

BK: 2019 PG: 4020
Recorded: 12/18/2019 at 2:17:00.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For One Dollar (\$1.00) and other good and valuable consideration, **K Properties, LLC**, an Iowa limited liability company, ("Grantor"), hereby conveys to the **City of West Des Moines**, a municipal corporation organized under the laws of the State of Iowa, ("Grantee"), the following described real estate in Madison County, Iowa:

As shown on the attached Acquisition Plat identified as **Exhibit "010-01-F1"**,
subject to any and all easements of record.

Grantor does hereby covenant with Grantee, its successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the content.

Full right, title and interest of the above legally-described property shall revert to Grantor upon the failure of the City of West Des Moines, as Grantee, to substantially complete by December 31, 2018, or such other date as agreed by Microsoft and the City at no cost or assessment to Grantor, the Public Use Improvements related to the roads as referenced in Article V, Section 5.1(c) of the Development Agreement executed by the City of West Des Moines and Microsoft Corporation for Project Osmium dated November 14, 2016.

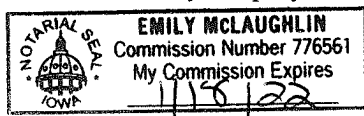
Dated this 17th day of December, 2019.

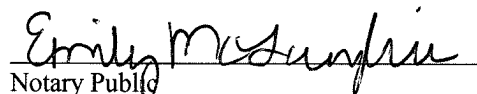
K PROPERTIES, LLC

By 
Gerald M. Kirke, Managing Member

STATE OF IOWA)
) SS
COUNTY OF POLK)

This record was acknowledged before me on Dec. 17, 2019 by **Gerald M. Kirke, as Managing Member**, of K Properties, LLC, an Iowa limited liability company on behalf of whom the record was executed.




Notary Public

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).

INDEX LEGEND

COUNTY: MADISON

TRS: SECTION 2, T77N, R26W

ALIQUOT PART: NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

PROPRIETOR: K PROPERTIES LLC

REQUESTED BY: CITY OF WEST DES MOINES

SURVEYOR: JOHN DEWEY

COMPANY: MCCLURE ENGINEERING

RETURN TO: JOHN DEWEY
1360 NW 121ST ST STE A
CLIVE, IOWA 50325 / 515-964-1229

ACQUISITION PLAT

EXHIBIT 010-01-F1

IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, THE SE $\frac{1}{4}$ SW $\frac{1}{4}$, THE NW $\frac{1}{4}$ SE $\frac{1}{4}$, AND THE
SW $\frac{1}{4}$ SE $\frac{1}{4}$, ALL IN SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST
OF THE 5TH P.M., MADISON COUNTY, IOWA.

REQUESTED BY:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265

PROPRIETORS:

K PROPERTIES LLC
5465 MILLS CIVIC PARKWAY STE 400
WEST DES MOINES, IA 50266

LEGAL DESCRIPTION:

BEING A PART OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, PART SE $\frac{1}{4}$ SW $\frac{1}{4}$, PART NW $\frac{1}{4}$ SE $\frac{1}{4}$, AND
PART SW $\frac{1}{4}$ SE $\frac{1}{4}$, ALL IN SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST
OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 2;
THENCE ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ S01°00'11"E, 98.36 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE
S01°00'11"E, 168.50 FEET; THENCE N77°17'56"E, 1562.40 FEET; THENCE
1107.00 FEET ALONG A 21917.50 FOOT RADIUS CURVE CONCAVE SE, ON A
CHORD BEARING N78°44'45"E, 1106.88 FEET; THENCE ALONG THE EAST LINE
OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$ N00°37'40"W, 167.12 FEET; THENCE 1141.99 FEET ALONG
A 22082.50 FOOT RADIUS CURVE CONCAVE SE, HAVING A CHORD BEARING
S78°46'49"W, 1141.87 FEET; THENCE S77°17'56"W, 1528.24 FEET TO THE
POINT OF BEGINNING, SAID AREA CONTAINING 10.11 ACRES AND BEING
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS
ACQUISITION PLAT IS BEING PREPARED FOR THE CONSTRUCTION OF
VETERANS PARKWAY.

AREA SUMMARY:

NE $\frac{1}{4}$ SW $\frac{1}{4}$ = 0.37 ACS
SE $\frac{1}{4}$ SW $\frac{1}{4}$ = 4.67 ACS
NW $\frac{1}{4}$ SE $\frac{1}{4}$ = 4.03 ACS
SW $\frac{1}{4}$ SE $\frac{1}{4}$ = 1.04 ACS.
TOTAL = 10.11 ACS.

