, having a chord distance of 27.63 feet to a point of tangency, being on the West Right of Way line of SE Soteria Avenue; thence South 00°02'35" East, along the West Right of Way line of SE Soteria Avenue, a distance of 2.04 feet, to a point on the South Right of Way line of abandoned SE Army Post Road; thence North 89°47'37" West, along said South Right of Way line of abandoned SE Army Post Road, a distance of 488.35 feet; thence North 00°12'44" West, a distance of 9.82 feet; thence South 89°50'03" East, a distance of 50.00 feet; thence North 00°13'18" East, a distance of 29.20 feet; thence North 89°46'37" West, a distance of 50.00 feet; thence North 00°13'18" East, a distance of 33.00 feet, to the Point of Beginning, and containing 24,884 square feet or 0.57 acres of land, more or less.

SPACE ABOVE FOR USE BY RECORDER OFFICE

Property Owner
Hurd Real Estate Services Inc.
2000 Fuller Road
West Des Moiens, Iowa 50265
Bk 7940 Pg 264

Vacation of Right of Way Legal Description – Tract 2
All that part of abandoned SE Army Post Road, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Northwest corner of the NE1/4 NE1/4 of said Section 34, thence South 89°46'43" East, along the North line of said NE1/4 NE1/4, a distance of 374.68 feet, to the Point of Beginning; thence continuing South 89°46'43" East, a distance of 21.90 feet; thence South 00°04'59" West, a distance of 72.41 feet; thence North 88°41'04" West, a distance of 41.77 feet, to a point on the South Right of Way line of abandoned SE Army Post Road; thence South 89°59'56" West, along the South Right of Way line of abandoned SE Army Post Road, a distance of 28.77 feet to a point on the Easterly Right of Way line of Veterans Parkway; thence along the Easterly Right of Way line of Veterans Parkway, along a curve to the right having a radius of 5,647.08 feet, a delta of 00°55'42", an arc length of 88.56 feet, and a chord which bears North 34°16'02" East, having a chord distance of 88.56 feet to the Point of Beginning, and containing 3,335 square feet or 0.08 acres of land, more or less.



City Project No. 0260-013-2018

Line Table

L1	N 00°12'44" W	9.82'
L2	S 89°50'03" E	50.00'
L3	N 00°13'18" E	29.20'
L4	N 89°46'37" W	50.00'
L5	N 00°13'18" E	33.00'
L6	S 00°04'59" W	72.41'
L7	N 88°41'04" W	41.77'
L8	S 89°59'56" W	28.77'
L9	S 00°02'35" E	2.04'
L10	N 89°47'37" W	10.30'

REVISION DATE:
6/3/18
1/24/19

0 100 200
Scale 1" = 100'

DATE OF SURVEY FIELDWORK: 6/18/18 DRAWING DATE: 4/22/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081VS12

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

2/19/19
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:
R RECORDED DISTANCE
M MEASURED DISTANCE
C CALCULATED DISTANCE
● CORNER MONUMENT FOUND
O SET 1/2" IR YC 15982 UNLESS NOTED
▲ SECTION CORNER FOUND
Δ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
YC YELLOW CAP
IR IRON ROD
IP IRON PIPE

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

INDEX LEGEND

COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 27 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE1/4 SE1/4
SITE ADDRESS: Veterans Parkway
CITY: West Des Moines
PROPRIETOR: Hurd Real Estate Services, Inc.
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

"THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY"

