

BK: 2019 PG: 4021
Recorded: 12/18/2019 at 2:17:01.0 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 the consideration of One Dollar and other valuable consideration, the undersigned **K Properties, LLC**, an Iowa limited liability company, ("Grantor"), hereby conveys to **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 Plats marked as **Exhibit "010-01-F2"**,
subject to any and all easements of record.

Grantor(s) does hereby covenant with Grantee, and successors in interest, that Grantor(s) holds the real estate by title in fee simple; that Grantor(s) 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(s) 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.

Dated this 17th day of December, 2019.

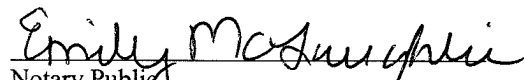
K PROPERTIES, LLC

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

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-F2

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.

LEGAL DESCRIPTION:

BEING A PART OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$, PART OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$,
AND PART OF 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 BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

"AREA A"

BEGINNING AT THE NE CORNER OF SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 2; THENCE ALONG
THE EAST LINE OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$ S00°37'57"E, 22.92 FEET; THENCE S79°59'34"W,
132.96 FEET; THENCE S69°22'27"W, 226.92 FEET; THENCE S83°10'12"W, 139.25 FEET;
THENCE N87°01'34"W, 241.09 FEET; THENCE S53°32'13"W, 120.22 FEET; THENCE
N87°56'58"W, 40.96 FEET; S64°11'36"W, 193.81 FEET; THENCE S84°31'59"W, 278.09
FEET; THENCE S83°51'36"W, 175.02 FEET; THENCE S68°19'35"W, 192.35 FEET;
THENCE S78°43'52"W, 200.06 FEET; THENCE S85°01'15"W, 297.70 FEET; THENCE
S75°19'26"W, 145.09 FEET; S84°39'05"W, 156.28 FEET; THENCE S64°00'31"W, 174.05
FEET; THENCE N01°00'11"W, 68.94 FEET; THENCE N77°17'56"E, 1562.40 FEET;
THENCE 1107.00 FEET ALONG A 21917.50 FOOT RADIUS CURVE CONCAVE SE,
HAVING A CHORD BEARING N78°44'45"E, 1106.88 FEET; THENCE ALONG THE WEST
LINE OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$ S00°37'40"E, 35.32 FEET TO THE POINT OF BEGINNING.
SAID AREA CONTAINS 4.23 ACRES AND IS SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD.

"AREA B"

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; THENCE
N77°17'56"E, 656.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
N77°17'56"E, 430.00 FEET; THENCE N89°37'54"W, 143.72 FEET; THENCE S83°00'34"W,
50.25 FEET; THENCE S71°35'18"W, 100.50 FEET; S66°11'09"W, 142.68 FEET TO THE
POINT OF BEGINNING, SAID AREA CONTAINS 0.21 ACRES AND IS SUBJECT TO
EASEMENTS AND RESTRICTIONS OF RECORD.

"AREA C"

COMMENCING AT THE NE CORNER OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 2; THENCE
ALONG THE EAST LINE OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ N00°37'40"W, 202.45 FEET; THENCE 883.02
FEET ON A 22082.50 FOOT RADIUS CURVE CONCAVE SE, HAVING A CHORD
BEARING S79°06'59"W, 882.96 FEET TO THE POINT OF BEGINNING; THENCE 215.81
FEET ALONG A 22082.50 FOOT RADIUS CURVE CONCAVE SE, HAVING A CHORD
BEARING S77°41'27"W, 215.81 FEET; THENCE N65°46'00"E, 61.53 FEET; THENCE
N77°36'46"E, 35.15 FEET; THENCE N83°44'16"E, 121.13 FEET TO THE POINT OF
BEGINNING. SAID AREA CONTAINS 0.04 ACRES AND IS SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

THIS ACQUISITION PLAT IS BEING PREPARED FOR THE CONSTRUCTION OF
VETERANS PARKWAY.

PROPRIETORS:

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

REQUESTED BY:

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

AREA SUMMARY:

AREA- "A"

NW $\frac{1}{4}$ SE $\frac{1}{4}$ = 0.17 ACS
SW $\frac{1}{4}$ SE $\frac{1}{4}$ = 2.19 ACS.
SE $\frac{1}{4}$ SW $\frac{1}{4}$ = 1.87 ACS

AREA- "B"

NE $\frac{1}{4}$ SW $\frac{1}{4}$ = 0.19 ACS
SE $\frac{1}{4}$ SW $\frac{1}{4}$ = 0.02 ACS

AREA- "C"

NW $\frac{1}{4}$ SE $\frac{1}{4}$ = 0.04 ACS

TOTAL = 4.48 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:

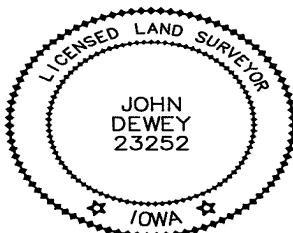
○ - SET 1/2" REBAR
WITH OPC #23252
△ - SECTION CORNER
1/2" REBAR OPC #23252

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 & SURVEYING
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 IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: 2 SHEETS

DATE SURVEYED: 01/03/2018

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