GENERAL LEGEND

—— BOUNDARY LINE
—— PROPERTY LINE
- - - - - EXIST PROPERTY LINE
- - - - - SECTION LINE
- - - - - EASEMENT LINE
- - - - - EXIST EASEMENT LINE

MONUMENTS FOUND:

▲ - SECTION CORNER
(TYPE AS NOTED)
● - FOUND 1/2" REBAR
(UNLESS NOTED OTHERWISE)

MONUMENTS SET:

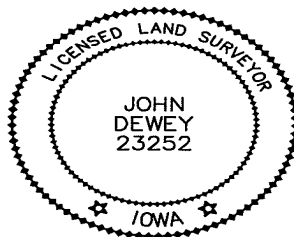
○ - SET 1/2" REBAR
WITH OPC #23252
▲ - SECTION CORNER
1/2" REBAR OPC #23252

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY
BK, PG - BOOK AND PAGE
(M) - MEASURED DISTANCE/ANGLE
(R) - RECORD DISTANCE/ANGLE
P.U.E. - PUBLIC UTILITY EASEMENT
BPC - BLUE PLASTIC CAP
YPC - YELLOW PLASTIC CAP
OPC - ORANGE PLASTIC CAP
GPC - GREEN PLASTIC CAP
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

MCCLURE
ENGINEERING CO.
building strong communities

1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370



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

SIGNATURE: JOHN DEWEY

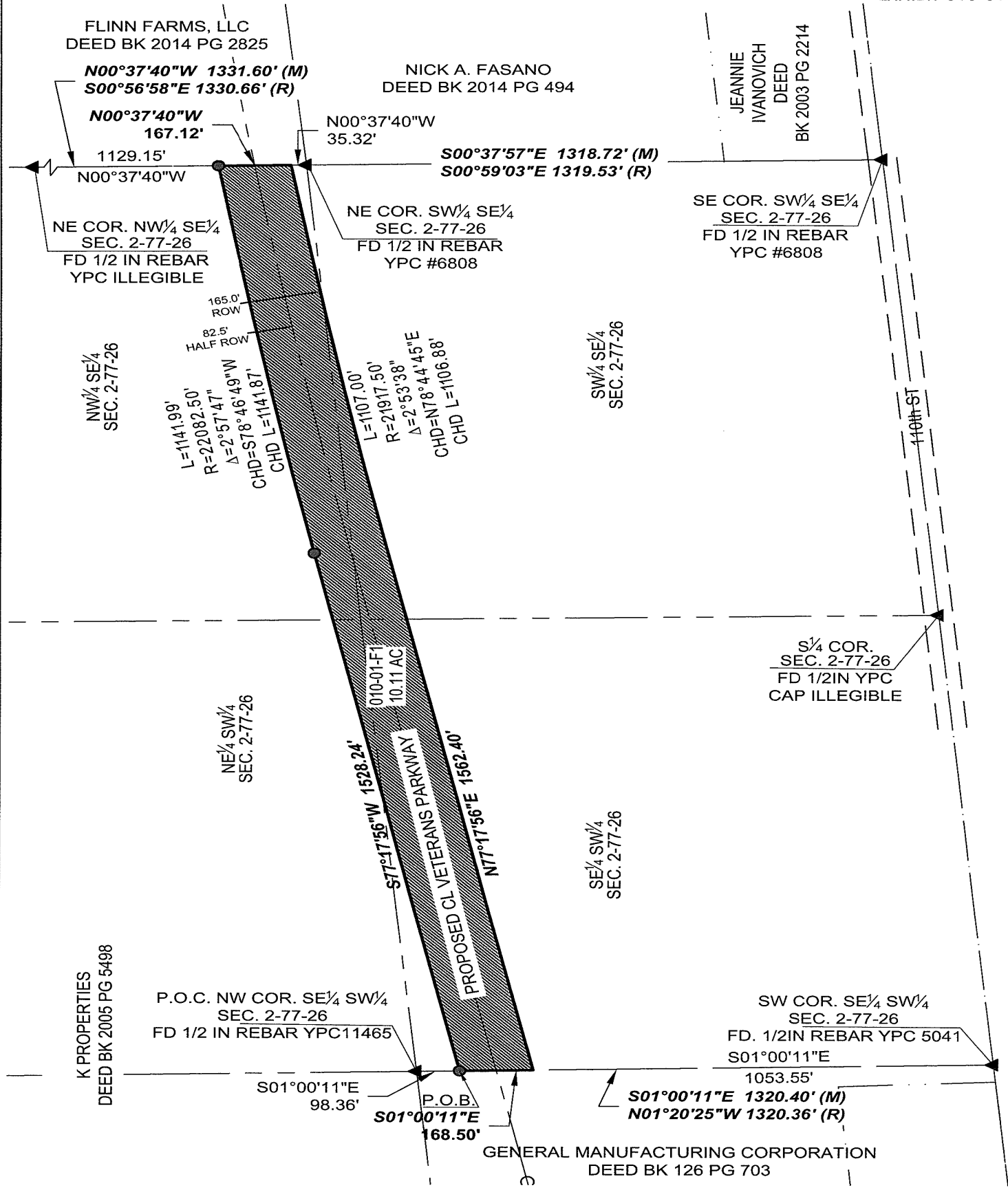
DATE: 4/12/18

MY LICENSE RENEWAL DATE: DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: 2 SHEETS

DATE SURVEYED: 01/03/2018

DRAWING PATH: N:\Projects\WDM 20616017\Survey



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