CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 4, 2019**

ITEM: Resolution – Approval and Release of three Plats of Survey – City of West Des Moines. Excess property related to the Grand Prairie Parkway Project – create three parcels for transfer ownership (POS 002-C1, POS 002-C2, and POS 002-C3).

FINANCIAL IMPACT: None

SYNOPSIS: In 2008, the Cities of Waukee and West Des Moines (WDM) entered into an agreement with the Iowa Department of Transportation (IDOT) for the construction of an overpass at Alice's Road/105th Street and Interstate 80, WDM Project Nos. 0510-031-2007 and 0510-015-2008. In 2009, West Des Moines condemned property on the north side of I-80 in Waukee City limits. As provided by prior agreement, Waukee has requested that West Des Moines convey any property within its corporate limits to Waukee.

In 2014, the Cities also entered into a Cooperative Preconstruction Agreement with the IDOT in which the cities agreed to transfer to the IDOT the necessary right-of-way for the interchange and ramps as well as any associated drainage structures.

The City of West Des Moines has prepared three plats of survey comprising excess property in anticipation of transfer of each parcel. The attached plats of survey legally define the area and the attached Resolution approves the plats of survey and releases each for recordation.

CITY COUNCIL SUBCOMMITTEE: This item was not presented to the Development and Planning City Council Subcommittee.

OUTSTANDING ISSUES: There are no outstanding issues. There are no conditions of approval.

COMPREHENSIVE PLAN CONSISTENCY: The plats have been reviewed for consistency with the Comprehensive Plan. Based on that review, a finding has been made that the plats are consistent with the Comprehensive Plan, including the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

RECOMMENDATION: City Council adopt a resolution approving Plats of Survey 002-C1, 002-C2 and 002-C3 to establish one lot for each plat for the purpose of transferring ownership, subject to complying with all other applicable City Code requirements.

Lead Staff Member: Richard J. Scieszinski, City Attorney RJS

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	KA

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation			

Prepared by: Richard J. Scieszinski, City Attorney, PO Box 65320, West Des Moines, IA 50265-0320 (515) 222-3614
Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines IA 50265 (515) 222-3600

SPACE ABOVE THIS LINE FOR RECORDER

RESOLUTION NO._____

RESOLUTION OF THE CITY OF WEST DES MOINES APPROVING PLAT OF SURVEY 002-C1, PLAT OF SURVEY 002-C2 and PLAT OF SURVEY 002-C3 FOR THE PURPOSE OF CREATING THREE PARCELS FOR TRANSFER OF OWNERSHIP AND AUTHORIZING RELEASE OF THE PLATS FOR RECORDING

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq. of the West Des Moines Municipal Code, the City of West Des Moines has submitted a request for approval of Plats of Survey (POS 002-C1, 002-C2, and 002-C3) for the creation of three parcels located along the Grand Prairie Parkway and I-80 Interchange for the purpose of creating one parcel of land on each plat for ownership transfer.

Legal Description: See attached Exhibit "A"

WHEREAS, three plats of survey have been prepared to legally describe the area for transfer of ownership as part of the Grand Prairie Parkway Project No. 0510-031-2007 (Project); and

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, on November 4, 2019, the City Council held a duly-noticed hearing to consider the application for Plat of Survey POS 002-C1, Plat of Survey POS 002-C2, and Plat of Survey POS 002-C3.

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

1. The findings for approval in the staff report dated November 4, 2019 or as amended orally at the City Council hearing November 4, 2019 are adopted.

2. PLAT OF SURVEY 002-C1, PLAT OF SURVEY 002-C2 AND PLAT OF SURVEY 002-C3 are approved, subject to compliance with all the conditions in the staff report, dated November 4, 2019, including conditions added at the hearing. Violation of any such conditions shall be grounds for revocations of the entitlement, as well as any other remedy which available to the City.

3. This Resolution releases Plat of Survey POS 002-C1, Plat of Survey POS 002-C2 and Plat of Survey POS 002-C3 for recordation.

PASSED AND ADOPTED this 4th day of November, 2019.

