CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Setting Dates for Consultation and Public Hearing for Consideration of Amendment No. 6 to the Coachlight Drive Urban Renewal Plan – City Initiated

Date: November 18, 2024

RESOLUTION: Establish Consultation Meeting date and Public Hearing date for the adoption of Amendment No. 6 to the Coachlight Drive Urban Renewal Plan.

FINANCIAL IMPACT: There is no financial impact with this proposed amendment.

BACKGROUND: The city is considering removing a portion of undeveloped land from the Coachlight Drive Urban Renewal Area. The proposed area is located at the southwest corner of the intersection of Cascade Avenue and S. 85th Street. The purpose of this removal is to facilitate a separate development agreement that includes this property and is proposed to be included within the South 81st Street Urban Renewal Area, which will come before City Council as a separate action.

The City Council most recently amended the Coachlight Drive Urban Renewal Plan in October 2024, which added the development known as Pavilion Park to the Urban Renewal Area. The proposed amendment will remove portions of two parcels totaling approximately 10-acres from the existing Urban Renewal Area. Exhibit C in the proposed Urban Renewal Plan includes a map of the proposed area to be removed.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Staff recommends adoption of a resolution setting November 27, 2024, as the taxing entities consultation meeting date and December 16, 2024, as the public hearing date for Amendment No. 6 to the Coachlight Drive Road Urban Renewal Plan.

Lead Staff Member: Bryce Johnson, Business Development Coordinator

STAFF REVIEWS

Department Director	Ryan Moffatt, Community and Economic Development Director
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Jessica Grove, Deputy City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	☐ Yes	☐ No	

ATTACHMENTS:

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 6 TO THE COACHLIGHT DRIVE URBAN RENEWAL PLAN IN THE CITY OF WEST DES MOINES, STATE OF IOWA

WHEREAS, by Resolution No. 17-02-21-07, adopted February 21, 2017, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Coachlight Drive Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Coachlight Drive Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Dallas County; and

WHEREAS, the Plan has subsequently been amended, lastly by an Amendment No. 5, adopted on October 7, 2024; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

A TRACT OF LAND IN SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA , IS INCLUDED IN THE COACHLIGHT URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A, VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY , IOWA, WITH SAID POINT OF BEGINNING BEING LOCATED ON THE EAST LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 14, TO THE SOUTH RIGHT OF WAY LINE EXTENDED OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE EXTENDED AND THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE EAST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 81ST STREET, A DISTANCE OF 250 FEET;

THENCE WEST, ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE INTERSECTION OF THE WEST LINE EXTENDED OF STREET LOT P, HERITAGE BEND PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF STREET LOT P OF SAID HERITAGE BEND PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT P;

THENCE NORTH, ALONG THE WEST LINE OF STREET LOT P OF SAID HERITAGE BEND PLAT 1, TO THE NORTHWEST CORNER OF SAID LOT P, SAID POINT BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTH LINE EXTENDED OF BRIDGEWOOD SOUTH, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID BRIDGEWOOD SOUTH, TO THE SOUTHWEST CORNER OF SAID BRIDGEWOOD SOUTH;

THENCE EAST, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD SOUTH SUBDIVISION, TO THE SOUTHWESTERLY LINE OF GARDENS AT BRIDGEWOOD PLAT 2, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID GARDENS AT BRIDGEWOOD PLAT 2, TO THE SOUTHWESTERLY LINE OF VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID VILLAS AT BRIDGEWOOD PLAT 1, TO THE SOUTHEAST CORNER OF LOT A, OF SAID VILLAS AT BRIDGEWOOD PLAT 1, SAID POINT BEING THE POINT OF BEGINNING;

AMENDMENT NO. 1

Does not add or remove land.

AMENDMENT NO. 2 AREA

A TRACT OF LAND IN SECTIONS 10, 11, 13, 14, 15 AND 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE COACHLIGHT DRIVE TIF DISTRICT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 'A', VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, WITH SAID POINT OF BEGINNING BEING LOCATED ON THE EAST LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND LOCATED ON THE CENTERLINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE (LOT 'A', LOT 'B', AND PARTIAL LOT 'C') OF SAID VILLAS AT BRIDGEWOOD PLAT 1, TO THE NORTHEAST CORNER OF LOT 'A', GARDENS AT BRIDGEWOOD PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTHERLY AND WESTERLY, ALONG THE SOUTH LINE (LOT 'A', LOT 4, LOT 5, AND PARTIAL LOT 7) OF SAID GARDENS AT BRIDGEWOOD PLAT 2, TO THE SOUTHEAST CORNER OF BRIDGEWOOD SOUTH, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD SOUTH, AND THE PROJECTION TO THE WEST OF THE SOUTH LINE OF BRIDGEWOOD SOUTH, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE SOUTHERLY, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE NORTHWEST CORNER OF STREET LOT P, HERITAGE BEND PLAT 1, AN OFFICIAL SUBDIVISION NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF STREET LOT P, HERITAGE BEND PLAT 1, TO THE SOUTHWEST CORNER OF STREET LOT P, HERITAGE BEND PLAT 1;

THENCE CONTINUING SOUTHERLY, ALONG THE PROJECTION OF THE WEST LINE OF STREET LOT P, HERITAGE BEND PLAT 1, TO THE SOUTH RIGHT OF WAY OF MILLS CIVIC PARKWAY;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY OF SOUTH 81st STREET;

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81st STREET, A DISTANCE OF 250 FEET;

THENCE EASTERLY, ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78

NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALSO BEING THE CENTERLINE OF S 81ST STREET;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTHWEST CORNER OF STREET LOT 'B', ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BOTH IN THE CASCADES AT JORDAN CREEK PLAT 1;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE AND THE SOUTH LINE EXTENDED OF LOT 1, THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, ALSO BEING A POINT ON THE EAST LINE OF SUNSET RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF SUNSET RIDGE, TO THE SOUTHEAST CORNER OF LOT 6, SUNSET RIDGE;

THENCE WEST, ALONG THE SOUTH LINE OF LOT 6, TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING AT THE EAST RIGHT OF WAY LINE OF S 88TH STREET;

