CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: November 2, 2020

ITEM: Plat of Survey Parcel 20-83, Southeast corner of S. 115th Street and Booneville Road - Creation of one parcel for transfer of ownership – W & G McKinney West Farm, LC - POS-004883-2020

RESOLUTION: Approval and Release of Plat of Survey

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Microsoft Corporation, in association with the property owner, W & G McKinney West Farm, LC, are requesting approval of a Plat of Survey to create one 151.08-acre parcel to allow for transfer of ownership of the property. The applicant intends to construct data center buildings on the site.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 19, 2020, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. Staff would note the following items of interest:

- *Water Works Fee District Fee*: West Des Moines Water Works has indicated they will not require the Southwest Area Fee Water District fee to be paid at the time of this Plat of Survey. Water Works has agreed to this as long as the property will be preliminary and final platted prior to development of the site with payment of the fee in full prior to the City Council's consideration of the final plat. A condition of approval is recommended requiring that the site be preliminary platted and final platted prior to development of the site.

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 plat of survey is consistent with the Comprehensive Plan in that the plat of survey is consistent with 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 Plat-of-Survey Parcel 20-83, to allow creation of one parcel for transfer of ownership, subject to the applicant complying with all applicable City Code requirements and the following:

1. Prior to development of the site, the property must be replatted through the City's Subdivision Process (Preliminary and Final platting).

Lead Staff Member: Brian Portz, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	*JDS*
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)

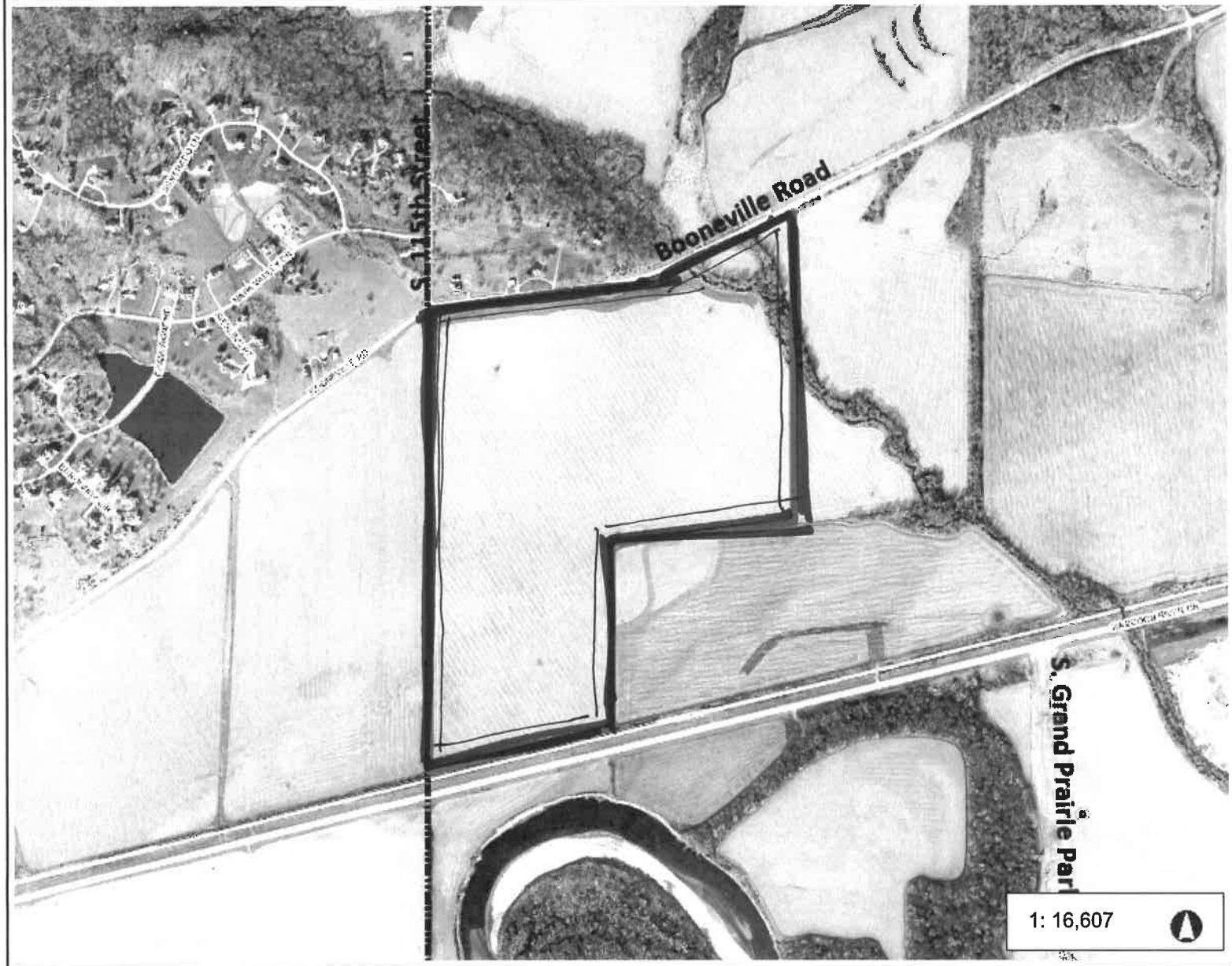
Committee	Development & Planning		
Date Reviewed	October 19, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Plat of Survey**
Exhibit III - Resolution: Approval and Release of Plat-of-Survey
Exhibit A - Conditions of Approval