_____
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 November 4, 2019, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

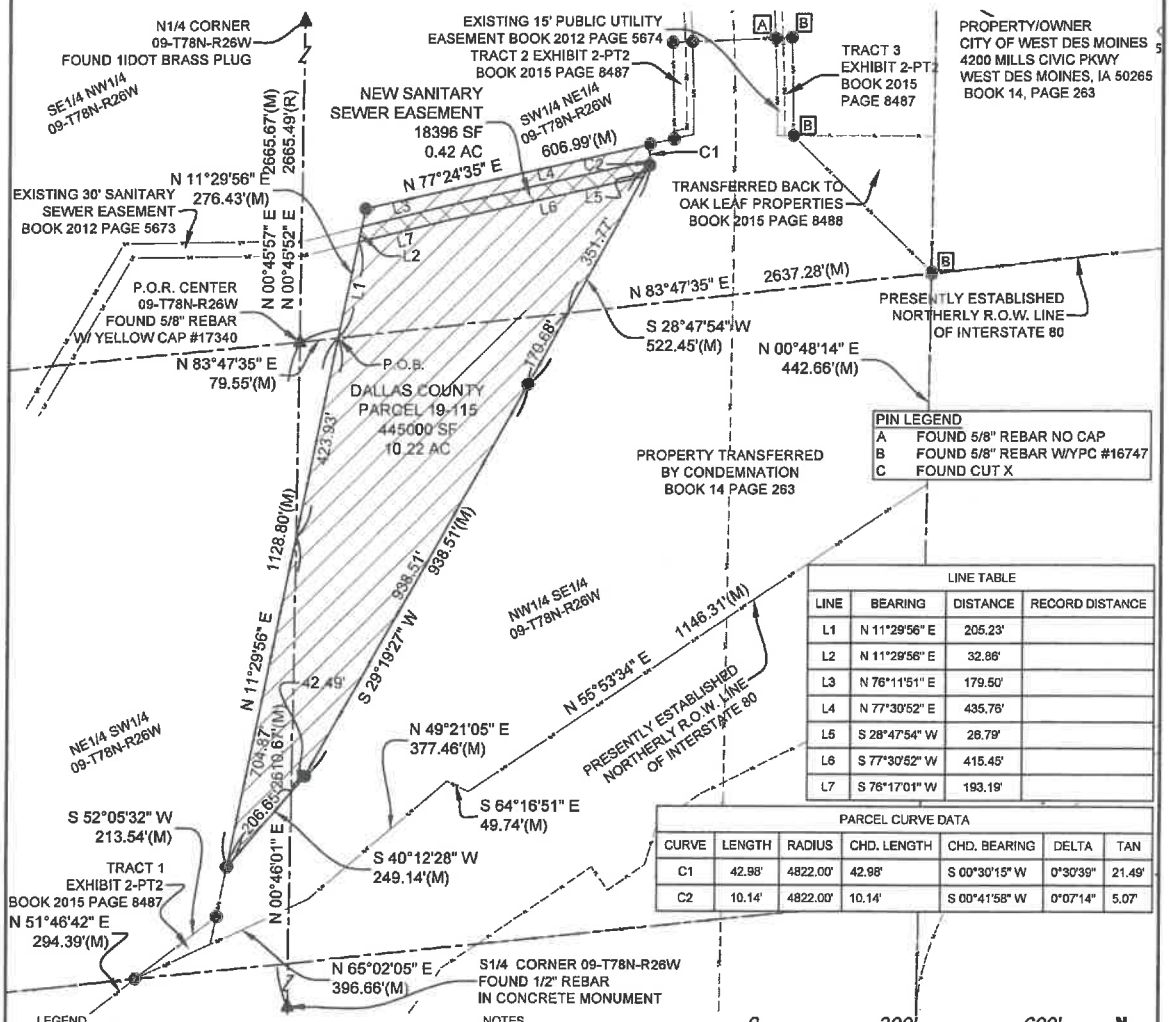
ATTEST:_____
Ryan T. Jacobson, City Clerk

City:	Waukee
County:	Dallas County
Parcel ID:	Formerly pt of 1609400001, 1609300005, 1609200006
Description:	Pt of SW¼ NE¼, NW¼ SE¼, & NE¼ SW¼ Section 24, Township 78 N, Range 26 W
Proprietor:	City of West Des Moines
Surveyor:	Chad W. Marsh
Company:	Kirkham Michael
Return To:	11021 Aurora Avenue Urbandale, Iowa 50322 (515) 270-0848