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT

EXHIBIT 05-V

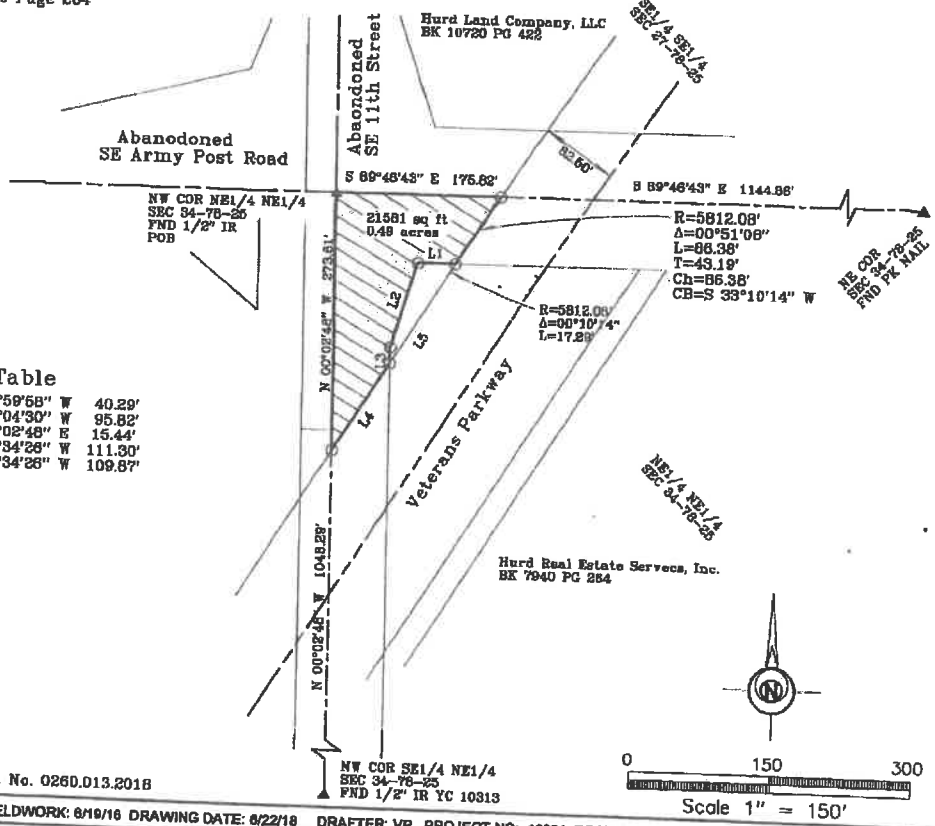
SHEET 2 OF 4

Vacation of Right of Way Legal Description

All that part of abandoned SE 11th Street and abandoned SE Army Post Road, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of said NE1/4 NE1/4, thence South 89°46'43" East, , along the North line of the NE1/4 NE1/4, a distance of 175.82 feet to a point on a curve, being on the Westerly Right of Way line of Veterans Parkway; thence Southerly along said Westerly Right of Way line of Veterans Parkway, along a curve to the left having a radius of 5,812.08 feet, a delta of 00°51'08", an arc length of 86.38 feet, and a chord which bears South 33°10'14" West, having a chord distance of 86.38 feet; thence South 89°59'58" West, along the South Right of Way line of abandoned SE Army Post Road, a distance of 40.29 feet; thence South 17°04'30" West, along a Easterly line of both abandoned SE 11th Street and abandoned SE Army Post Road, a distance of 95.82 feet, to a point on the East Right of Way line of abandoned SE 11th Street; thence South 00°02'48" East, along the East Right of Way line of abandoned SE 11th Street, a distance of 15.44 feet, to a point on the Westerly Right of Way line of Veterans Parkway; thence South 32°34'26" West, along the Westerly Right of Way line of Veterans Parkway, a distance of 111.30 feet, to a point on the West line of the NE1/4 NE1/4 thence North 00°02'48" West, along the West line of the NE1/4 Ne1/4, a distance of 273.81 feet to the Point of Beginning, and containing 21,581 square feet or 0.49 acres of land, more or less.

Property Owner
Hurd Real Estates Services, Inc.
2000 Fuller Road
West Des Moines, Ioa 50265
Book 7940 Page 264



Line Table

L1	S 89°59'58" W	40.29'
L2	S 17°04'30" W	95.82'
L3	S 00°02'48" E	15.44'
L4	S 32°34'26" W	111.30'
L5	S 32°34'26" W	109.87'

City Project No. 0260.013.2018

DATE OF SURVEY FIELDWORK: 8/19/16 DRAWING DATE: 6/22/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081VS11

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

2/19/19

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:
8/3/18
1/24/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
O	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

INDEX LEGEND

COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: NE1/4 NE1/4
SITE ADDRESS: SE Pine Avenue
CITY: West Des Moines
PROPRIETOR: Hurd Real Estate Services, Inc.
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