**Plat of Survey included in staff report is for illustrative purposes only – Approved Plat of Survey on file with the City

Parcel 20-83



1: 16,607

2,767.8 0 1,383.91 2,767.8 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

Legend

Corporate Limits

EXHIBIT I

EXHIBIT II

PLAT OF SURVEY

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

INDEX LEGEND

LOCATION: SEC 21–78–26, SW1/4
SEC 28–78–26, NW1/4 & SW1/4

REQUESTOR: MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WASHINGTON 98052

PROPRIETOR: W & G MCKINNEY WEST FARM, L.C.
480 6TH STREET
WAUKEE, IOWA 50263

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515–369–4400

OWNER

W & G MCKINNEY WEST FARM, L.C.
480 6TH STREET
WAUKEE, IOWA 50263

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515–369–4400

DATE OF SURVEY

FIELDWORK: AUGUST, 2020

NOTES

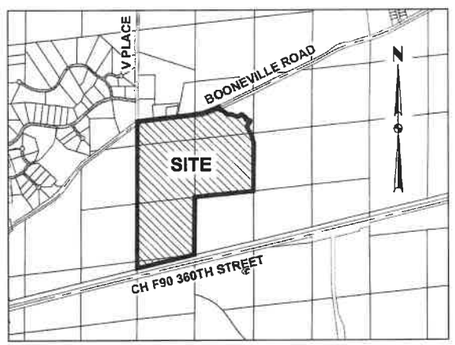
1. THE ERROR OF CLOSURE FOR THIS PLAT IS WITHIN ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS).
2. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES WITH THE WEST LINE OF THE NW1/4 SEC 28–78–26 BEING N0°19'00"E.
3. PARCEL 20–83 INTENDED OWNER:
MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WASHINGTON 98052

ZONING AND COMPREHENSIVE PLAN DESIGNATION

ZONING: UNZONED

COMPREHENSIVE PLAN: OFFICE (OF)
BUSINESS PARK (BP)

VICINITY MAP (NOT TO SCALE)



WEST DES MOINES, IOWA

ORIGINAL PARCEL LEGAL DESCRIPTION

TRUSTEE WARRANTY DEED (BOOK 2004, PAGE 874)
THE WEST THREE–FOURTHS (W 3/4) OF SECTION TWENTY–ONE (21) (EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TWENTY–ONE, AND EXCEPT LOT 2 IN JOHNSON CREEK ADDITION, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA) AND THE WEST ONE–FOURTH (W 1/4) OF SECTION TWENTY–EIGHT (28), AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) OF SECTION TWENTY–EIGHT (28), EXCEPT THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY COMPANY OVER AND ACROSS SAID LANDS; ALL IN TOWNSHIP SEVENTY–EIGHT (78) NORTH, OF RANGE TWENTY–SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND EXCEPT PUBLIC HIGHWAYS AND EASEMENTS OF RECORDS.

