CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 3, 2021

ITEM: Resolution - Opening and Closing Public Hearing and Approving Conveyance of Property to Triple J Logistics, LLC

FINANCIAL IMPACT: Minimal filing cost.

SYNOPIS: In 1973 a 60-foot wide public road was platted as Lot B, Industrial Circle, for use as street right of way as part of the West Grand Industrial Acres Plat 2 Final Plat. The adjacent property owner 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. The excess right-of-way will be transferred to the adjacent property owner, Triple J Logistics, LLC. In return Triple J Logistics, LLC will transfer additional right-of-way to the City along the adjacent lots at no cost as part of a Major Modification for a building addition.

The attached Resolution approves conveyance of property interest to Triple J Logistics, LLC.

RECOMMENDATION: Approve the Resolution and supporting documents conveying a portion of vacated Industrial Circle to 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	Des Moines Register
Dates(s) Published	April 29, 2021

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation			

RESOLUTION NO. ____

RESOLUTION OPENING AND CLOSING PUBLIC HEARING APPROVING CONVEYANCE OF A PORTION OF VACATED INDUSTRIAL CIRCLE, WEST DES MOINES, POLK COUNTY, IOWA TO TRIPLE J LOGISTICS, LLC.

WHEREAS, the City of West Des Moines, Iowa has vacated as public right –of-way a portion of Industrial Circle as described and shown on the attached Vacation Plat; and

WHEREAS, this Property is no longer needed by the City; and

WHEREAS, in conjunction with the acquisition of property for necessary right-of-way, the City has agreed to convey the property identified on the attached Vacation Plat to Triple J Logistics, LLC; and

WHEREAS, pursuant to Code of Iowa Sections 362.3 and 364.7, publication of notice regarding conveyance has been made; and

WHEREAS, this being the time and place for a public hearing regarding conveyance of the Property; and

WHEREAS, the City Council of the City of West Des Moines, Iowa finds that the conveyance of the property legally described and shown on the attached Vacation Plat to Triple J Logistics, LLC, is in the best interest of the City of West Des Moines, Iowa.

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 conveyance of the Property has been properly made.

2. The public hearing regarding conveyance of the above legally described Property is closed and conveyance of the property legally described and shown on the attached Vacation Plat to Triple J Logistics, LLC is hereby approved.

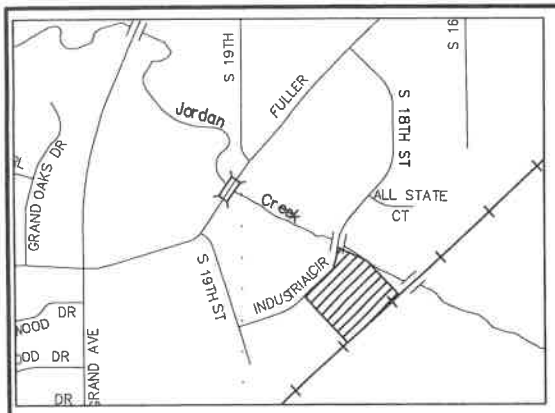
3. The Mayor is authorized to sign a Quitclaim Deed conveying any remaining interest in the Property to Triple J Logistics, LLC. All documents shall be filed with the county recorder as appropriate.

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

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk



VICINITY MAP
SCALE:1'=1000'