EXHIBIT 002-C1

PLAT OF SURVEY

OF PROPERTY BEING CONVEYED BY THE CITY OF WEST DES MOINES
GRAND PRAIRIE PARKWAY PROJECT
CITY PROJECT NO. 0510-031-2007



LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	N 11°29'56" E	205.23'	
L2	N 11°29'56" E	32.86'	
L3	N 76°11'51" E	179.50'	
L4	N 77°30'52" E	435.76'	
L5	S 28°47'54" W	28.79'	
L6	S 77°30'52" W	415.45'	
L7	S 76°17'01" W	193.19'	

PARCEL CURVE DATA						
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD. BEARING	DELTA	TAN
C1	42.98'	4822.00'	42.98'	S 00°30'15" W	0°30'39"	21.49'
C2	10.14'	4822.00'	10.14'	S 00°41'58" W	0°07'14"	5.07'

LEGEND

- FND. SECTION CORNER (AS NOTED)
- SET SECTION CORNER
- FOUND 5/8" REBAR W/YPC #17340 (UNLESS NOTED OTHERWISE)
- SET 5/8"X24" REROD W/ YELLOW PLASTIC CAP #17340 OR CUT "X"
- X CALCULATED POINT NOT SET
- M MEASURED
- R RECORDED PREVIOUSLY
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PL PROPERTY LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPERTY BEING TRANSFERED

NOTES

1. MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETE
2. ERROR OF CLOSURE FOR THIS PLAT IS WITHIN 1:5000

0 300' 600'

SCALE 1" = 300'

FIELD SURVEY COMPLETED: SEPT. 2019

PROFESSIONAL LAND SURVEYOR
CHAD W. MARSH
17340
IOWA

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

CHAD W. MARSH 10-26-19
DATE

License Number 17340

My license renewal date is DECEMBER 31, 2020.

Pages or sheets covered by this seal:

Sheet 1 thru sheet 2

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475

KM PROJECT NO. 1909600 DATE: 09/10/2019

KIRKHAM MICHAEL
CONSULTING ENGINEERS
Kirkham Michael
11021 Aurora Avenue
Urbandale, IA 50322
Phone: 515-270-0848 Fax: 515-270-1067

SHEET
1 OF 2

PLAT OF SURVEY

OF PROPERTY BEING CONVEYED BY THE CITY OF WEST DES MOINES
GRAND PRAIRIE PARKWAY PROJECT
CITY PROJECT NO. 0510-031-2007

EXHIBIT 002-C1

PROPERTY/OWNER
CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
BOOK 14, PAGE 263

LEGAL DESCRIPTION (DALLAS COUNTY PARCEL 19-115)

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE CENTER OF SAID SECTION 9; THENCE NORTH 83°47'35" EAST, 79.55 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE POINT OF BEGINNING; THENCE NORTH 11°29'56" EAST, 276.43 FEET; THENCE NORTH 77°24'35" EAST, 606.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE SOUTHERLY 42.98 FEET ON A 4822.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A LONG CHORD BEARING OF SOUTH 00°30'15" WEST, 42.98 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 28°47'54" WEST, 522.45 FEET; THENCE SOUTH 29°19'27" WEST, 938.51 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 40°12'28" WEST, 249.14 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 11°29'56" EAST, 1128.80 FEET TO THE POINT OF BEGINNING CONTAINING (445,000 SQUARE FEET), 10.22 ACRES, MORE OR LESS, PROPERTY IS ALSO SUBJECT TO A PERMANENT SANITARY SEWER EASEMENT AS SHOWN ON PLAT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (SANITARY SEWER EASEMENT IN THE ABOVE DESCRIBED PARCEL)

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE CENTER OF SAID SECTION 9; THENCE NORTH 83°47'35" EAST, 79.55 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9: THENCE NORTH 11°29'56" EAST, 205.23 FEET TO THE SOUTHEAST CORNER OF AN EXISTING SANITARY SEWER EASEMENT RECORDED IN BOOK 2012, PAGE 5673, RECORDED IN THE OFFICE OF RECORDER, DALLAS COUNTY, IOWA, AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 11°29'56" EAST, 32.86 FEET; THENCE NORTH 76°11'51" EAST, 179.50 FEET; THENCE NORTH 77°30'52" EAST, 435.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE SOUTHERLY 10.14 FEET ON A 4822.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A LONG CHORD BEARING OF SOUTH 00°41'58" WEST, 10.14 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 28°47'54" WEST, 26.79 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 77°30'52" WEST, 415.45 FEET; THENCE SOUTH 76°17'01" WEST, 193.19 FEET TO THE POINT OF BEGINNING CONTAINING (18,396 SQUARE FEET), 0.42 ACRES, MORE OR LESS,