QUIT CLAIM DEED (BOOK 2010, PAGE 1399)
THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LYING SOUTH OF BOONEVILLE ROAD IN SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

ORIGINAL PARCEL CONTAINS APPROXIMATELY 680+\– ACRES MORE OR LESS (PER COUNTY GIS LINEWORK).

PARCEL 20-83 LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING SOUTH OF LOT 1, JOHNSON CREEK ADDITION TO DALLAS COUNTY, IOWA, AN OFFICIAL PLAT, AND LYING NORTH OF THE CENTERLINE OF BOONEVILLE ROAD;

AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING SOUTH OF THE CENTERLINE OF BOONEVILLE ROAD AND WEST OF THE CENTERLINE OF JOHNSON CREEK AS SHOWN ON THE BOUNDARY SURVEY RECORDED IN BOOK 2010, PAGE 6060;

AND

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

AND

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING WEST OF THE CENTERLINE OF JOHNSON CREEK AS SHOWN ON THE BOUNDARY SURVEY RECORDED IN BOOK 2010, PAGE 6060;

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING NORTH OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY.

PROPERTY CONTAINS 151.08 ACRES (6,580,936 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ORIGINAL PARCEL LEGAL DESCRIPTION NOTES

1. THE "ORIGINAL PARCEL LEGAL DESCRIPTION" IS COMPRISED OF RECORDED DOCUMENTS AND CONTAINS MORE GROUND THAN THE AREA SHOWN ON THIS PLAT OF SURVEY.
2. IT'S THE OPINION OF THIS SURVEYOR THAT THE PHRASE "EXCEPT PUBLIC HIGHWAYS AND EASEMENTS OF RECORDS" IN THE TRUSTEE WARRANTY DEED IS INCORRECT AND SHOULD READ "SUBJECT TO PUBLIC HIGHWAYS AND EASEMENTS OF RECORDS". THIS OPINION IS BASED ON PROPERTY TRANSFERS THAT HAVE OCCURRED ON THE NORTH SIDE OF BOONEVILLE ROAD (INCLUDING JOHNSON CREEK ADDITION TO DALLAS COUNTY, IOWA). SAID TRANSFERS INCLUDE THE PUBLIC HIGHWAY EASEMENT IN THE TRANSFER. THE ORIGINAL DEED PRECEDING SAID TRANSFERS INCLUDES ALL OF THE PROPERTY NORTH AND SOUTH OF BOONEVILLE ROAD IN THE WEST THREE–FOURTHS OF SECTION 21 AND USES THE SAME "EXCEPT PUBLIC HIGHWAYS AND EASEMENTS OF RECORDS" LANGUAGE AS THE TRUSTEE WARRANTY DEED IN BOOK 2004, PAGE 874 (SHOWN ABOVE). BASED ON THIS INFORMATION, THIS PLAT OF SURVEY INCLUDES THE PUBLIC HIGHWAY EASEMENT WITHIN PARCEL 20–83 AS ILLUSTRATED ON THE PLAT.

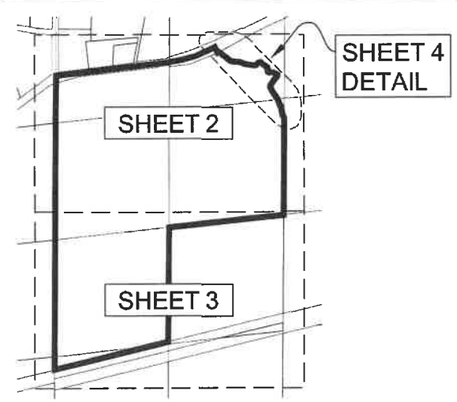
LEGEND

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

AREA SUMMARY

	GROSS AREA (ACRES)	HIGHWAY EASEMENT (ACRES)	NET AREA (ACRES)
PT SW1/4 SW1/4 SEC 21–78–26 =	16.29	1.32	14.97
PT SE1/4 SW1/4 SEC 21–78–26 =	14.05	0.81	13.24
NW1/4 NW1/4 SEC 28–78–26 =	39.73	---	39.73
PT NE1/4 NW1/4 SEC 28–78–26 =	39.48	---	39.48
PT SW1/4 NW1/4 SEC 28–78–26 =	39.63	---	39.63
PT NW1/4 SW1/4 SEC 28–78–26 =	1.90	---	1.90
TOTAL =	151.08	2.13	148.95