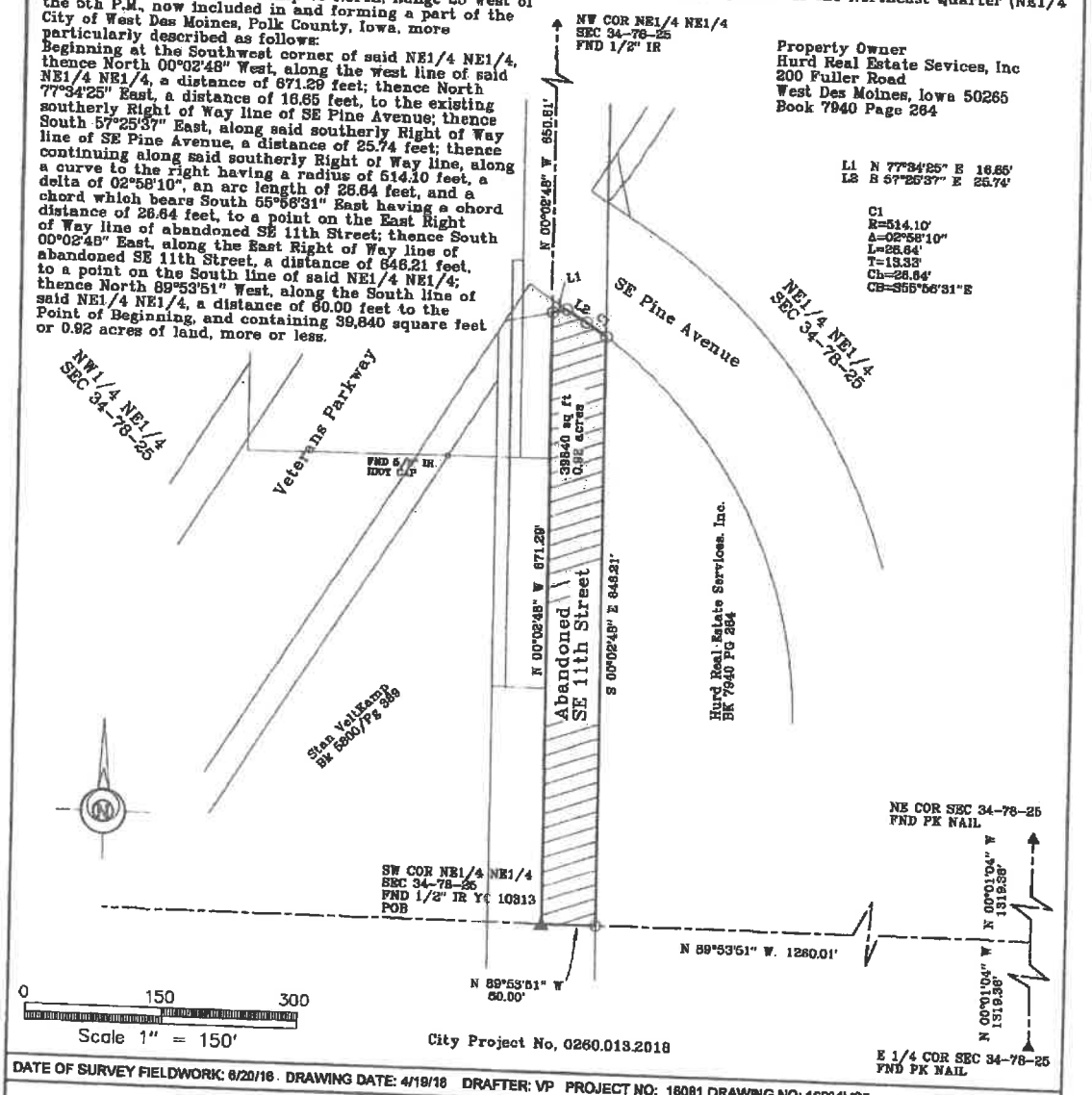
ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH: (515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 05-V
SHEET 3 OF 4

Vacation of Right of Way Legal Description
All that part of the abandoned Right of Way of SE 11th Street in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Beginning at the Southwest corner of said NE1/4 NE1/4, thence North 00°02'48" West, along the west line of said NE1/4 NE1/4, a distance of 671.29 feet; thence North 77°34'25" East, a distance of 16.65 feet, to the existing southerly Right of Way line of SE Pine Avenue; thence South 57°25'37" East, along said southerly Right of Way line of SE Pine Avenue, a distance of 25.74 feet; thence continuing along said southerly Right of Way line, along a curve to the right having a radius of 514.10 feet, a delta of 02°58'10", an arc length of 26.64 feet, and a chord which bears South 55°56'31" East having a chord distance of 26.64 feet, to a point on the East Right of Way line of abandoned SE 11th Street; thence South 00°02'48" East, along the East Right of Way line of abandoned SE 11th Street, a distance of 646.21 feet, to a point on the South line of said NE1/4 NE1/4; thence North 89°53'51" West, along the South line of said NE1/4 NE1/4, a distance of 60.00 feet to the Point of Beginning, and containing 39,640 square feet or 0.92 acres of land, more or less.



City Project No. 0260.013.2018

DATE OF SURVEY FIELDWORK: 6/20/16 DRAWING DATE: 4/19/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081VS2

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

2/19/19

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) _____

REVISION DATE:
8/3/18
1/24/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

INDEX LEGEND

COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE1/4 NE1/4
SITE ADDRESS: abandoned SE 11th Street
CITY: West Des Moines
PROPRIETOR: Hurd Real Estate Services, Inc.
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