ALL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THESE DESCRIPTIONS, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

FIELD SURVEY COMPLETED: SEPT. 2019

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475

KM PROJECT NO. 1909600 DATE: 09/10/2019

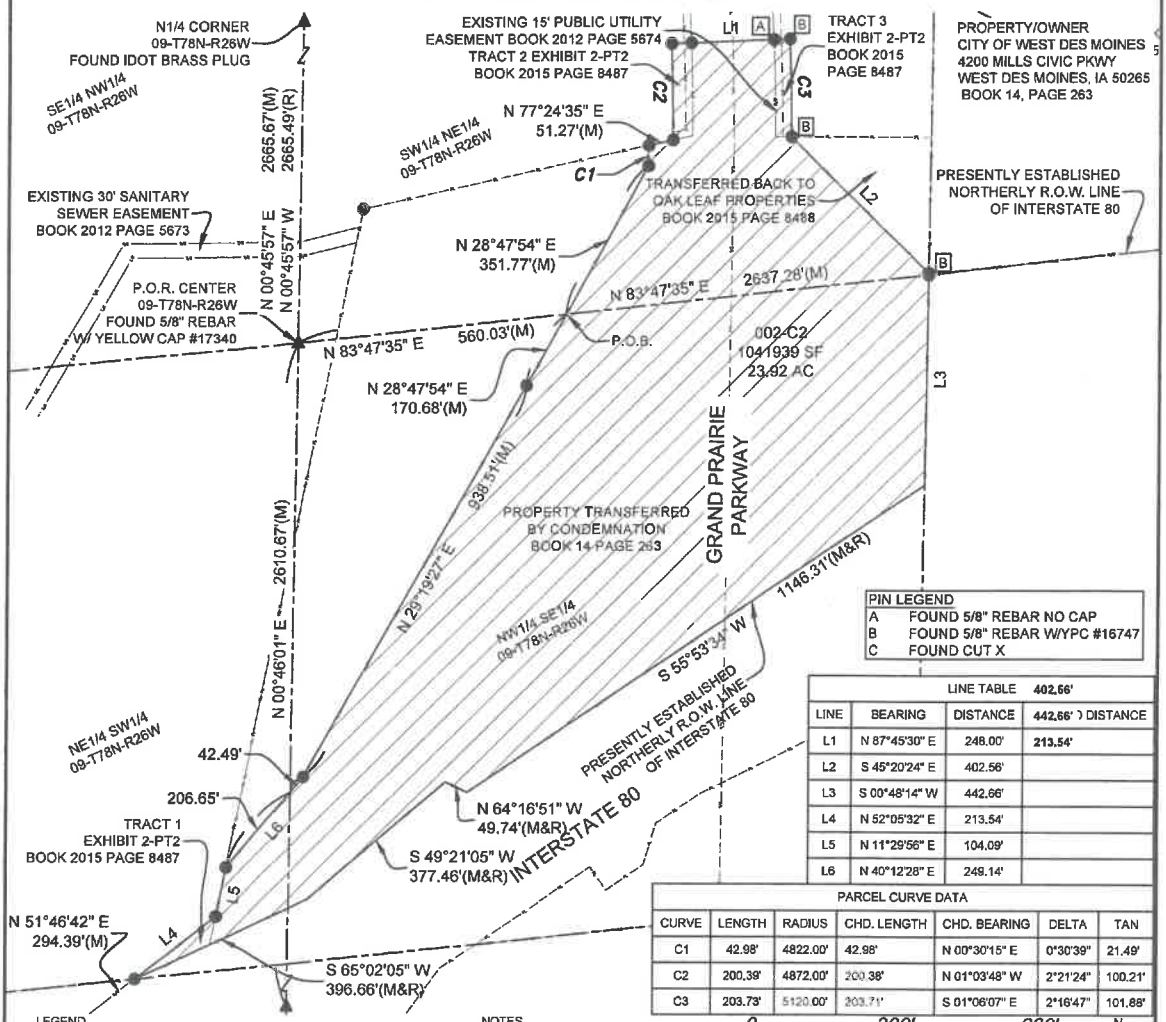
KIRKHAM MICHAEL
CONSULTING ENGINEERS
Kirkham Michael
11021 Aurora Avenue
Urbandale, IA 50322
Phone: 515-270-0848 Fax: 515-270-1067