SHEET INDEX



LICENSED PROFESSIONAL LAND SURVEYOR
LOUIS M. KELEHAN
18660
IOWA

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

10/23/20

LOUIS M. KELEHAN, P.L.S. DATE

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 – 4

REVISIONS	DATE
SIGNED SUBMITTAL	10/23
SECOND SUBMITTAL	10/14
FIRST SUBMITTAL	10/02

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

PT. SW1/4 SECTION 21-78-26 AND
PT. NW1/4 AND PT. SW1/4 SECTION 28-78-26
PLAT OF SURVEY
WEST DES MOINES, IOWA

1/4

2007.343

PLAT OF SURVEY

JOHNSON CREEK ADDITION TO DALLAS COUNTY, IOWA

LOT 3 WRJ LC LAND USE: RESIDENTIAL

FND 1/2" IRON ROD W/YELLOW CAP #6808

FND 1/2" IRON ROD W/YELLOW CAP #6808

FND 5/8" IRON ROD (BENT)

SW COR LOT 1 JOHNSON CREEK ADDITION FND 1/2" IRON ROD W/YELLOW CAP #6808

LOT 1 WRJ LC LAND USE: RESIDENTIAL

LOT 4 WAYNE H. JR & DEBRA K. MCKINNEY LAND USE: RESIDENTIAL

FND 1/2" IRON ROD W/YELLOW CAP #6808 0.2' N OF LINE

PT. SW1/4 SW1/4 SEC 21-78-26 WAYNE H. JR & DEBRA K. MCKINNEY LAND USE: RESIDENTIAL

PT. SW1/4 SW1/4 SEC 21-78-26 ROBERT E. MCKINNEY REVOCABLE TRUST LAND USE: RESIDENTIAL

PT. SE1/4 SW1/4 SEC 21-78-26 W & G MCKINNEY WEST FARM, LC LAND USE: AGRICULTURE

PT. SE1/4 SW1/4 SEC 21-78-26 W & G MCKINNEY WEST FARM LC LAND USE: AGRICULTURE

BOONEVILLE ROAD

N83°27'55"E 1296.89'

247.87'

40.26'

P.T.

CL=40'

L1

L2

L3

L4

L5

L6

L7

AL=19.84'(M)

P.C.

397.22'(D)

376.84'(M)

AL=470.16'(M)

70.

P.T.

N63°57'07"E 82.59'

OVERALL CURVE (P.C. TO P.T.)
Δ=19°35'55" L=490.00' R=1432.50'
CH=487.61' CHB=N73°49'21"E

JOHNSON CREEK

FND 5/8" REBAR W/CAP #18137

PUBLIC HIGHWAY EASEMENT BK547, PG185 (WIDTH VARIES)

FND 1/2" IRON ROD

FND 1/2" IRON ROD

FND 5/8" REBAR W/CAP #18137

CL=33'

FND 5/8" IRON ROD

CL=50'

FND 5/8" REBAR W/CAP #18137

BOONEVILLE ROAD CENTERLINE PER FOUND MONUMENTS & COUNTY ROADWAY PLANS

JOHNSON CREEK CENTERLINE AS SHOWN ON BOUNDARY SURVEY IN BK2010, PG6060 (NO MONUMENTS SET)

BOONEVILLE ROAD CENTERLINE PER FOUND MONUMENTS & COUNTY ROADWAY PLANS

Δ=17°58'42" L=256.86' R=818.60'
CH=255.81' CHB=S74°28'33"W

PT. SW1/4 SW1/4 SEC 21-78-26 (NORTH OF BOONEVILLE ROAD CENTERLINE & SOUTH OF LOT 1)

FND 5/8" REBAR

16.5' TELEPHONE LINE EASEMENT BK541, PG207

PT. SW1/4 SW1/4 SEC 21-78-26

PT. SE1/4 SW1/4 SEC 21-78-26

REFER TO JOHNSON CREEK AREA DETAIL ON SHEET 4

PT. SE1/4 SE1/4 SEC 20-78-26 WITTERN REALTY INC. LAND USE: AGRICULTURE

N0°18'43"E 536.73'(M)
N0°19'56"E 536.73'(R)