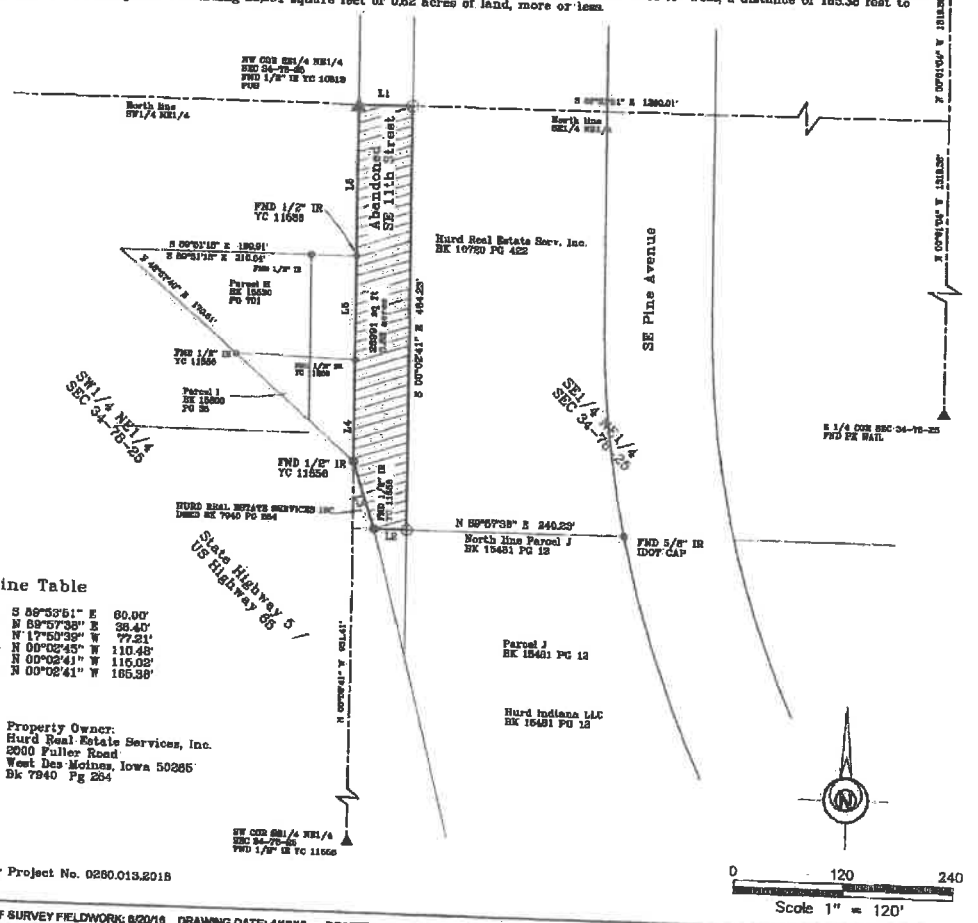
ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

"THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY"

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 05-V
SHEET 4 OF 4

Vacation of Right of Way Legal Description
All that part of the abandoned Right of Way lying in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) in Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Beginning at the Northwest corner of said SE1/4 NE1/4; thence South 89°53'51" East, along the North line of the SE1/4 NE1/4, a distance of 60.00 feet, to a point on the existing East Right of Way line of abandoned SE 11th Street, a distance of 464.23 feet, to the North line of Parcel "J" as filed in Book 15481 Page 12 of the Polk County Recorder's Office; thence South 89°57'38" West, along the North line of said Parcel "J", a distance of 38.40 feet, to the Northwest Corner of said Parcel "J", being on the Northerly Right of Way line of State Highway 5 / US Highway 65; thence North 17°50'39" West, along said Northerly Right of Way line, a distance of 77.21 feet, to a point on the centerline of said abandoned SE 11th Street, also being the Southeast corner of Parcel "T" as filed in Book 15600 Page 36 of the Polk County Recorder's Office; thence North 00°02'41" West, along said centerline, a distance of 110.48 feet, to the Northeast corner of said Parcel "T" also being the Southeast corner of Parcel "H" as filed in Book 15530 Page 701 of the Polk County Recorder's Office; thence continuing along said centerline North 00°02'41" West, a distance of 115.02 feet, to the Northeast corner of said Parcel "H"; thence continuing along said centerline, North 00°02'41" West, a distance of 165.38 feet to the Point of Beginning, and containing 28,981 square feet or 0.62 acres of land, more or less.



Line Table

L1	S 89°53'51" E	60.00'
L2	N 89°57'38" E	38.40'
L3	N 17°50'39" W	77.21'
L4	N 00°02'45" W	110.48'
L5	N 00°02'41" W	115.02'
L6	N 00°02'41" W	165.38'

Property Owner:
Hurd Real Estate Services, Inc.
2000 Fuller Road
West Des Moines, Iowa 50265
Bk 7940 Pg 254

City Project No. 0260.013.2018

DATE OF SURVEY FIELDWORK: 8/20/18 DRAWING DATE: 4/18/18 DRAFTER: VP PROJECT NO: 18081 DRAWING NO: 18081VS1

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

VINCENT E. PIAGENTINI, IOWA LIC. NO. 15982 — DATE 2/19/19

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:
8/3/18
1/24/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

INDEX LEGEND

COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE1/4 NE1/4
SITE ADDRESS: abandoned SE 11th Street
CITY: West Des Moines
PROPRIETOR: Hurd Indiana LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