THENCE SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF S 88TH STREET, TO THE SOUTH LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW-INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALSO BEING THE SOUTHEAST CORNER OF STREET LOT "Z" IN CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE WEST, ALONG THE SOUTH LINE OF SAID STREET LOT "Z', TO THE SOUTHWEST CORNER OF SAID STREET LOT "Z", BEING ALSO THE WEST RIGHT OF WAY LINE OF S 88TH STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH 88TH STREET, TO THE NORTHEAST CORNER OF STREET LOT 'D' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL SUBDIVISION NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH AND WESTERLY, ALONG THE NORTH LINE OF SAID STREET LOT 'D', TO THE SOUTHEAST CORNER OF STREET LOT 'H', CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID STREET LOT 'H', TO THE INTERSECTION POINT OF STREET LOT 'AA', OF SAID CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'AA', TO THE SOUTHWEST CORNER OF SAID STREET LOT 'AA', SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; ALSO BEING THE SOUTH LINE OF STREET LOT 'AA', AND THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE NORTH, ALONG THE WEST LINE OF SAID STREET LOT 'AA' TO THE NORTHWEST CORNER OF SAID STREET LOT 'AA', BEING ALSO THE CENTER OF SECTION, SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF LOT "A" ROAD, CEDAR RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT "A" ROAD, CEDAR RIDGE, TO THE PROJECTION SOUTH OF THE WEST LINE OF LOT 7, CEDAR RIDGE;

THENCE NORTH ALONG THE PROJECTION OF THE WEST LINE OF LOT 7 CEDAR RIDGE, TO THE SOUTHWEST CORNER OF LOT 7, CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF LOT 7, TO THE SOUTHWEST CORNER OF LOT 21, CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 21, TO THE SOUTHEAST CORNER OF LOT 25 OF SAID CEDAR RIDGE;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 25 AND 26 TO THE SOUTHWEST CORNER OF LOT 26 OF SAID CEDAR RIDGE;

THENCE NORTH THEN SOUTHWESTERLY THEN NORTH AGAIN, ALONG THE WEST LINE OF SAID LOT 26, CEDAR RIDGE, TO THE NORTHWEST CORNER OF LOT 28, OF SAID CEDAR RIDGE;

THENCE WEST, TO THE SOUTHWEST CORNER OF LOT 29 OF SAID CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF LOT 29 OF SAID CEDAR RIDGE, TO THE NORTHWEST CORNER OF SAID LOT 29;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOTS 29, 30, AND 31 OF SAID CEDAR RIDGE, TO THE SOUTHWEST CORNER OF THE NE 1/4 NE 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF THE NEl/4 NEl/4 OF SECTION 15, 429.06 FEET TO THE SOUTHWEST CORNER OF AN ACQUISITION PLAT FOR COACHLIGHT DRIVE, RECORDED IN BOOK 2015 PAGE 20234, RECORDED IN DALLAS COUNTY IOWA;

THENCE NORTH, TO THE SOUTH LINE OF STREET LOT 'E', WHISPER RIDGE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF STREET LOT E TO THE SOUTHWEST CORNER OF STREET LOT E WHISPER RIDGE PLAT 3 NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

THENCE NORTH, ALONG THE WEST LINE OF STREET LOT E AND LOTS 18-20, 26, 27, 31-35, STREET LOT A AND OUTLOT "X", WHISPER RIDGE PLAT 3, TO THE NORTHWEST CORNER OF OUTLOT 'X', WHISPER RIDGE PLAT 3, ALSO BEING THE SOUTHWEST CORNER OF OUTLOT V, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF OUTLOT V, TO THE SOUTHWEST CORNER OF OUTLOT W, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF OUTLOT W, TO THE WEST CORNER, ALSO BEING A BEND, ON THE SOUTHERNMOST LINE OF LOT 11, WHISPER RIDGE PLAT 2;

THENCE NORTHWESTERLY, ALONG THE SOUTHWEST LINE OF LOT 11, WHISPER RIDGE PLAT 2, TO THE SOUTHEAST CORNER OF LOT 12, WHISPER RIDGE PLAT 2;

THENCE NORTHWESTERLY, ALONG THE SOUTH LINE OF LOT 12, TO THE SOUTHWEST CORNER OF LOT 12, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 12, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 13, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 13, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 14, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 14, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 15, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 15, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 16, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 16, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOTS 16 AND 17, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 17, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 18, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 18, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 19, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 19, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 20, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 20, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 21, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 21, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 22, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 22, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF STREET LOT A, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT A, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 33, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 33, WHISPER RIDGE PLAT 2, TO THE NORTHEAST CORNER OF LOT 33, WHISPER RIDGE PLAT 2, BEING ALSO THE NORTHWEST CORNER OF LOT 1, WHISPER RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 1, WHISPER RIDGE PLAT 1, TO THE NORTHWEST CORNER OF STREET LOT 'C', WHISPER RIDGE PLAT 1, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF 88TH STREET;

THENCE CONTINUING NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT 'C', WHISPER RIDGE PLAT 1, TO THE WEST RIGHT OF WAY LINE OF 88TH STREET, RUNNING NORTH OF STREET LOT 'C' WHISPER RIDGE PLAT 1;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF 88TH STREET, TO THE WESTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY;

THENCE NORTHEAST, ALONG THE WESTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF STREET LOT 'B', PARK 88, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF STREET LOT 'B', PARK 88, TO THE SOUTHWEST CORNER OF LOT 1, PARK 88;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 1, PARK 88, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, STONE CREEK VILLAS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 3, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 4, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 4, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 9, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 9, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 10, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 10, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 11, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 11, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 'B', HERITAGE HILLS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 'B', HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF OUTLOT 'Z', HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF OUTLOT 'Z', HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 24, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 24, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 23, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 23, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 22, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 22, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 21, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 21, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 20, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 20, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 19, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 19, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 18, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 18, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 17, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 17, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 16, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 16, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 15, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 15, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 14, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 14, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 13, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 13, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 12, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 12, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 11, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 11, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 10, HERITAGE HILLS PLAT 1:

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 10, HERITAGE HILLS PLAT 1, AND BEING THE NORTHRIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE WEST RIGHT OF WAY LINE OF 81ST STREET;

THENCE EASTERLY, ALONG THE PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE EAST RIGHT OF WAY LINE OF 81ST STREET, BEING THE SOUTHWEST CORNER OF LOT 6, BARTLETT FARM PLAT 8, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 6, BARTLETT FARM PLAT 8, AND BEING THE NORTH LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 6, BARTLETT FARM PLAT 8, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 8, ARBOR SPRINGS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT 8, ARBOR SPRINGS PLAT 1, AND BEING THE NORTH LINE OF LOT 'A', BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, TO THE NORTHEAST CORNER OF LOT 'A', BRIDGEWOOD SCHOOL;

THENCE SOUTHERLY AND EASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE NORTHEAST CORNER OF SAID E.P. TRUE PARKWAY, AS SHOWN ON THE ACQUISITION PLAT IN BOOK 2002 PAGE 1211, PAGE 6 OF 8 OF THE RECORDS OF THE DALLAS COUNTY RECORDER,

BEING ON THE WEST RIGHT OF WAY LINE OF 74™ STREET I SOUTH JORDAN CREEK PARKWAY;