N84°00'50"E 2628.00'(M)
N84°02'28"E 2628.19'(R)
(SECTION LINE)

FND 5/8" REBAR 0.70' S OF LINE

N1/4 COR SEC 28-78-26 FND 5/8" REBAR W/ ALUM CAP#18137 BK2010, PG6041

FND 5/8" REBAR W/CAP #18137

NW COR SEC 28-78-26 FND 1/2" REBAR BK2011, PG2650

FEMA SPECIAL FLOOD HAZARD ZONE 'A' (MAP LOCATION) MAP NUMBER: 19153C0315F EFFECTIVE DATE: FEBRUARY 1, 2019.

FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD (MAP LOCATION) MAP NUMBER: 19153C0315F EFFECTIVE DATE: FEBRUARY 1, 2019.

PARCEL 20-83
6580936 SF
151.08 AC

PT. NE1/4 NW1/4 SEC 28-78-26

NW1/4 NE1/4 SEC 28-78-26 W & G MCKINNEY WEST FARM LC LAND USE: AGRICULTURE

S0°25'35"W 1323.12'(M)
S0°25'41"W 1322.46'(R)
(SECTION LINE)

S0°25'35"W 1099.61'(M)
S0°25'41"W 1099.70'(R)

PT. NE1/4 NE1/4 SEC 29-78-26 WITTERN REALTY INC. LAND USE: AGRICULTURE

N0°19'00"E 2653.26'(M)
N0°19'21"E 2653.64'(R)

1326.63'(M)
1326.82'(R)

NW1/4 NW1/4 SEC 28-78-26

SHEET 2 & 3 MATCH LINE

LINE DATA (M)

LINE	BEARING	LENGTH
L1	N73°50'27"E	261.61'
L2	N83°27'55"E	939.40'
L3	N6°32'05"W	7.00'
L4	N83°27'55"E	116.12'
L5	S6°12'17"E	17.00'
L6	N83°30'40"E	249.55'
L7	N67°27'51"E	339.14'

LINE DATA (R)

LINE	BEARING	LENGTH
L1	N73°50'30"E	261.67'
L2	N83°28'20"E	939.40'
L3	N6°31'40"W	7.00'
L4	N83°27'53"E	116.00'
L5	S6°31'40"E	17.00'
L6	N83°27'59"E	249.55'
L7	N67°25'54"E	339.14'

SCALE 1"=200'
0' 200'

N

REVISIONS	DATE
SIGNED SUBMITTAL	10/23/20
SECOND SUBMITTAL	10/13/20
FIRST SUBMITTAL	10/02/20

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

PT. SW1/4 SECTION 21-78-26 AND
PT. NW1/4 AND PT. SW1/4 SECTION 28-78-26
PLAT OF SURVEY

WEST DES MOINES, IOWA

2/4

2007.343

FILE: H:\2007\2007343\DWG\2007343-PLAT-SP-SURVEY-HJONNEY.DWG
PLOTTED BY: LUKE KELEHAN PLOTTER: 10/23/2020 9:56 AM

PLAT OF SURVEY

SHEET 2 & 3 MATCH LINE

N0°19'00"E 2653.26'(M)
N0°19'21"E 2653.64'(R)

N83°56'00"E 1312.74'(M)
N83°56'27"E 1313.13'(R)
(SECTION LINE)

FEMA SPECIAL FLOOD HAZARD
ZONE 'A' (MAP LOCATION)
MAP NUMBER: 19153C0315F
EFFECTIVE DATE: FEBRUARY 1, 2019.

FEMA 0.2% ANNUAL CHANCE
FLOOD HAZARD (MAP LOCATION)
MAP NUMBER: 19153C0315F
EFFECTIVE DATE: FEBRUARY 1, 2019.