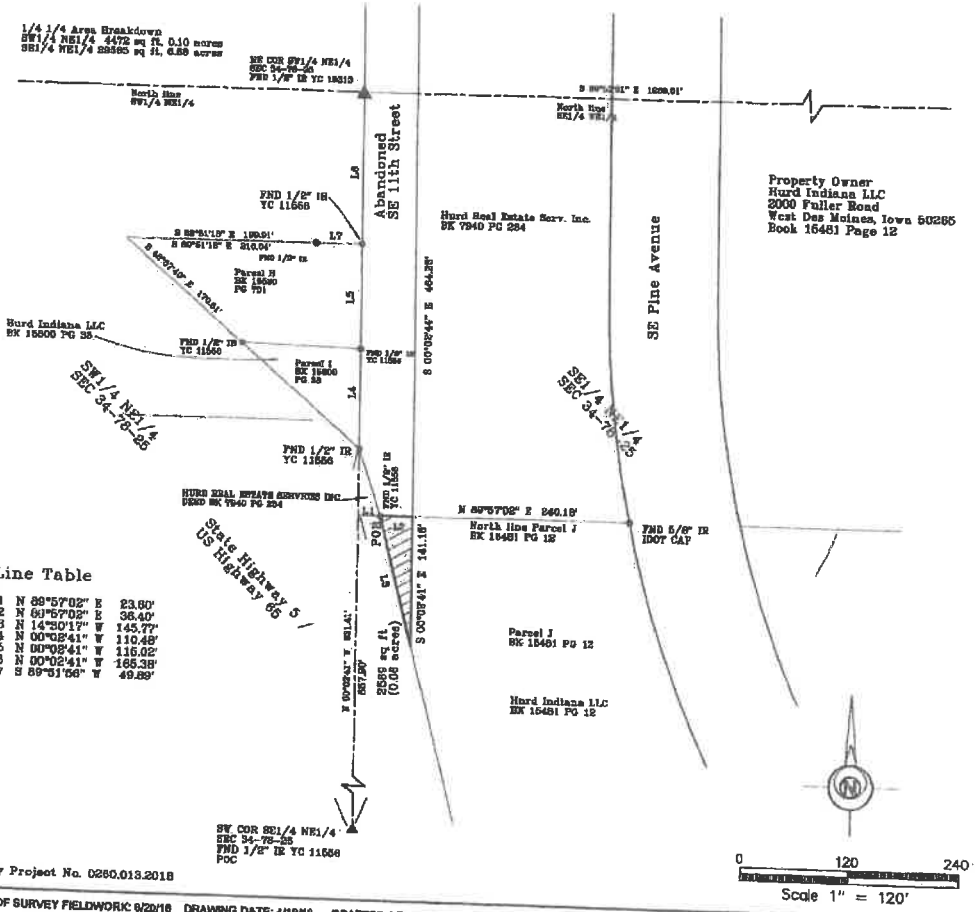
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 06-V
SHEET 1 OF 2

Vacation of Right of Way Legal Description

All that part of Parcel "J": as filed in Book 15481 Page 12 of the Polk County Recorder's Office, being in the abandoned Right of Way lying in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) in Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the SE1/4 NE1/4 of said Section 34; thence North 00°02'41" West, along the West line of the SE1/4 NE1/4 of said Section 34, a distance of 857.90 feet to a point on the projection West of the North line of said Parcel "J"; thence North 89°57'02" East, along said projection, a distance of 23.60 feet, to the Point of Beginning, also being the Northwest corner of said Parcel "J"; thence continuing North 89°57'02" East, a distance of 36.40 feet, to the East Right of Way line of abandoned SE 11th Street; thence South 00°02'41" East, along the East Right of Way line of abandoned SE 11th Street, a distance of 141.15 feet, to a point on the West line of said Parcel "J", also being on the Northerly Right of Way of State Highway 5 / US Highway 65; thence North 14°30'17" West, along the Northerly Right of Way line of State Highway 5 / US Highway 65 and the West line of said Parcel "J", a distance of 145.77 feet to the Point of Beginning, and containing 2,569 square feet or 0.06 acres of land, more or less.



Line Table

L1	N 89°57'02" E	23.60'
L2	N 89°57'02" E	36.40'
L3	N 14°30'17" W	145.77'
L4	N 00°02'41" W	110.48'
L5	N 00°02'41" W	116.02'
L6	N 00°02'41" W	165.38'
L7	S 89°51'56" W	49.89'

City Project No. 0280.013.2018

DATE OF SURVEY FIELDWORK: 9/20/18 DRAWING DATE: 4/18/18 DRAFTER: VP PROJECT NO: 18061 DRAWING NO: 18061VS10

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

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 — DATE 2/19/19

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) _____

REVISION DATE:
8/3/18
1/24/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5046

VACATION PLAT

EXHIBIT 06-V

SHEET 2 OF 2

INDEX LEGEND

COUNTY: Polk
SITE ADDRESS: S 11th Street
CITY: West Des Moines
SECTION: 27 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SE1/4 SE1/4
PARCEL DESIGNATION: N/A
PROPRIETOR: Hurd Indiana LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