THENCE EAST, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO, BEING AT THE CENTER OF 74TH STREET / SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TO THE SOUTHEAST CORNER OF SAID SECTION 11, BEING THE NORTHEAST CORNER OF SECTION 14 AND THE NORTHWEST CORNER OF SECTION 13, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO BEING AT THE CENTER OF 74TH STREET I SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; AND ALSO, BEING AT THE CENTER OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY; TO THE SOUTHWEST CORNER OF LOT E, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT E, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, TO THE NORTHWEST CORNER OF LOT 3, HURD JORDAN PLAT 2, AN OFFICIAL SUBDIVISION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS, COUNTY, IOWA, BEING ALSO ON THE EAST RIGHT OF WAY LINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY;

THENCE EASTERLY, ALONG THE NORTH LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH, ALONG THE EAST LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTHWEST AND WESTERLY, ALONG THE SOUTH LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE SOUTHEAST CORNER OF LOT 4, HURD JORDAN PLAT 2;

THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 4, HURD JORDAN PLAT 2, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE WEST, ON A PROJECTION OF THE SOUTH LINE OF SAID LOT 4, TO A POINT ON THE EAST LINE OF SAID SECTION 14; ALSO BEING AT THE CENTERLINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY AND ON THE EAST LINE OF LOT 'B', BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 14, THE EAST LINE OF LOT 'B', BRIDGEWOOD PLAT l, AND THE EAST LINE OF LOT 'A', VILLAS AT BRIDGEWOOD PLAT 1, TO THE POINT OF BEGINNING.

AMENDMENT NO. 3 AREA
Removed land as follows:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "AA" AS FILED IN BOOK 2014 PAGE 4167 OF THE DALLAS COUNTY RECORDER'S OFFICE, BEING A POINT ON THE EAST LINE OF LOT 5 SUNSET RIDGE AS FILED IN BOOK 6 PAGE 244 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE EAST LINE OF LOTS 5, 4, 3, 2 AND 1 OF SAID SUNSET RIDGE, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, AS DESCRIBED IN ACQUISITION PLAT FILED IN BOOK 2009 PAGE 15835 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE WEST AND THENCE NORTHWEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH 81ST STREET, TO THE SOUTHEAST CORNER OF STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, AS FILED IN BOOK 2015 PAGE 13814 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT 'A';

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF STREET LOT 'A', TO A POINT ON THE NORTH LINE OF PARCEL "AA" IN BOOK 2014 PAGE 4167;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID PARCEL "AA", TO THE POINT OF BEGINNING.

AMENDMENT NO. 4
Did not add or remove land.

AMENDMENT NO. 5 AREA
(As corrected by Amendment No. 6)

A TRACT OF LAND IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 78, NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT V, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT V, TO THE NORTHWEST CORNER OF OUTLOT 'X', WHISPER RIDGE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID WHISPER RIDGE PLAT 3 TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, HICKORY KNOLLS PLACE REPLAT, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE NORTH LINE OF SAID HICKORY KNOLLS PLACE REPLAT TO THE NORTHEAST CORNER OF FOX CREEK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE NORTH LINE OF SAID FOX CREEK TO THE NORTHWEST CORNER OF SAID FOX CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF REBEL RIDGE ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 2 OF SAID REBEL RIDGE ESTATES;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE AND WESTERLY LINE OF SAID LOT 2 TO THE EASTERLY LINE OF LOT "A" OF SAID REBEL RIDGE ESTATES, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WENDOVER ROAD;

THENCE SOUTH ALONG SAID EASTERLY LINE OF SAID LOT "A" AND THE EASTERLY RIGHT-OF-WAY LINE OF WENDOVER ROAD TO AN EASTERLY CORNER OF SAID LOT "A";

THENCE WEST ALONG SAID EASTERLY LINE OF SAID LOT "A" AND THE EASTERLY RIGHT-OF-WAY LINE OF WENDOVER ROAD TO THE SOUTHEAST CORNER OF PARCEL 18-45 BEING A PART OF SAID LOT "A" OF SAID REBEL RIDGE ESTATES, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 6308 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 18-45 TO THE NORTHEAST CORNER THEREOF;
THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 18-45 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY;

THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 18-45 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHWEST CORNER OF SAID PARCEL 18-45, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 2 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 18759 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 3 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 15922 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 2 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 6390 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF OUTLOT "W' OF SUGAR CREEK HILLS SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID SUGAR CREEK HILLS SUBDIVISION AND SAID NORTH RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SUGAR CREEK HILLS SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 73 OF FOX CREEK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IA;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 73 TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON THE RIGHT-OF-WAY PLAT ON PAGE 2 OF THE EASEMENT RECORDED IN BOOK 631, PAGE 69 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 73, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF FOX CREEK DRIVE;

THENCE CONTINUING EAST TO THE WEST LINE OF LOT 10 OF SAID FOX CREEK, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON THE ACQUISITION PLAT ON PAGE 3 OF THE EASEMENT RECORDED IN BOOK 631, PAGE 90 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID PARCEL; SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 10; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY OF MILLS CIVIC PARKWAY, ALSO BEING THE SOUTH LINE OF SAID FOX CREEK TO THE SOUTHEAST CORNER OF SAID FOX CREEK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF MUSSELMAN SUBDIVISION;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY OF MILLS CIVIC PARKWAY TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 78, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST 1/4 TO THE CENTER OF SAID SECTION 15;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 TO THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY, SAID POINT ALSO BEING ON THE EAST LINE OF PARCEL '21-142' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 3430 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY TO THE WEST LINE OF SAID PARCEL '21-142';

THENCE CONTINUING WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY TO THE EAST LINE OF LOT 'A OF TIBURON, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IA;

THENCE SOUTH ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AND SAID EAST LINE OF LOT 'A' TO THE SOUTHEAST CORNER OF SAID LOT 'A';

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AND THE SOUTH LINE OF LOT 'A' TO THE SOUTHWEST CORNER OF SAID LOT 'A'; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 7 OF THE CONDEMNATION RECORDED AS DOCUMENT NUMBER 2024-08072 IN THE DALLAS COUNTRY RECORDER'S OFFICE;

THENCE CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AND THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M, DALLAS COUNTY, IOWA;

THENCE CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY TO THE NORTHWEST CORNER OF A PARCEL OF LAND SHOWN ON

THE ACQUISITION PLAT ON PAGE 10 OF THE CONDEMNATION RECORDED IN BOOK 2019, PAGE 12816 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON THE ACQUISITION PLAT ON PAGE 3 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 6390 IN THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF A PARCEL OF LAND AS SHOWN ON THE ACQUISITION PLAT ON PAGE 4 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 6390 IN THE DALLAS COUNTY RECORDER'S OFFICE TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTHEAST ALONG THE NORTH LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 3 RECORDED IN BOOK 2015, PAGE 15922 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2015, PAGE 18759 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT-OF-WAY LINE OF JOHNSON COURT;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF JOHNSON COURT AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH GRAND PRAIRIE PARKWAY;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80;

THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 80 TO THE SOUTHWEST CORNER OF EXCESS INTERSTATE 80 RIGHT-OF-WAY SHOWN ON THE PLAT OF SURVEY RECORDED IN STATE LAND PATENT RECORDED IN BOOK 2019, PAGE 18429 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTHEAST ALONG THE NORTH LINE OF SAID EXCESS INTERSTATE 80 RIGHT-OF-WAY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF EXCESS INTERSTATE 80 RIGHT-OF-WAY SHOWN ON THE PLAT OF SURVEY IN STATE LAND PATENT RECORDED IN BOOK 2019, PAGE 22810 IN THE DALLAS COUNTY RECORDER'S OFFICE

THENCE NORTHEAST ALONG THE NORTH OF SAID EXCESS INTERSTATE 80 RIGHT-OF-WAY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF EXCESS INTERSTATE 80 RIGHT-OF-WAY SHOWN ON THE

PLAT OF SURVEY IN STATE LAND PATENT RECORDED IN BOOK 2020, PAGE 18295 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTHEAST ALONG THE NORTH LINE OF SAID EXCESS INTERSTATE 80 RIGHT-OF-WAY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF WENDOVER ROAD;

THENCE NORTHEAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WENDOVER ROAD TO THE NORTHERLY EXTENSION OF THE WEST LINE OF COOK HEIGHTS, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID COOK HEIGHTS TO THE NORTHWEST CORNER OF DELLA VITA PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID THE WEST LINE OF SAID DELLA VITA PLAT 1 TO THE NORTHWEST CORNER OF DELLA VITA PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID THE WEST LINE OF SAID DELLA VITA PLAT 2 TO THE NORTHWEST CORNER OF DELLA VITA PLAT 5, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID THE WEST LINE OF SAID DELLA VITA PLAT 5 TO THE NORTHWEST CORNER OF STREET LOT 'A' OF SAID DELLA VITA PLAT 5;

THENCE EAST ALONG THE NORTH LINE OF SAID STREET LOT 'A' TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID STREET LOT 'A' OF SAID DELLA VITA PLAT 5 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 'A' TO THE EAST CORNER OF OUTLOT 'Y' OF SAID DELLA VITA PLAT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E.P. TRUE PARKWAY;

THENCE EAST ALONG THE SOUTH LINE SAID SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY TO THE NORTHEAST CORNER OF PARCEL '24-34' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-07745 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID PARCEL '24-34', SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 17, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG SAID NORTH LINE OF LOT 17 TO THE NORTHEAST CORNER OF OUTLOT X OF SAID WHISPER RIDGE PLAT 2;

THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT X TO THE SOUTHEAST CORNER OF SAID OUTLOT X AND TO THE NORTHWEST CORNER OF OUTLOT 'V', WHISPER RIDGE PLAT 2 AND TO THE POINT OF BEGINNING.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 6 to the Plan ("Amendment No. 6" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove land from the Urban Renewal Area and correct a scrivener's error in the description of the Amendment No. 5 Subarea; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 6 removes the following land from the Urban Renewal Area, as follows:

> LOT 6, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT PARCEL 21-5 BEING A PART OF SAID LOT 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.
>
> AND
>
> PARCEL 21-4 BEING A PART OF LOT 5, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 6 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 6 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 6 required by Section 403.5(2), Code of Iowa, as amended, shall be held on November 27, 2024, in the Boardroom, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, at 11:00 A.M., and the Business Development Coordinator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any

recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 6, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF WEST DES MOINES, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 6 TO THE COACHLIGHT DRIVE URBAN RENEWAL PLAN FOR THE CITY OF WEST DES MOINES, STATE OF IOWA

The City of West Des Moines, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 11:00 A.M. on November 27, 2024, in the Boardroom, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa concerning a proposed Amendment No. 6 to the Coachlight Drive Urban Renewal Plan for the Coachlight Drive Urban Renewal Area, a copy of which is attached hereto. The consultation meeting will also be accessible virtually, at https://tinyurl.com/ye24pefd.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Business Development Coordinator, or his delegate, as the designated representative of the City of West Des Moines, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 6 to the Coachlight Drive Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2024.

_____

City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 6 before the City Council at its meeting which commences at 5:30 P.M. on December 16, 2024, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 6 TO THE COACHLIGHT DRIVE URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF WEST DES MOINES, STATE OF IOWA

The City Council of the City of West Des Moines, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on December 16, 2024 in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider adoption of a proposed Amendment No. 6 to the Coachlight Drive Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of West Des Moines, State of Iowa.

Amendment No. 6 is proposed to remove the following land from the Urban Renewal Area:

LOT 6, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT PARCEL 21-5 BEING A PART OF SAID LOT 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

AND

PARCEL 21-4 BEING A PART OF LOT 5, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of West Des Moines, Iowa.

The City of West Des Moines, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban

renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 6 would remove land from the Urban Renewal Area and correct a scrivener's error in the description of the Amendment No. 5 Subarea.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2024.

_____

City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 6, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 6 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 18th day of November, 2024.

_____

Russ Trimble, Mayor

ATTEST:

_____

Ryan T. Jacobson, City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

AMENDMENT NO. 6

to the

COACHLIGHT DRIVE URBAN RENEWAL PLAN

for the

COACHLIGHT DRIVE URBAN RENEWAL AREA

WEST DES MOINES, IOWA

Original Area - 2017
Amendment No. 1 - 2017
Amendment No. 2 - 2018
Amendment No. 3 - 2019
Amendment No. 4 – 2024
Amendment No. 5 – 2024 (October)
Amendment No. 6 – 2024 (December)

Amendment No. 6
to the
Coachlight Drive Urban Renewal Plan
for the
Coachlight Drive Urban Renewal Area
City of West Des Moines, Iowa

INTRODUCTION AND HISTORY

The Coachlight Drive Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Coachlight Drive Urban Renewal Area ("Area" or "Urban Renewal Area") adopted in February 2017 and subsequently amended five times, is being further amended by this Amendment No. 6 to the Plan ("Amendment No. 6" or "Amendment") to remove land from the Urban Renewal Area and correct a scrivener's error in the description of the Amendment No. 5 Subarea. This Amendment does not make any other changes to the Plan or Area.

Except as modified by this Amendment No. 6, the provisions of the Plan, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 6 shall control. Any subsections not mentioned in this Amendment No. 6 shall continue to apply to the Plan.