S83°55'48"W 1313.13'(M)
S83°56'27"W 1313.13'(R)

NE COR
SW1/4 NW1/4
SEC 28-78-26
FND 5/8" REBAR
W/ALUM CAP#18137
BK2010, PG6050

SE COR
NE1/4 NW1/4
SEC 28-78-26
FND 5/8" REBAR
W/ALUM CAP#18137
BK2010, PG6051

S0°25'23"W 1122.89'
S0°25'23"W 1322.54'(M)
S0°25'41"W 1322.46'(R)
(SECTION LINE)

PARCEL 20-83
6580936 SF
151.08 AC

SE1/4 NE1/4
SEC 29-78-26
WITTERN REALTY INC.
LAND USE: AGRICULTURE

1326.63'(M)
1326.82'(R)

EXISTING 100.00'
TRANSMISSION
LINE EASEMENT
BK440, PG77

S0°21'12"W 1299.42'(M)
S0°22'31"W 1299.42'(R)
S0°21'12"W 1324.54'(M)
S0°22'31"W 1324.64'(R)
(SECTION LINE)

PT. SE1/4 NW1/4
SEC 28-78-26
MICROSOFT CORPORATION
LAND USE: AGRICULTURE

PT. SW1/4 NW1/4
SEC 28-78-26

N83°50'07"E 1311.75'(M)
N83°50'25"E 1312.16'(R)
(SECTION LINE)

POT STA
1057+21.04
34.75' N OF
SEC COR

S76°25'06"W 1343.04'
N76°25'06"E 743.29'
S0°25'23"W 96.59'
S83°50'07"W 725.99'

34.75'(M)
34.75'
(COUNTY
ROAD PLANS)

FND 5/8
REBAR

EXISTING 100.00'
RAILROAD ROW

CENTER
SEC 28-78-26
FND 5/8" REBAR W/
YELLOW CAP#11832
BK2010, PG6046

PT. NE1/4 SE1/4
SEC 29-78-26
WITTERN REALTY INC.
LAND USE: AGRICULTURE

N0°28'28"E 148.76'(M)
N0°27'20"E 148.76'(R)

W1/4 COR
SEC 28-78-26
FND 5/8" REBAR
BK2010, PG6044

N83°50'17"E 1312.14'(M)
N83°50'25"E 1312.16'(R)
(SECTION LINE)

PT. NW1/4 SW1/4
SEC 28-78-26

S76°27'02"W 1343.33'(M)
S76°26'54"W 1343.33'(R)

CHICAGO, ROCK ISLAND,
AND PACIFIC RAILROAD

CH F90 / 360TH STREET /
RACCOON RIVER DRIVE

PT. NW1/4 SW1/4 SEC 28-78-26
CHICAGO, ROCK ISLAND,
AND PACIFIC RAILROAD

60'
60'

SE COR SW1/4 NW1/4
SEC 28-78-26
FND 5/8" REBAR
W/ALUM CAP#18137
BK2010, PG6045

FND 5/8"
REBAR
W/CAP
#18137

120' PUBLIC HIGHWAY EASEMENT, BK313, PG317
(NOTE: BY A RESOLUTION DATED MARCH 11, 1986, THE DALLAS COUNTY BOARD OF SUPERVISORS VACATED THAT PART OF THIS HIGHWAY EASEMENT LYING SOUTH OF A LINE 60 FEET PARALLEL TO THE CENTERLINE OF THE PRESENT ROAD)

N

SCALE 1"=200'
0' 200'

