CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **May 3, 2021**

ITEM: Resolution - Accepting Conveyance of Property Interest from Triple J Logistics, LLC

FINANCIAL IMPACT: Minimal filing costs.

SYNOPIS: Triple J Logistics, LLC ("Triple J Logistics") is donating additional right-of-way to the City adjacent to Industrial Circle at no cost as part of the Triple J Logistics (formerly known as i2 Tech, L.L.C.) Major Modification for a building addition. In conjunction with this donation, Triple J Logistics, has requested approval of a vacation request for a portion of right-of-way along Industrial Circle that was a former cul-de-sac. Industrial Circle now goes through the area and the cul-de-sac no longer exists. City staff determined that a portion of Industrial Circle is excess City-owned property, allowing that portion of the street to be vacated and conveyed to Triple J Logistics by separate action.

The attached Resolution approves the conveyance of the property interests and authorizes the filing of all relevant documents.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION: Approve the Resolution and supporting documents accepting conveyance of property interest to the City of West Des Moines from Triple J Logistics, LLC.

Lead Staff Member: Jessica D. Spoden, Assistant City Attorney

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation			

RESOLUTION NO._____

AUTHORIZING APPROVAL AND ACCEPTANCE OF CONVEYANCE OF PROPERTY INTERESTS FROM TRIPLE J LOGISTICS, LLC

WHEREAS, Triple J Logistics, LLC has agreed to donate property adjacent to Industrial Circle for necessary right-of-way as described and shown on the attached Acquisition Plat; and

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

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

1. The documents described above conveying property interests to the City of West Des Moines, Iowa, are hereby approved and accepted.

2. The City Clerk is directed to certify the Council's approval and acceptance.

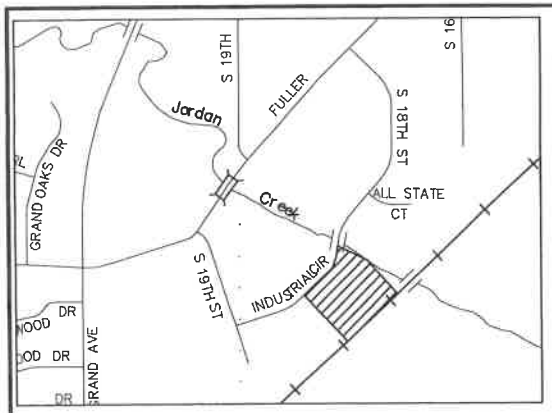
3. The documents shall be filed with the county recorder as appropriate.

PASSED AND ADOPTED this 3rd day of May, 2021.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk



VICINITY MAP

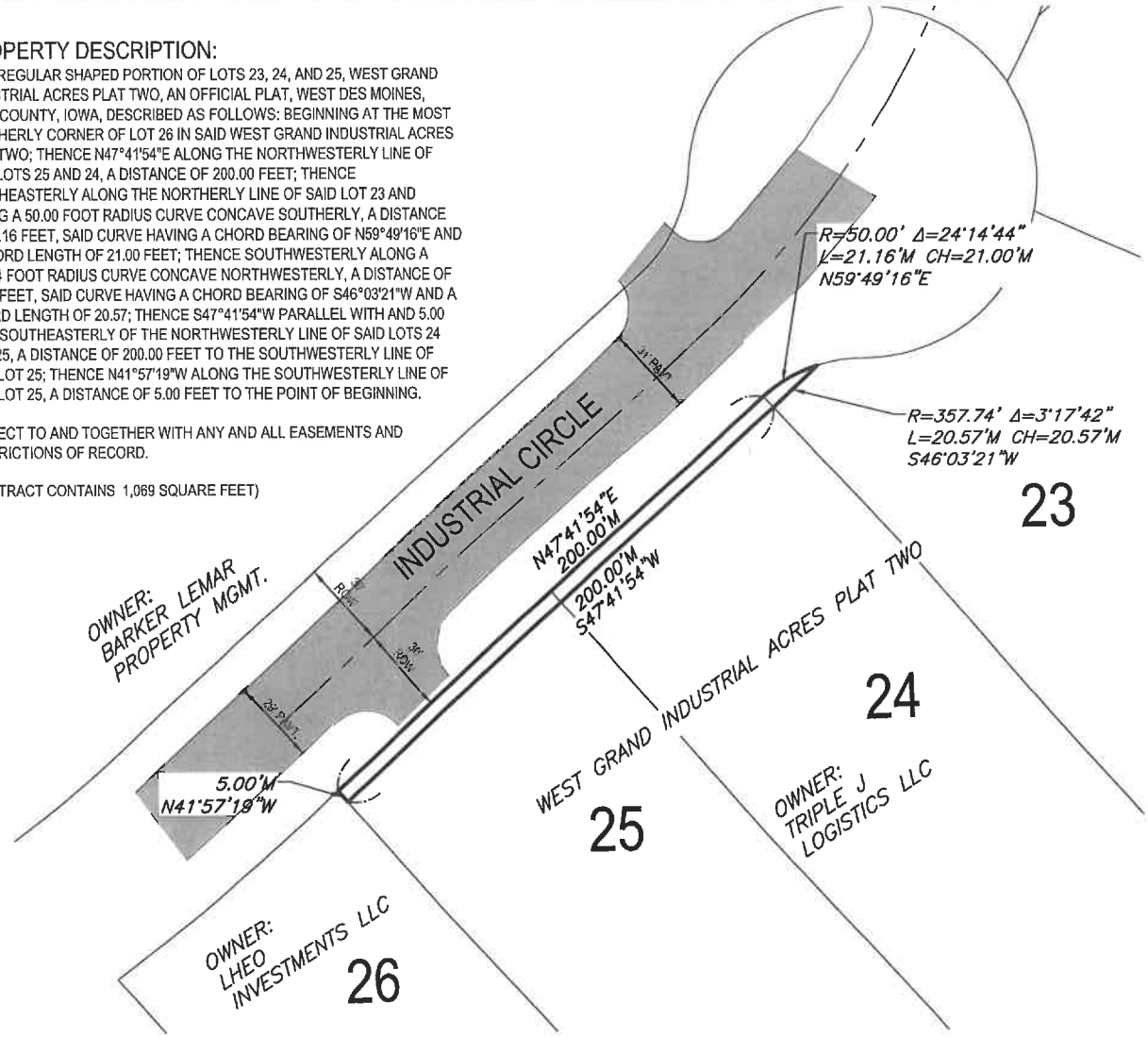
SCALE:1'=1000'

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOTS 23, 24, AND 25, WEST GRAND INDUSTRIAL ACRES PLAT TWO, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 26 IN SAID WEST GRAND INDUSTRIAL ACRES PLAT TWO; THENCE N47°41'54"E ALONG THE NORTHWESTERLY LINE OF SAID LOTS 25 AND 24, A DISTANCE OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 23 AND ALONG A 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 21.16 FEET, SAID CURVE HAVING A CHORD BEARING OF N59°49'16"E AND A CHORD LENGTH OF 21.00 FEET; THENCE SOUTHWESTERLY ALONG A 357.74 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 20.57 FEET, SAID CURVE HAVING A CHORD BEARING OF S46°03'21"W AND A CHORD LENGTH OF 20.57; THENCE S47°41'54"W PARALLEL WITH AND 5.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOTS 24 AND 25, A DISTANCE OF 200.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 25; THENCE N41°57'19"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 1,069 SQUARE FEET)



INDEX LEGEND

Location: Lots 23 - 25 West Grand Industrial Acres Plat Two
Requestor / Owner : Triple J Logistics, LLC Josh Janeczko
1800 Industrial Circle WDM, IA 50265
Surveyor: Larry D Hyler, PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, IA 50322 (Ph) 515-276-0467

LEGEND:

- ● PROPERTY CORNER - FOUND 3/4" IRON PIPE W/ YPC#12971 OR AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

GRAPHIC SCALE

40 0 20 40

SCALE:1"= 40'

LICENSED PROFESSIONAL LAND SURVEYOR LARRY D. HYLER, P.L.S. No. 14775 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.

SIGNED: Larry D Hyler DATE: 4-27-2021

LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

1800 INDUSTRIAL CIRCLE
WEST DES MOINES, IOWA

ACQUISITION PLAT

REFERENCE NUMBER:

DRAWN BY: LDH

PROJECT NUMBER: 200459

SHEET NUMBER: 1 OF 1