City:	Waukee
County:	Dallas County
Parcel ID:	no Parcel ID Grand Prairie Parkway & I80 Interchange
Description:	Pt of SW¼ NE¼, NW¼ SE¼, & NE¼ SW¼ Section 24, Township 78 N, Range 26 W
Proprietor:	City of West Des Moines
Surveyor:	Chad W. Marsh
Company:	Kirkham Michael
Return To:	11021 Aurora Avenue Urbandale, Iowa 50322 (515) 270-0848

EXHIBIT 002-C2

PLAT OF SURVEY

OF PROPERTY BEING CONVEYED BY THE CITY OF WEST DES MOINES
GRAND PRAIRIE PARKWAY PROJECT
CITY PROJECT NO. 0510-031-2007



PIN LEGEND

A	FOUND 5/8" REBAR NO CAP
B	FOUND 5/8" REBAR W/YPC #16747
C	FOUND CUT X

LINE TABLE 402.66'

LINE	BEARING	DISTANCE	442.66') DISTANCE
L1	N 87°45'30" E	248.00'	213.54'
L2	S 45°20'24" E	402.56'	
L3	S 00°48'14" W	442.66'	
L4	N 52°05'32" E	213.54'	
L5	N 11°29'56" E	104.09'	
L6	N 40°12'28" E	249.14'	

PARCEL CURVE DATA

CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD. BEARING	DELTA	TAN
C1	42.98'	4822.00'	42.98'	N 00°30'15" E	0°30'39"	21.49'
C2	200.39'	4872.00'	200.38'	N 01°03'48" W	2°21'24"	100.21'
C3	203.73'	5120.00'	203.71'	S 01°06'07" E	2°16'47"	101.88'

LEGEND

- FND. SECTION CORNER (AS NOTED)
- SET SECTION CORNER
- FOUND 5/8" REBAR W/YPC #17340 (UNLESS NOTED OTHERWISE)
- SET 5/8"x24" REROD W/ YELLOW PLASTIC CAP #17340 OR CUT "X"
- CALCULATED POINT NOT SET
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- P.O.B. POINT OF BEGINNING
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PL PROPERTY LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPERTY BEING TRANSFERED

NOTES

1. MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETE
2. ERROR OF CLOSURE FOR THIS PLAT IS WITHIN 1:5000

0 300' 600'

SCALE 1" = 300'

FIELD SURVEY COMPLETED: SEPT. 2019

PROFESSIONAL LAND SURVEYOR
CHAD W. MARSH
17340
IOWA

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Chad W. Marsh 10-9-19

CHAD W. MARSH DATE

License Number 17340

My license renewal date is DECEMBER 31, 2020.

Pages or sheets covered by this seal:

Sheet 1 thru sheet 2

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475

KM PROJECT NO. 1909600 DATE: 09/10/2019

KIRKHAM MICHAEL
CONSULTING ENGINEERS
Kirkham Michael
11021 Aurora Avenue
Urbandale, IA 50322
Phone: 515-270-0848 Fax: 515-270-1067

SHEET
1 OF 2

PLAT OF SURVEY

OF PROPERTY BEING CONVEYED BY THE CITY OF WEST DES MOINES
GRAND PRAIRIE PARKWAY PROJECT
CITY PROJECT NO. 0510-031-2007

EXHIBIT 002-C2

PROPERTY/OWNER
CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
BOOK 14, PAGE 263

LEGAL DESCRIPTION (002-C2)