REVISIONS	DATE
SIGNED SUBMITTAL	10/23/20
SECOND SUBMITTAL	10/13/20
FIRST SUBMITTAL	10/02/20

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

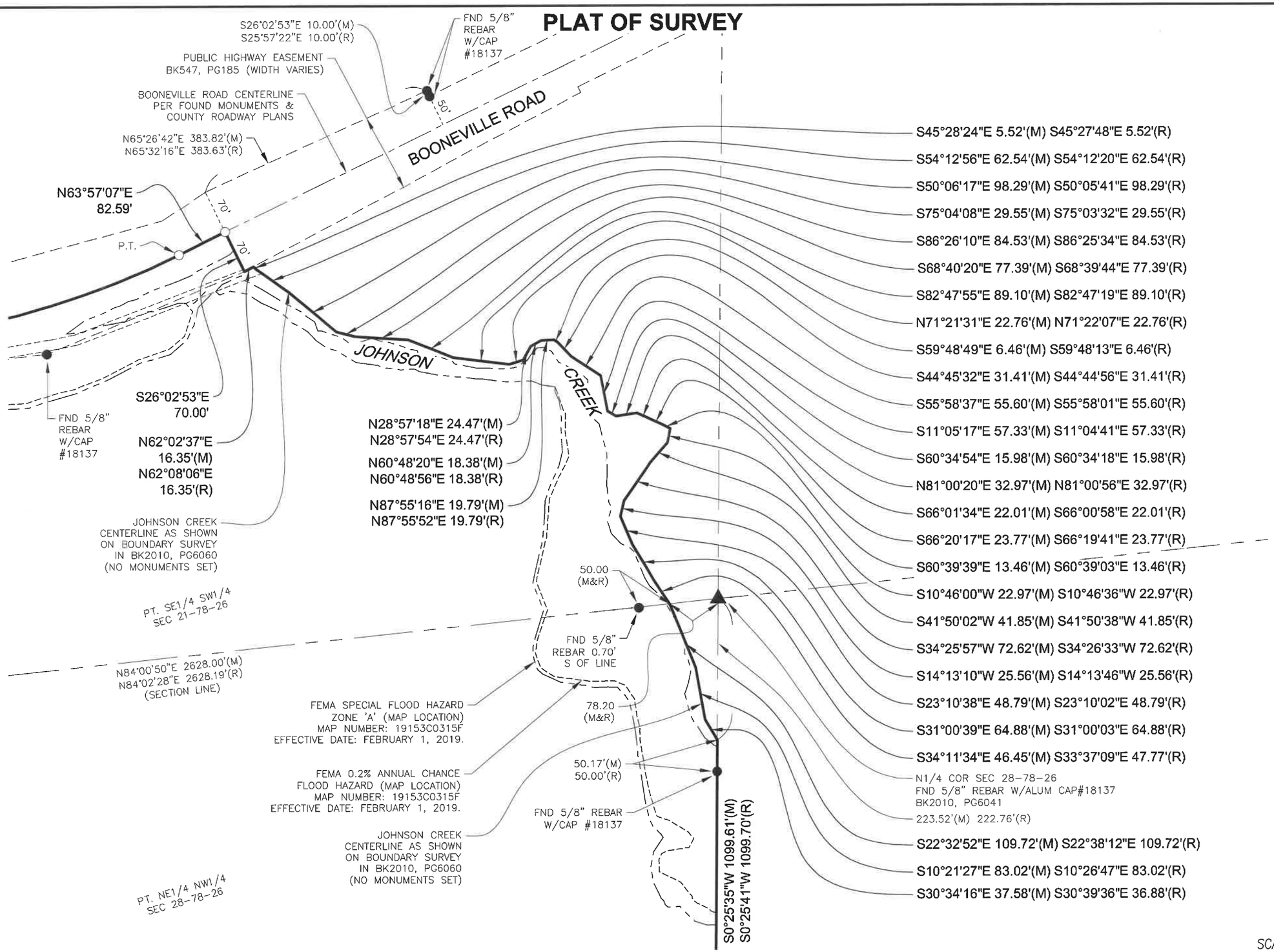
ENGINEER: | TECH: | REVIEW:

PT. SW1/4 SECTION 21-78-26 AND
PT. NW1/4 AND PT. SW1/4 SECTION 28-78-26
PLAT OF SURVEY
WEST DES MOINES, IOWA

3/4
2007.343

FILE: H:\2020\2007343\DWG\2007343-PLAT-OF-SURVEY-HERNEY.DWG
PLOT DATE: 10/23/20
PLOTTED BY: LARRY BOLDMAN
DATE PLOTTED: 10/23/2020 9:50 AM
COMMENT:
LAYOUT:

PLAT OF SURVEY



JOHNSON CREEK AREA DETAIL

REVISIONS	DATE
SIGNED SUBMITTAL	10/23/20
SECOND SUBMITTAL	10/13/20
FIRST SUBMITTAL	10/02/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