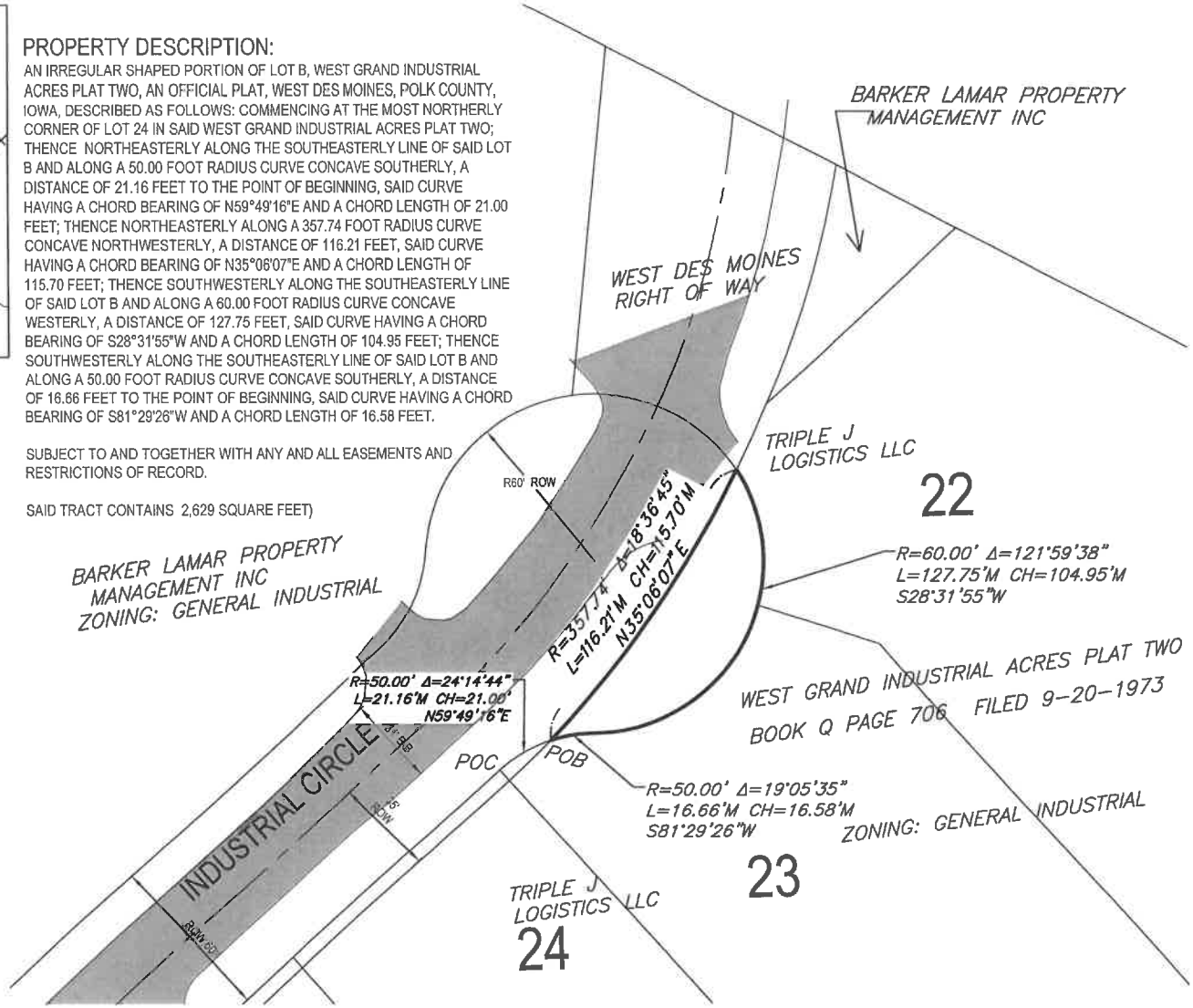
PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT B, WEST GRAND INDUSTRIAL ACRES PLAT TWO, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 24 IN SAID WEST GRAND INDUSTRIAL ACRES PLAT TWO; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT B AND ALONG A 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 21.16 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF N59°49'16"E AND A CHORD LENGTH OF 21.00 FEET; THENCE NORTHEASTERLY ALONG A 357.74 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 116.21 FEET, SAID CURVE HAVING A CHORD BEARING OF N35°06'07"E AND A CHORD LENGTH OF 115.70 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT B AND ALONG A 60.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 127.75 FEET, SAID CURVE HAVING A CHORD BEARING OF S28°31'55"W AND A CHORD LENGTH OF 104.95 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT B AND ALONG A 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 16.66 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF S81°29'26"W AND A CHORD LENGTH OF 16.58 FEET.

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

SAID TRACT CONTAINS 2,629 SQUARE FEET)

INDEX LEGEND
Location: Lot B West Grand Industrial Acres Plat Two
Requestor : Triple J Logistics LLC Josh Janeczko
1800 Industrial Circle WDM 50265
Owner: City of West Des Moines R.O.W.
Surveyor: Larry D Hyler, PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, IA 50322 (Ph) 515-276-0467



LEGEND:

M	MEASURED DISTANCE
ROW	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

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
VACATION PLAT

REFERENCE NUMBER:
DRAWN BY: LDH
PROJECT NUMBER: 200459
SHEET NUMBER: 1 OF 1