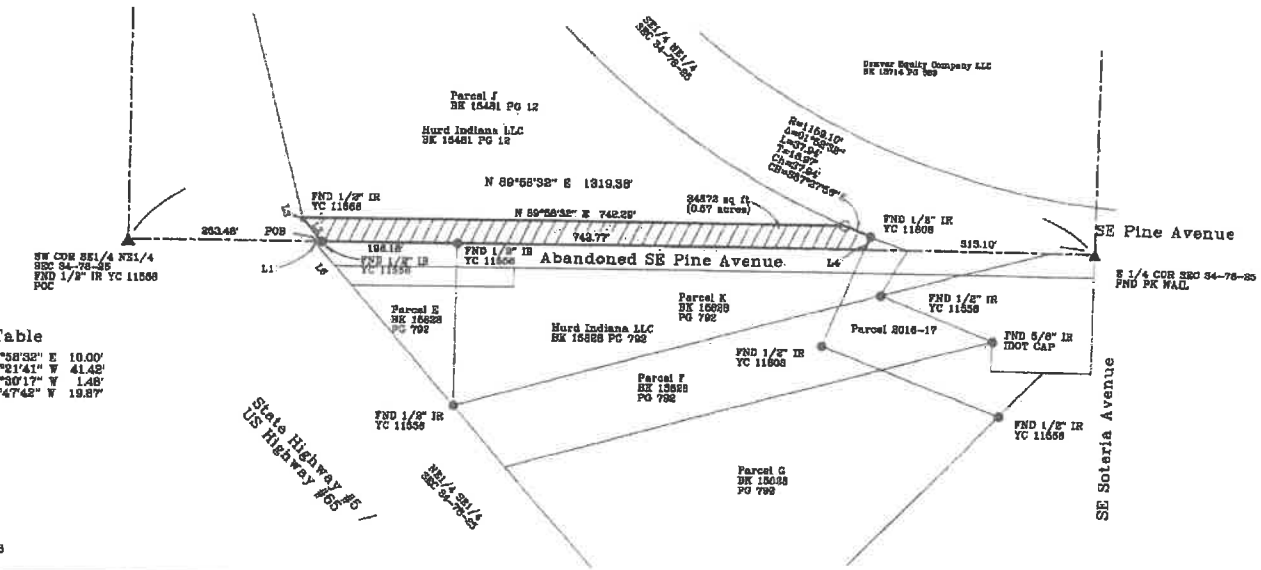
Vacation of Right of Way Legal Description

All that part of the abandoned Right of Way of SE Pine Avenue in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of said SE1/4 NE1/4, thence North 89°58'32" East, along the South line of said SE1/4 NE1/4, a distance of 263.46 feet, to the Point of Beginning; thence North 40°21'41" West, along the existing Northeasterly Right of Way line of Iowa Highway #5, a distance of 41.42 feet; thence North 14°30'17" West, along said Northeasterly Right of Way line of Iowa Highway #5, a distance of 1.46 feet, to the North Right of Way line of abandoned SE Pine Avenue; thence North 89°58'32" East, along said North Right of Way line, a distance of 742.29 feet to a point on a curve, being on the Southwesterly Right of Way line of existing Pine Avenue; thence along the Southwesterly Right of Way, along a curve to the left having a radius of 1,159.10 feet, a delta of 01°52'32", an arc length of 37.94 feet, and a chord which bears South 67°27'56" East, having a chord distance of 37.94 feet to the Northwest corner of Parcel 2016-17 as filed in Book 16047 Page 107 of the records of the Polk County Recorder's Office; thence South 21°47'42" West, along the West line of said Parcel 2016-17, a distance of 19.87 feet, to a point on the South line of Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 34; thence South 89°58'32" West, along the South line of said SE1/4 NE1/4, a distance of 742.77 feet, to the Point of Beginning, and containing 24,872 square feet or 0.57 acres of land, more or less.

SPACE ABOVE FOR USE BY RECORDER OFFICE

Property Owner
Hurd Indiana, LLC
2000 Fuller Road
West Des Moines, Iowa 50265
Bk 15388 Pg 702
Bk 15481 Pg 12



Line Table

L1	N 89°58'32" E	10.00'
L2	N 40°21'41" W	41.42'
L3	N 14°30'17" W	1.46'
L4	S 21°47'42" W	19.87'

City Project No. 0260.013.8016

DATE OF SURVEY FIELDWORK: 6/18/18 DRAWING DATE: 4/25/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081V86

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

2/19/19

VINCENT E. PIAGENTINI IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- ● CORNER MONUMENT FOUND
- ○ SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP

REVISION DATE:
8/3/18
1/24/19

IR IRON ROD
IP IRON PIPE

0 100 200
Scale 1" = 100'

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5046

INDEX LEGEND
COUNTY: Polk
SITE ADDRESS: S 11th Street
CITY: West Des Moines
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: NE1/4 SE1/4
PARCEL DESIGNATION: N/A
PROPRIETOR: Hurd Indiana LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