DESCRIPTION OF AREA

The land being removed from the Urban Renewal Area by this Amendment may be referred to as the "Amendment No. 6 Subarea." The legal description of the Amendment No. 6 Subarea is attached hereto as Exhibit A. The legal description of the Urban Renewal Area, as amended, including correcting a scrivener's error in the description of the Amendment No. 5 Subarea, is attached as Exhibit B. A map of the Urban Renewal Area, as amended, is attached as Exhibit C.

DEVELOPMENT PLAN

The Urban Renewal Plan, as amended, and this Amendment, are in conformity with the Connect 2 Create WDM, adopted October 17, 2022, which is the City of West Des Moines' ("City") general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City's current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan, as amended.

FINANCIAL DATA

1.	Current constitutional debt limit:	$651,186,062
2.	Current outstanding general obligation debt:	$330,451,643
3.	No projects are being added by this Amendment.	N/A

EFFECTIVE PERIOD

This Amendment No. 6 will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

LEGAL DESCRIPTION OF AMENDMENT NO. 6 SUBAREA <u>BEING REMOVED FROM AREA</u>

LOT 6, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT PARCEL 21-5 BEING A PART OF SAID LOT 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

AND

PARCEL 21-4 BEING A PART OF LOT 5, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

EXHIBIT B

LEGAL DESCRIPTION OF AREA, AS AMENDED, INCLUDING CORRECTION OF SCRIVENER'S ERROR IN DESCRIPTION OF AMENDMENT NO. 5 AREA

ORIGINAL SUBAREA

A TRACT OF LAND IN SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA , IS INCLUDED IN THE COACHLIGHT URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A, VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY , IOWA, WITH SAID POINT OF BEGINNING BEING LOCATED ON THE EAST LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 14, TO THE SOUTH RIGHT OF WAY LINE EXTENDED OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE EXTENDED AND THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE EAST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 81ST STREET, A DISTANCE OF 250 FEET;

THENCE WEST, ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE INTERSECTION OF THE WEST LINE EXTENDED OF STREET LOT P, HERITAGE BEND PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF STREET LOT P OF SAID HERITAGE BEND PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT P;

THENCE NORTH, ALONG THE WEST LINE OF STREET LOT P OF SAID HERITAGE BEND PLAT 1, TO THE NORTHWEST CORNER OF SAID LOT P, SAID POINT BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTH LINE EXTENDED OF BRIDGEWOOD SOUTH, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID BRIDGEWOOD SOUTH, TO THE SOUTHWEST CORNER OF SAID BRIDGEWOOD SOUTH;

THENCE EAST, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD SOUTH SUBDIVISION, TO THE SOUTHWESTERLY LINE OF GARDENS AT BRIDGEWOOD PLAT 2, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID GARDENS AT BRIDGEWOOD PLAT 2, TO THE SOUTHWESTERLY LINE OF VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID VILLAS AT BRIDGEWOOD PLAT 1, TO THE SOUTHEAST CORNER OF LOT A, OF SAID VILLAS AT BRIDGEWOOD PLAT 1, SAID POINT BEING THE POINT OF BEGINNING;

AMENDMENT NO. 1

Does not add or remove land.

AMENDMENT NO. 2 SUBAREA

A TRACT OF LAND IN SECTIONS 10, 11, 13, 14, 15 AND 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE COACHLIGHT DRIVE TIF DISTRICT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 'A', VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, WITH SAID POINT OF BEGINNING BEING LOCATED ON THE EAST LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND LOCATED ON THE CENTERLINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE (LOT 'A', LOT 'B', AND PARTIAL LOT 'C') OF SAID VILLAS AT BRIDGEWOOD PLAT 1, TO THE NORTHEAST CORNER OF LOT 'A', GARDENS AT BRIDGEWOOD PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTHERLY AND WESTERLY, ALONG THE SOUTH LINE (LOT 'A', LOT 4, LOT 5, AND PARTIAL LOT 7) OF SAID GARDENS AT BRIDGEWOOD PLAT 2, TO THE SOUTHEAST CORNER OF BRIDGEWOOD SOUTH, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD SOUTH, AND THE PROJECTION TO THE WEST OF THE SOUTH LINE OF BRIDGEWOOD SOUTH, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE SOUTHERLY, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE NORTHWEST CORNER OF STREET LOT P, HERITAGE BEND PLAT 1, AN OFFICIAL SUBDIVISION NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF STREET LOT P, HERITAGE BEND PLAT 1, TO THE SOUTHWEST CORNER OF STREET LOT P, HERITAGE BEND PLAT 1;

THENCE CONTINUING SOUTHERLY, ALONG THE PROJECTION OF THE WEST LINE OF STREET LOT P, HERITAGE BEND PLAT 1, TO THE SOUTH RIGHT OF WAY OF MILLS CIVIC PARKWAY;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY OF SOUTH 81st STREET;

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81st STREET, A DISTANCE OF 250 FEET;

THENCE EASTERLY, ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALSO BEING THE CENTERLINE OF S 81ST STREET;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTHWEST CORNER OF STREET LOT 'B', ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BOTH IN THE CASCADES AT JORDAN CREEK PLAT 1;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE AND THE SOUTH LINE EXTENDED OF LOT 1, THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, ALSO BEING A POINT ON THE EAST LINE OF SUNSET RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF SUNSET RIDGE, TO THE SOUTHEAST CORNER OF LOT 6, SUNSET RIDGE;

THENCE WEST, ALONG THE SOUTH LINE OF LOT 6, TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING AT THE EAST RIGHT OF WAY LINE OF S 88TH STREET;

THENCE SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF S 88TH STREET, TO THE SOUTH LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW-INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALSO BEING THE SOUTHEAST CORNER OF STREET LOT "Z" IN CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE WEST, ALONG THE SOUTH LINE OF SAID STREET LOT "Z', TO THE SOUTHWEST CORNER OF SAID STREET LOT "Z", BEING ALSO THE WEST RIGHT OF WAY LINE OF S 88TH STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH 88TH STREET, TO THE NORTHEAST CORNER OF STREET LOT 'D' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL SUBDIVISION NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH AND WESTERLY, ALONG THE NORTH LINE OF SAID STREET LOT 'D', TO THE SOUTHEAST CORNER OF STREET LOT 'H', CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID STREET LOT 'H', TO THE INTERSECTION POINT OF STREET LOT 'AA', OF SAID CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'AA', TO THE SOUTHWEST CORNER OF SAID STREET LOT 'AA', SAID POINT ALSO

BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; ALSO BEING THE SOUTH LINE OF STREET LOT 'AA', AND THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE NORTH, ALONG THE WEST LINE OF SAID STREET LOT 'AA' TO THE NORTHWEST CORNER OF SAID STREET LOT 'AA', BEING ALSO THE CENTER OF SECTION, SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF LOT "A" ROAD, CEDAR RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT "A" ROAD, CEDAR RIDGE, TO THE PROJECTION SOUTH OF THE WEST LINE OF LOT 7, CEDAR RIDGE;