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE CENTER OF SAID SECTION 9; THENCE NORTH 83°47'35" EAST, 560.03 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE WESTERLY RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY AND THE POINT OF BEGINNING; THENCE NORTH 28°47'54" EAST, 351.77 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTHERLY 42.98 FEET ON A 4822.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A LONG CHORD BEARING OF NORTH 00°30'15" EAST, 42.98 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 77°24'35" EAST, 51.27 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTHERLY 200.39 FEET ON A 4872.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A LONG CHORD BEARING OF NORTH 01°03'48" WEST, 200.38 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 87°45'30" EAST, 248.00 FEET TO THE EASTERLY RIGHT OF WAY OF GRAND PRAIRIE PARKWAY; THENCE SOUTHERLY 203.73 FEET ON A 5120.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A LONG CHORD BEARING OF SOUTH 01°06'07" EAST, 203.71 FEET ON SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 45°20'24" EAST, 402.56 FEET ON SAID EASTERLY RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 80; THENCE SOUTH 00°48'14" WEST, 442.66 FEET; THENCE SOUTH 55°53'34" WEST, 1146.31 FEET ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 64°16'51" WEST, 49.74 FEET ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 49°21'05" WEST, 377.46 FEET ON SAID NORTHERLY RIGHT OF WAY; THENCE SOUTH 65°02'05" WEST, 396.66 FEET ON SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 52°05'32" EAST, 213.54 FEET; THENCE NORTH 11°29'56" EAST, 104.09 FEET; THENCE NORTH 40°12'28" EAST, 249.14 FEET; THENCE NORTH 29°19'27" EAST, 938.51 FEET; THENCE NORTH 28°47'54" EAST, 170.68 FEET TO THE POINT OF BEGINNING CONTAINING (1,041,939 SQUARE FEET), 23.92 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

FIELD SURVEY COMPLETED: SEPT. 2019

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
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PHONE: (515) 222-3475

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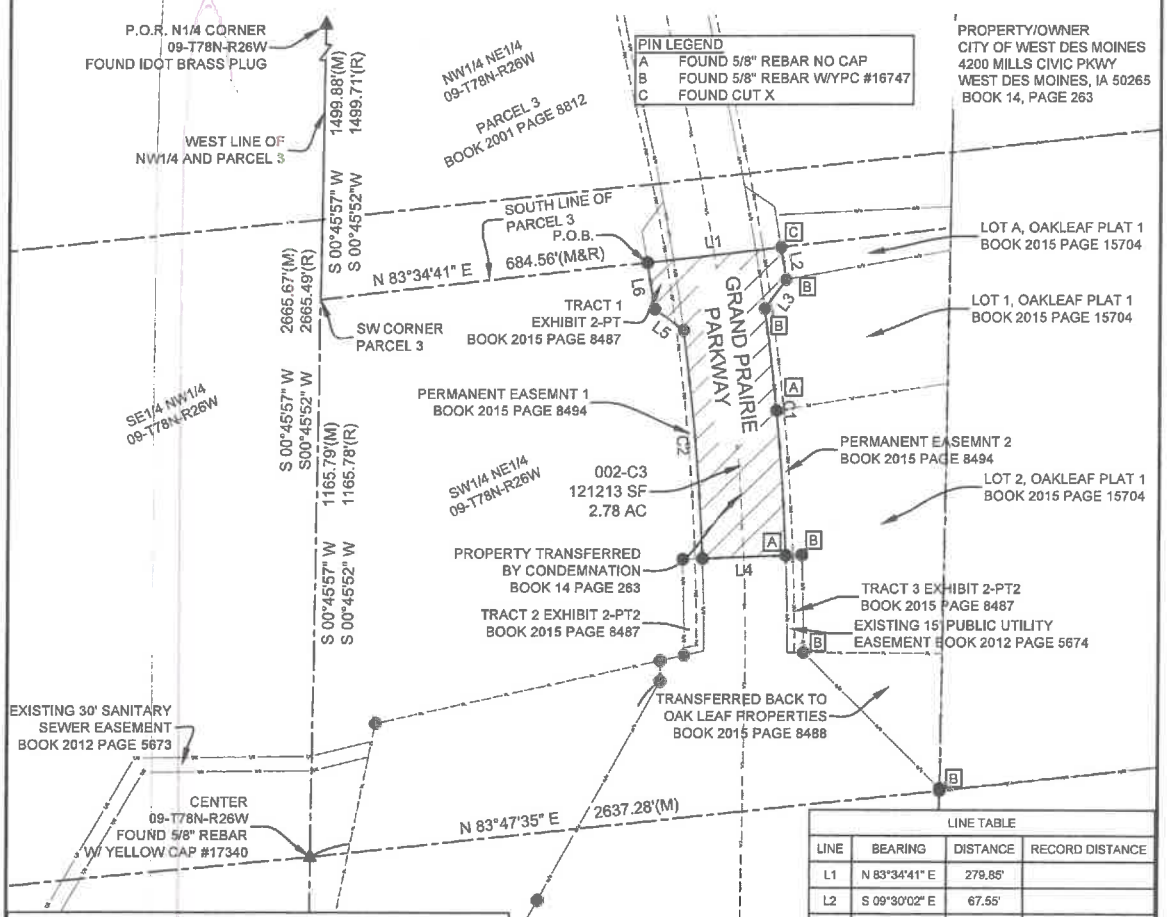
City:	Waukee
County:	Dallas County
Parcel ID:	no Parcel ID Grand Prairie Parkway & I80 Interchange
Description:	Pt of SW¼ NE¼ Section 24, Township 78 N, Range 26 W
Proprietor:	City of West Des Moines
Surveyor:	Chad W. Marsh
Company:	Kirkham Michael
Return To:	11021 Aurora Avenue Urbandale, Iowa 50322 (515) 270-0848