PT. SW1/4 SECTION 21-78-26 AND
PT. NW1/4 AND PT. SW1/4 SECTION 28-78-26
PLAT OF SURVEY
WEST DES MOINES, IOWA

2007 343

FILE: H:\2020\2007343\DWG\2007343-PLAT-OF-SURVEY-HIGHWEY.DWG
FILE DATE: 10/23/20
PLOTTED BY: JASON SELEHAN
DATE PLOTTED: 10/23/2020 10:04 AM
SCALE: 1"=150'
COMMENT:

EXHIBIT III

Prepared by: B. Portz, City of West Des Moines 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 RELEASING THE PLAT OF SURVEY (POS-004883-2020) FOR THE PURPOSE OF CREATION OF ONE PARCEL FOR TRANSFER OF OWNERSHIP

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, the applicant, Microsoft Corporation, in association with the property owner, W & G McKinney West Farm, LC has requested approval for a Plat-of-Survey Parcel 20-83 (POS-004883-2020) for a 151.08-acre site located at the southeast corner of S. 115th Street and Booneville Road and legally described below for the purpose of creating one parcel for transfer of ownership;

Original Parcel:

TRUSTEE WARRANTY DEED (BOOK 2004, PAGE 874)
THE WEST THREE-FOURTHS (W 3/4) OF SECTION TWENTY-ONE (21) (EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TWENTY-ONE, AND EXCEPT LOT 2 IN JOHNSON CREEK ADDITION, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA) AND THE WEST ONE-FOURTH (W 1/4) OF SECTION TWENTY-EIGHT (28), AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) OF SECTION TWENTY-EIGHT (28), EXCEPT THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY COMPANY OVER AND ACROSS SAID LANDS; ALL IN TOWNSHIP SEVENTY-EIGHT (78) NORTH, OF RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND EXCEPT PUBLIC HIGHWAYS AND EASEMENTS OF RECORDS.

QUIT CLAIM DEED (BOOK 2010, PAGE 1399)
THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LYING SOUTH OF BOONEVILLE ROAD IN SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

ORIGINAL PARCEL CONTAINS APPROXIMATELY 680+\- ACRES MORE OR LESS (PER COUNTY GIS LINEWORK).

New Parcel to be Created:

PARCEL 20-83 LEGAL DESCRIPTION
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING SOUTH OF LOT 1, JOHNSON CREEK ADDITION TO DALLAS COUNTY, IOWA, AN OFFICIAL PLAT, AND LYING NORTH OF THE CENTERLINE OF BOONEVILLE ROAD;

AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING SOUTH OF THE CENTERLINE OF BOONEVILLE ROAD AND WEST OF THE CENTERLINE OF JOHNSON CREEK AS SHOWN ON THE BOUNDARY SURVEY RECORDED IN BOOK 2010, PAGE 6060;

AND

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

AND

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING WEST OF THE CENTERLINE OF JOHNSON CREEK AS SHOWN ON THE BOUNDARY SURVEY RECORDED IN BOOK 2010, PAGE 6060;

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA LYING NORTH OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY.

PROPERTY CONTAINS 151.08 ACRES (6,580,936 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

WHEREAS, on November 2, 2020, this City Council held a duly-noticed meeting to consider the application for Plat of Survey Parcel 20-83 (POS-004883-2020); and

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Plat-of-Survey at their meeting on November 2, 2020, subject to any conditions of approval; and

WHEREAS, there are no public improvements required of this Plat of Survey; and

WHEREAS, there are no new public easements being established with this Plat of Survey; and

WHEREAS, this property is currently "unzoned" and meets all requirements of the City's Zoning Code.

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, dated November 2, 2020, or as amended orally at the City Council meeting of November 2, 2020, are adopted.

SECTION 2. Plat of Survey Parcel 20-83, (POS-004883-2020) to create one lot for transfer of ownership is approved, subject to compliance with all the conditions in the staff report, dated November 2, 2020, 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 3. This resolution does release the Plat of Survey (POS-004883-2020) 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 Plat of Survey on November 2, 2020 and Roll Call No. _____.

CERTIFICATE

I, Ryan 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 November 2, 2020, among other proceedings, Roll Call No. _____ approved said Plat of Survey on November 2, 2020 and released said Plat of Survey for recordation.

_____
Ryan Jacobson, City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of November 2020.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. Prior to development of the site, the property must be replatted through the City's Subdivision Process (Preliminary and Final platting).