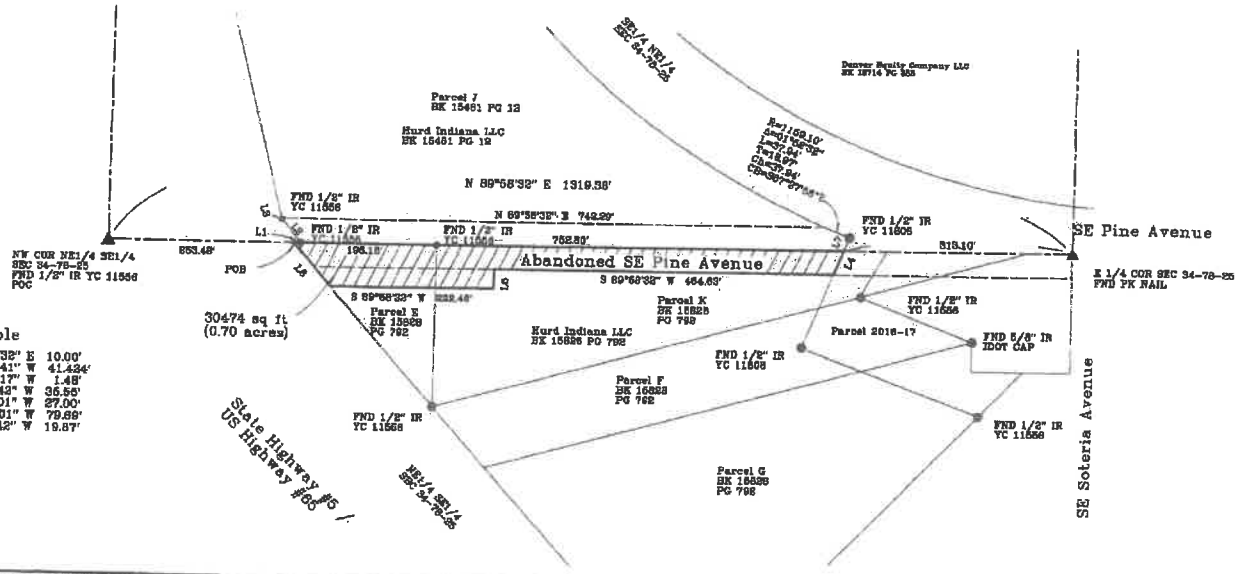
PREPARED BY & RETURN TO: ABACI CONSULTING INC. 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 07-v

Vacation of Right of Way Legal Description
All that part of the abandoned Right of Way of SE Pine Avenue in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 34, Township 78 North, Range 25 West of the 5th P.M. now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Northwest corner of said NE1/4 SE1/4, thence North 89°58'32" East, along the North line of said NE1/4 SE1/4, a distance of 253.48 feet, to the Point of Beginning; thence continuing North 89°58'32" East, along the North line of said NE1/4 SE1/4, a distance of 752.80 feet, to the a point on the West line of Parcel 2016-17 as filed in Book 16047 Page 107 of the records of the Polk County Recorder's Office; thence South 21°47'42" West, along the West line of said Parcel 2016-17, a distance of 35.55 feet, to a point on the South Right of Way line of abandoned SE Pine Avenue; thence South 89°58'32" West, along the South line of abandoned SE Pine Avenue, a distance of 464.63 feet; thence South 00°01'01" West, a distance of 27.00 feet, to a point on the South Right of Way line of abandoned SE Pine Avenue; thence South 89°58'32" West, along the South Right of Way line of abandoned SE Pine Avenue, a distance of 222.49 feet, to a point on the existing Northeasterly Right of Way line of State Highway #5 / US Highway 65; thence North 41°11'01" West, along said Northeasterly Right of Way line, a distance of 79.89 feet to the Point of Beginning, and containing 30,474 square feet or 0.70 acres of land, more or less.

SPACE ABOVE FOR USE BY RECORDER OFFICE

Property Owner
Hurd Indiana, LLC
2000 Fuller Road
West Des Moines, Iowa 50265
Bk 16828 Pg 702



Line Table

L1	N 89°58'32" E	10.00'
L2	N 40°21'41" W	41.434'
L3	N 14°30'17" W	1.48'
L4	S 21°47'42" W	35.55'
L5	S 00°01'01" W	27.00'
L6	N 41°11'01" W	79.89'
L7	S 21°47'42" W	19.87'

City Project No. 0260.013.2018

DATE OF SURVEY FIELDWORK: 8/18/18 DRAWING DATE: 4/25/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081V314

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

2/19/19

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

VINCENT E. PIAGENTINI LICENSED 15982 PROFESSIONAL LAND SURVEYOR IOWA

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
Q	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
IR	IRON ROD
IP	IRON PIPE

REVISION DATE:
8/3/18
1/24/19

0 100 200
Scale 1" = 100'

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

INDEX LEGEND

COUNTY: Polk
PARCEL DESIGNATION: N/A
SECTION: 34 TOWNSHIP: 78 RANGE: 25
ALIQUOT PART: SW1/4 NE1/4
SITE ADDRESS: abandoned SE 11th Street
CITY: West Des Moines
PROPRIETOR: Hurd Indiana LLC
REQUESTED BY: City of West Des Moines
SURVEYOR NAME: Vincent E. Piagentini