THENCE NORTH ALONG THE PROJECTION OF THE WEST LINE OF LOT 7 CEDAR RIDGE, TO THE SOUTHWEST CORNER OF LOT 7, CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF LOT 7, TO THE SOUTHWEST CORNER OF LOT 21, CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 21, TO THE SOUTHEAST CORNER OF LOT 25 OF SAID CEDAR RIDGE;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 25 AND 26 TO THE SOUTHWEST CORNER OF LOT 26 OF SAID CEDAR RIDGE;

THENCE NORTH THEN SOUTHWESTERLY THEN NORTH AGAIN, ALONG THE WEST LINE OF SAID LOT 26, CEDAR RIDGE, TO THE NORTHWEST CORNER OF LOT 28, OF SAID CEDAR RIDGE;

THENCE WEST, TO THE SOUTHWEST CORNER OF LOT 29 OF SAID CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF LOT 29 OF SAID CEDAR RIDGE, TO THE NORTHWEST CORNER OF SAID LOT 29;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOTS 29, 30, AND 31 OF SAID CEDAR RIDGE, TO THE SOUTHWEST CORNER OF THE NE 1/4 NE 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF THE NEl/4 NEl/4 OF SECTION 15, 429.06 FEET TO THE SOUTHWEST CORNER OF AN ACQUISITION

PLAT FOR COACHLIGHT DRIVE, RECORDED IN BOOK 2015 PAGE 20234, RECORDED IN DALLAS COUNTY IOWA;

THENCE NORTH, TO THE SOUTH LINE OF STREET LOT 'E', WHISPER RIDGE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF STREET LOT E TO THE SOUTHWEST CORNER OF STREET LOT E WHISPER RIDGE PLAT 3 NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

THENCE NORTH, ALONG THE WEST LINE OF STREET LOT E AND LOTS 18-20, 26, 27, 31-35, STREET LOT A AND OUTLOT "X", WHISPER RIDGE PLAT 3, TO THE NORTHWEST CORNER OF OUTLOT 'X', WHISPER RIDGE PLAT 3, ALSO BEING THE SOUTHWEST CORNER OF OUTLOT V, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF OUTLOT V, TO THE SOUTHWEST CORNER OF OUTLOT W, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF OUTLOT W, TO THE WEST CORNER, ALSO BEING A BEND, ON THE SOUTHERNMOST LINE OF LOT 11, WHISPER RIDGE PLAT 2;

THENCE NORTHWESTERLY, ALONG THE SOUTHWEST LINE OF LOT 11, WHISPER RIDGE PLAT 2, TO THE SOUTHEAST CORNER OF LOT 12, WHISPER RIDGE PLAT 2;

THENCE NORTHWESTERLY, ALONG THE SOUTH LINE OF LOT 12, TO THE SOUTHWEST CORNER OF LOT 12, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 12, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 13, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 13, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 14, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 14, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 15, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 15, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 16, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 16, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOTS 16 AND 17, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 17, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 18, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 18, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 19, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 19, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 20, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 20, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 21, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 21, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 22, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 22, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF STREET LOT A, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT A, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 33, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 33, WHISPER RIDGE PLAT 2, TO THE NORTHEAST CORNER OF LOT 33, WHISPER RIDGE PLAT 2, BEING ALSO THE NORTHWEST CORNER OF LOT 1, WHISPER RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 1, WHISPER RIDGE PLAT 1, TO THE NORTHWEST CORNER OF STREET LOT 'C', WHISPER RIDGE PLAT 1, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF 88TH STREET;

THENCE CONTINUING NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT 'C', WHISPER RIDGE PLAT 1, TO THE WEST RIGHT OF WAY LINE OF 88TH STREET, RUNNING NORTH OF STREET LOT 'C' WHISPER RIDGE PLAT 1;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF 88TH STREET, TO THE WESTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY;

THENCE NORTHEAST, ALONG THE WESTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF STREET LOT 'B', PARK 88, AN OFFICIAL PLAT, NOW INCLUDED IN AND

FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF STREET LOT 'B', PARK 88, TO THE SOUTHWEST CORNER OF LOT 1, PARK 88;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 1, PARK 88, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, STONE CREEK VILLAS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 3, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 4, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 4, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 9, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 9, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 10, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 10, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 11, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 11, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 'B', HERITAGE HILLS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 'B', HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF OUTLOT 'Z', HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF OUTLOT 'Z', HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 24, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 24, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 23, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 23, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 22, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 22, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 21, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 21, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 20, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 20, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 19, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 19, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 18, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 18, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 17, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 17, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 16, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 16, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 15, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 15, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 14, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 14, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 13, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 13, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 12, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 12, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 11, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 11, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 10, HERITAGE HILLS PLAT 1:

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 10, HERITAGE HILLS PLAT 1, AND BEING THE NORTHRIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE WEST RIGHT OF WAY LINE OF 81ST STREET;

THENCE EASTERLY, ALONG THE PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE EAST RIGHT OF WAY LINE OF 81ST STREET, BEING THE SOUTHWEST CORNER OF LOT 6, BARTLETT FARM PLAT 8, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 6, BARTLETT FARM PLAT 8, AND BEING THE NORTH LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 6, BARTLETT FARM PLAT 8, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 8, ARBOR SPRINGS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT 8, ARBOR SPRINGS PLAT 1, AND BEING THE NORTH LINE OF LOT 'A', BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, TO THE NORTHEAST CORNER OF LOT 'A', BRIDGEWOOD SCHOOL;

THENCE SOUTHERLY AND EASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE NORTHEAST CORNER OF SAID E.P. TRUE PARKWAY, AS SHOWN ON THE ACQUISITION PLAT IN BOOK 2002 PAGE 1211, PAGE 6 OF 8 OF THE RECORDS OF THE DALLAS COUNTY RECORDER, BEING ON THE WEST RIGHT OF WAY LINE OF 74™ STREET I SOUTH JORDAN CREEK PARKWAY;

THENCE EAST, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE

5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO, BEING AT THE CENTER OF 74TH STREET / SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TO THE SOUTHEAST CORNER OF SAID SECTION 11, BEING THE NORTHEAST CORNER OF SECTION 14 AND THE NORTHWEST CORNER OF SECTION 13, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO BEING AT THE CENTER OF 74TH STREET I SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; AND ALSO, BEING AT THE CENTER OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY; TO THE SOUTHWEST CORNER OF LOT E, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT E, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, TO THE NORTHWEST CORNER OF LOT 3, HURD JORDAN PLAT 2, AN OFFICIAL SUBDIVISION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS, COUNTY, IOWA, BEING ALSO ON THE EAST RIGHT OF WAY LINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY;

THENCE EASTERLY, ALONG THE NORTH LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH, ALONG THE EAST LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTHWEST AND WESTERLY, ALONG THE SOUTH LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE SOUTHEAST CORNER OF LOT 4, HURD JORDAN PLAT 2;

THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 4, HURD JORDAN PLAT 2, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE WEST, ON A PROJECTION OF THE SOUTH LINE OF SAID LOT 4, TO A POINT ON THE EAST LINE OF SAID SECTION 14; ALSO BEING AT THE CENTERLINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY AND ON THE EAST LINE OF LOT 'B', BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 14, THE EAST LINE OF LOT 'B', BRIDGEWOOD PLAT l, AND THE EAST LINE OF LOT 'A', VILLAS AT BRIDGEWOOD PLAT 1, TO THE POINT OF BEGINNING.