EXHIBIT 002-C3

PLAT OF SURVEY

OF PROPERTY BEING CONVEYED BY THE CITY OF WEST DES MOINES
GRAND PRAIRIE PARKWAY PROJECT
CITY PROJECT NO. 0510-031-2007



LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	N 83°34'41" E	279.85'	
L2	S 09°30'02" E	67.55'	
L3	S 36°11'28" W	75.00'	
L4	S 87°45'30" W	173.00'	
L5	N 53°40'55" W	75.00'	
L6	N 09°30'02" W	97.58'	

PARCEL CURVE DATA						
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD. BEARING	DELTA	TAN
C1	517.01'	5086.50'	516.79'	S 05°09'13" E	5°49'25"	258.73'
C2	478.69'	4913.50'	478.50'	N 05°01'58" W	5°34'55"	239.53'

LEGEND

- FND. SECTION CORNER (AS NOTED)
- SET SECTION CORNER
- FOUND 5/8" REBAR W/YPC #17340 (UNLESS NOTED OTHERWISE)
- SET 5/8"x24" REROD W/ YELLOW PLASTIC CAP #17340 OR CUT "X"
- X CALCULATED POINT NOT SET
- M MEASURED
- R RECORDED PREVIOUSLY
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PL PROPERTY LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPERTY BEING TRANSFERED

NOTES

1. MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETE
2. ERROR OF CLOSURE FOR THIS PLAT IS WITHIN 1:5000

0 300' 600'

SCALE 1" = 300'

FIELD SURVEY COMPLETED: SEPT. 2019

PROFESSIONAL LAND SURVEYOR
CHAD W. MARSH
17340
IOWA

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Chad W. Marsh 10-9-19

CHAD W. MARSH DATE

License Number 17340

My license renewal date is DECEMBER 31, 2020.

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4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
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KM PROJECT NO. 1909600 DATE: 09/20/2019

KIRKHAM MICHAEL
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Kirkham Michael
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Phone: 515-270-0848 Fax: 515-270-1067

SHEET
1 OF 2

PLAT OF SURVEY

OF PROPERTY BEING CONVEYED BY THE CITY OF WEST DES MOINES
GRAND PRAIRIE PARKWAY PROJECT
CITY PROJECT NO. 0510-031-2007

EXHIBIT 002-C3

PROPERTY/OWNER
CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
BOOK 14, PAGE 263

LEGAL DESCRIPTION (002-C3)
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°45'57" WEST, 1499.88 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER AND PARCEL 3 RECORDED IN BOOK 2001, PAGE 8812, IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA, TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 83°34'41" EAST, 684.56 FEET ON THE SOUTH LINE OF SAID PARCEL 3 TO THE WESTERLY RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°34'41" EAST, 279.85 FEET ON SAID SOUTH LINE TO THE EASTERLY RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE SOUTH 09°30'02" EAST, 67.55 FEET ON SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 36°11'28" WEST, 75.00 FEET ON SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY 517.01 FEET ON A 5086.50 FOOT RADIUS CURVE TO THE RIGHT WITH A LONG CHORD BEARING OF SOUTH 05°09'13" EAST, 516.79 FEET ON SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 87°45'30" WEST, 173.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTHERLY 478.69 FEET ON A 4913.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A LONG CHORD BEARING OF NORTH 05°01'58" WEST, 478.50 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 53°40'55" WEST, 75.00 FEET ON SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 09°30'02" WEST, 97.58 FEET ON SAID WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING CONTAINING 2.78 ACRES (121,213 SQUARE FEET), MORE OR LESS,

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

FIELD SURVEY COMPLETED: SEPT. 2019

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475

KM PROJECT NO. 1909600 DATE: 09/20/2019

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