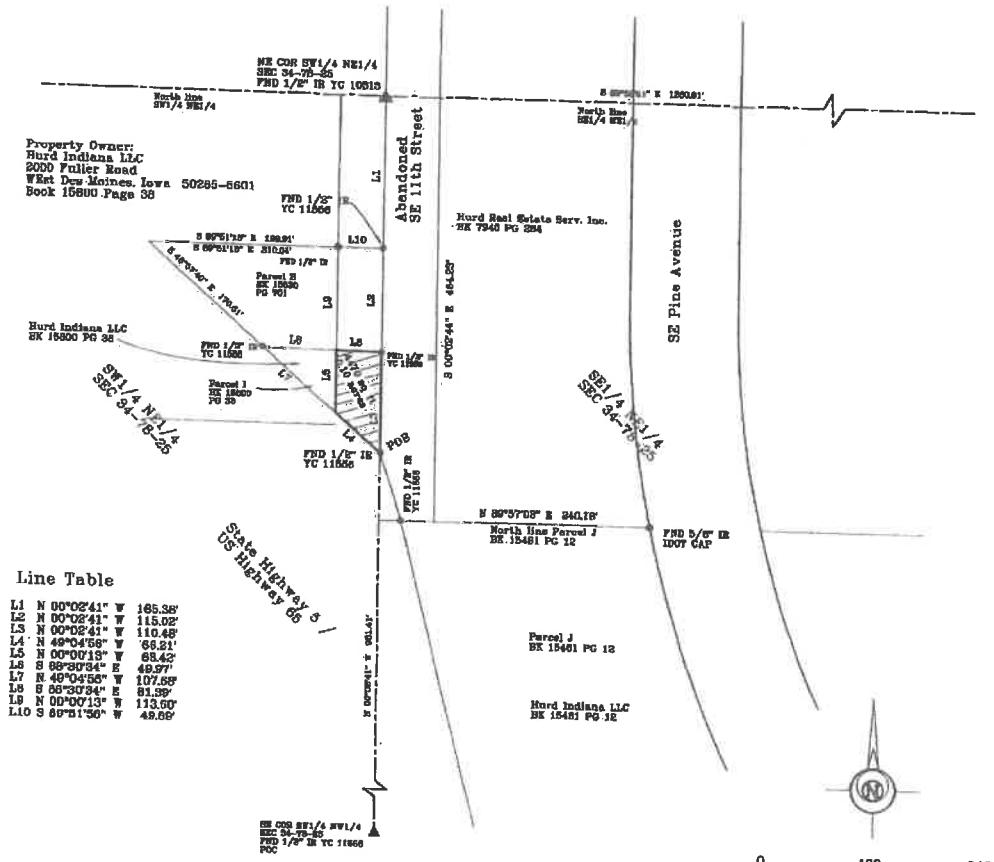
ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

"THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY"

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

VACATION PLAT
EXHIBIT 08-V

Vacation of Right of Way Legal Description
All that part of the Right of Way lying in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) lying North of the current Right of Way line of State Highway 5 / US Highway 65, in Section 34, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:
Commencing at the Southeast Corner of the SW1/4 NE1/4 of said Section 34, thence North 00°02'41" West, along the East line of the SW1/4 NE1/4 of said Section 34, a distance of 931.41 feet, to the Point of Beginning, being location on the Northerly Right of Way line of State Highway 5 / US Highway 65 and also being the Southeast corner of Parcel "T" as filed in Book 15800 Page 38; thence North 49°04'56" West, along the Northerly line of State Highway 5 / US Highway 65 and the South line of said Parcel "T", a distance of 66.21 feet; thence North 00°00'13" West, a distance of 68.41 feet, to a point on the North line of said Parcel "T"; thence South 88°30'34" East, along the North line of said Parcel "T", a distance of 49.97 feet, to the Northeast corner of said Parcel "T"; and the centerline of abandoned SE 11th Street; thence South 00°02'45" East, the East line of said Parcel "T" and the centerline of abandoned SE 11th Street, a distance of 110.48 feet to the Point of Beginning, and containing 4,470 square feet or 0.10 acres of land, more or less.



Line Table

L1	N 00°02'41" W	165.38'
L2	N 00°02'41" W	115.02'
L3	N 00°02'41" W	110.48'
L4	N 49°04'56" W	66.21'
L5	N 00°00'13" W	68.42'
L6	S 88°30'34" E	49.97'
L7	N 49°04'56" W	107.68'
L8	S 88°30'34" E	81.39'
L9	N 00°00'13" W	113.60'
L10	S 89°51'56" W	48.89'

City Project No. 0280.013.2018

DATE OF SURVEY FIELDWORK: 6/20/18 DRAWING DATE: 4/18/18 DRAFTER: VP PROJECT NO: 16081 DRAWING NO: 16081V89

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

2/19/19
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:
8/3/18
1/24/19

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
IR	IRON ROD
IP	IRON PIPE