AMENDMENT NO. 3 SUBAREA
Removed land as follows:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "AA" AS FILED IN BOOK 2014 PAGE 4167 OF THE DALLAS COUNTY RECORDER'S OFFICE, BEING A POINT ON THE EAST LINE OF LOT 5 SUNSET RIDGE AS FILED IN BOOK 6 PAGE 244 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE EAST LINE OF LOTS 5, 4, 3, 2 AND 1 OF SAID SUNSET RIDGE, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, AS DESCRIBED IN ACQUISITION PLAT FILED IN BOOK 2009 PAGE 15835 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE WEST AND THENCE NORTHWEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH 81ST STREET, TO THE SOUTHEAST CORNER OF STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, AS FILED IN BOOK 2015 PAGE 13814 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT 'A';

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF STREET LOT 'A', TO A POINT ON THE NORTH LINE OF PARCEL "AA" IN BOOK 2014 PAGE 4167;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID PARCEL "AA", TO THE POINT OF BEGINNING.

AMENDMENT NO. 4
Did not add or remove land.

AMENDMENT NO. 5 SUBAREA
(CORRECTED)

A TRACT OF LAND IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 78, NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT V, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT V, TO THE NORTHWEST CORNER OF OUTLOT 'X', WHISPER RIDGE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID WHISPER RIDGE PLAT 3 TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, HICKORY KNOLLS PLACE REPLAT, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE NORTH LINE OF SAID HICKORY KNOLLS PLACE REPLAT TO THE NORTHEAST CORNER OF FOX CREEK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE NORTH LINE OF SAID FOX CREEK TO THE NORTHWEST CORNER OF SAID FOX CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF REBEL RIDGE ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 2 OF SAID REBEL RIDGE ESTATES;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE AND WESTERLY LINE OF SAID LOT 2 TO THE EASTERLY LINE OF LOT "A" OF SAID REBEL RIDGE ESTATES, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WENDOVER ROAD;

THENCE SOUTH ALONG SAID EASTERLY LINE OF SAID LOT "A" AND THE EASTERLY RIGHT-OF-WAY LINE OF WENDOVER ROAD TO AN EASTERLY CORNER OF SAID LOT "A";

THENCE WEST ALONG SAID EASTERLY LINE OF SAID LOT "A" AND THE EASTERLY RIGHT-OF-WAY LINE OF WENDOVER ROAD TO THE SOUTHEAST CORNER OF PARCEL 18-45 BEING A PART OF SAID LOT "A" OF SAID REBEL RIDGE ESTATES, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 6308 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 18-45 TO THE NORTHEAST CORNER THEREOF;
THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 18-45 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY;

THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 18-45 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHWEST CORNER OF SAID PARCEL 18-45, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 2 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 18759 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 3 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 15922 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 2 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 6390 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID PARCEL AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF OUTLOT "W' OF SUGAR CREEK HILLS SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID SUGAR CREEK HILLS SUBDIVISION AND SAID NORTH RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SUGAR CREEK HILLS SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 73 OF FOX CREEK, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IA;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 73 TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON THE RIGHT-OF-WAY PLAT ON PAGE 2 OF THE EASEMENT RECORDED IN BOOK 631, PAGE 69 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 73, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF FOX CREEK DRIVE;

THENCE CONTINUING EAST TO THE WEST LINE OF LOT 10 OF SAID FOX CREEK, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON THE ACQUISITION PLAT ON PAGE 3 OF THE EASEMENT RECORDED IN BOOK 631, PAGE 90 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID PARCEL; SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 10; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY OF MILLS CIVIC PARKWAY, ALSO BEING THE SOUTH LINE OF SAID FOX CREEK TO THE SOUTHEAST CORNER OF SAID FOX CREEK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF MUSSELMAN SUBDIVISION;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY OF MILLS CIVIC PARKWAY TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 78, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST 1/4 TO THE CENTER OF SAID SECTION 15;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 TO THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY, SAID POINT ALSO BEING ON THE EAST LINE OF PARCEL '21-142' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 3430 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY TO THE WEST LINE OF SAID PARCEL '21-142';

THENCE CONTINUING WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY TO THE EAST LINE OF LOT 'A OF TIBURON, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IA;

THENCE SOUTH ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AND SAID EAST LINE OF LOT 'A' TO THE SOUTHEAST CORNER OF SAID LOT 'A';

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AND THE SOUTH LINE OF LOT 'A' TO THE SOUTHWEST CORNER OF SAID LOT 'A'; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 7 OF THE CONDEMNATION RECORDED AS DOCUMENT NUMBER 2024-08072 IN THE DALLAS COUNTRY RECORDER'S OFFICE;

THENCE CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AND THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST

CORNER OF SAID PARCEL; SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M, DALLAS COUNTY, IOWA;

THENCE CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY TO THE NORTHWEST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 10 OF THE CONDEMNATION RECORDED IN BOOK 2019, PAGE 12816 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON THE ACQUISITION PLAT ON PAGE 3 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 6390 IN THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF A PARCEL OF LAND AS SHOWN ON THE ACQUISITION PLAT ON PAGE 4 OF THE WARRANTY DEED RECORDED IN BOOK 2015, PAGE 6390 IN THE DALLAS COUNTY RECORDER'S OFFICE TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTHEAST ALONG THE NORTH LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT ON PAGE 3 RECORDED IN BOOK 2015, PAGE 15922 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2015, PAGE 18759 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH RIGHT-OF-WAY LINE OF JOHNSON COURT;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF JOHNSON COURT AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH GRAND PRAIRIE PARKWAY;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH GRAND PRAIRIE PARKWAY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80;

THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 80 TO THE SOUTHWEST CORNER OF EXCESS INTERSTATE 80 RIGHT-OF-WAY SHOWN ON THE PLAT OF SURVEY RECORDED IN STATE LAND PATENT RECORDED IN BOOK 2019, PAGE 18429 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTHEAST ALONG THE NORTH LINE OF SAID EXCESS INTERSTATE 80 RIGHT-OF-WAY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF EXCESS INTERSTATE 80 RIGHT-OF-WAY SHOWN ON

THE PLAT OF SURVEY IN STATE LAND PATENT RECORDED IN BOOK 2019, PAGE 22810 IN THE DALLAS COUNTY RECORDER'S OFFICE

THENCE NORTHEAST ALONG THE NORTH OF SAID EXCESS INTERSTATE 80 RIGHT-OF-WAY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF EXCESS INTERSTATE 80 RIGHT-OF-WAY SHOWN ON THE PLAT OF SURVEY IN STATE LAND PATENT RECORDED IN BOOK 2020, PAGE 18295 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTHEAST ALONG THE NORTH LINE OF SAID EXCESS INTERSTATE 80 RIGHT-OF-WAY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF WENDOVER ROAD;

THENCE NORTHEAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WENDOVER ROAD TO THE NORTHERLY EXTENSION OF THE WEST LINE OF COOK HEIGHTS, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID COOK HEIGHTS TO THE NORTHWEST CORNER OF DELLA VITA PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID THE WEST LINE OF SAID DELLA VITA PLAT 1 TO THE NORTHWEST CORNER OF DELLA VITA PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID THE WEST LINE OF SAID DELLA VITA PLAT 2 TO THE NORTHWEST CORNER OF DELLA VITA PLAT 5, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID THE WEST LINE OF SAID DELLA VITA PLAT 5 TO THE NORTHWEST CORNER OF STREET LOT 'A' OF SAID DELLA VITA PLAT 5;

THENCE EAST ALONG THE NORTH LINE OF SAID STREET LOT 'A' TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID STREET LOT 'A' OF SAID DELLA VITA PLAT 5 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 'A' TO THE EAST CORNER OF OUTLOT 'Y' OF SAID DELLA VITA PLAT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E.P. TRUE PARKWAY;

THENCE EAST ALONG THE SOUTH LINE SAID SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY TO THE NORTHEAST CORNER OF PARCEL '24-34' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-07745 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID PARCEL '24-34', SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 17, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG SAID NORTH LINE OF LOT 17 TO THE NORTHEAST CORNER OF OUTLOT X OF SAID WHISPER RIDGE PLAT 2;

THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT X TO THE SOUTHEAST CORNER OF SAID OUTLOT X AND TO THE NORTHWEST CORNER OF OUTLOT 'V', WHISPER RIDGE PLAT 2 AND TO THE POINT OF BEGINNING.

AMENDMENT NO. 6 SUBAREA

Removed land as follows:

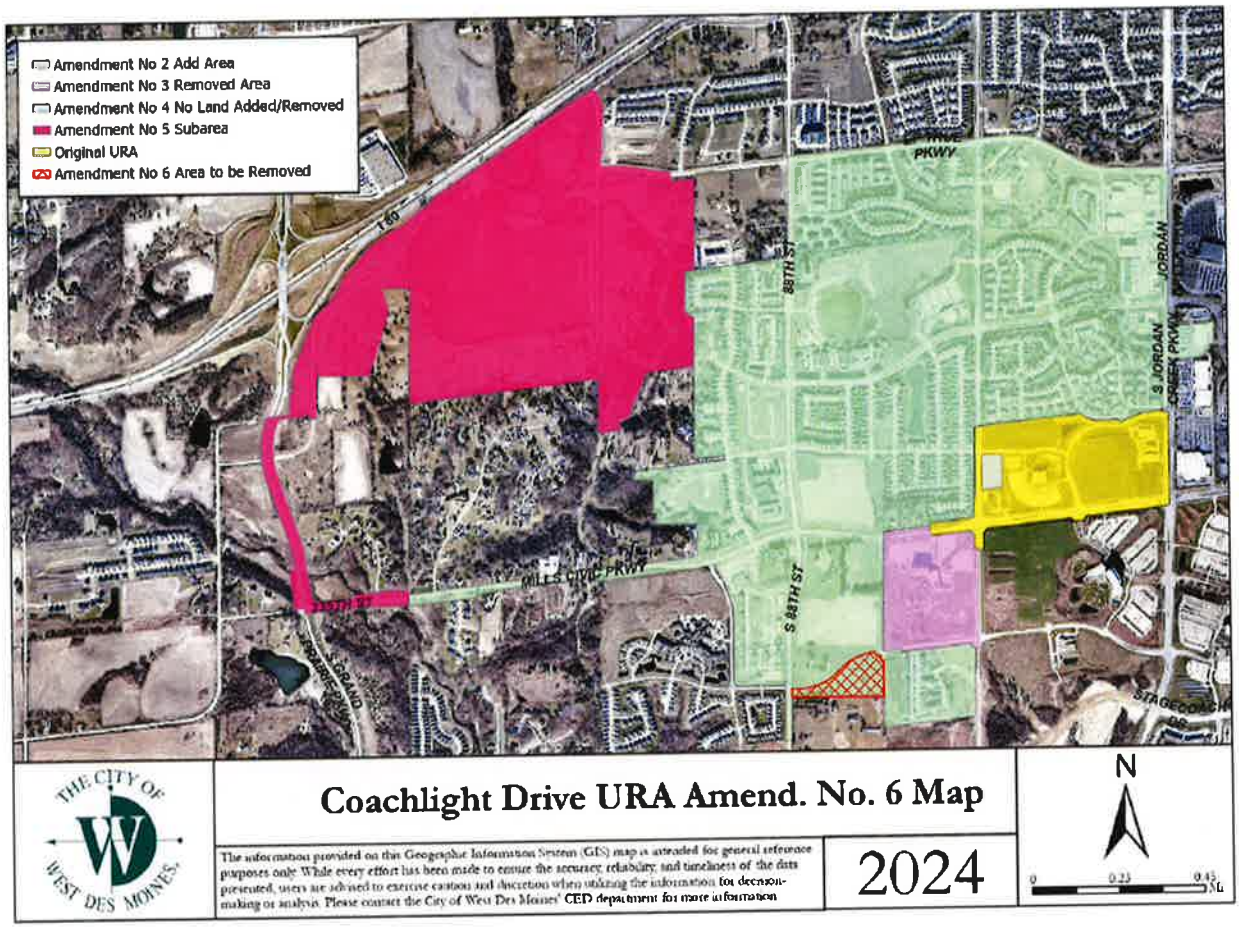
LOT 6, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT PARCEL 21-5 BEING A PART OF SAID LOT 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

AND

PARCEL 21-4 BEING A PART OF LOT 5, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

EXHIBIT C

MAP OF URBAN RENEWAL, AS AMENDED



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