

BK: 2020 PG: 126  
Recorded: 1/13/2020 at 2:31:52.0 PM  
Pages 8  
County Recording Fee: \$47.00  
Iowa E-Filing Fee: \$3.88  
Combined Fee: \$50.88  
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

Address Tax Statements

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

For One Dollar (\$1.00) and other good and valuable consideration, **Raccoon River Land Co., 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 Plats identified as **Exhibit "011-01-F"**, **Exhibit "2-F"**, **Exhibit "3-F"** and **Exhibit "4-F"** 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.

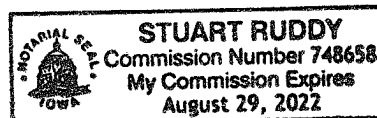
Dated this 3<sup>rd</sup> day of January, 2020.

**RACCOON RIVER LAND CO., LLC**

By Gerard D. Neugent  
Gerard D. Neugent, Managing Member

STATE OF IOWA )  
COUNTY OF P.12 ) SS

This record was acknowledged before me on January 3, 2020 by **Gerard D. Neugent**, as **Managing Member**, of Raccoon River Land Co., LLC, an Iowa limited liability company on behalf of whom the record was executed.



Stuart Ruddy  
Notary Public

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

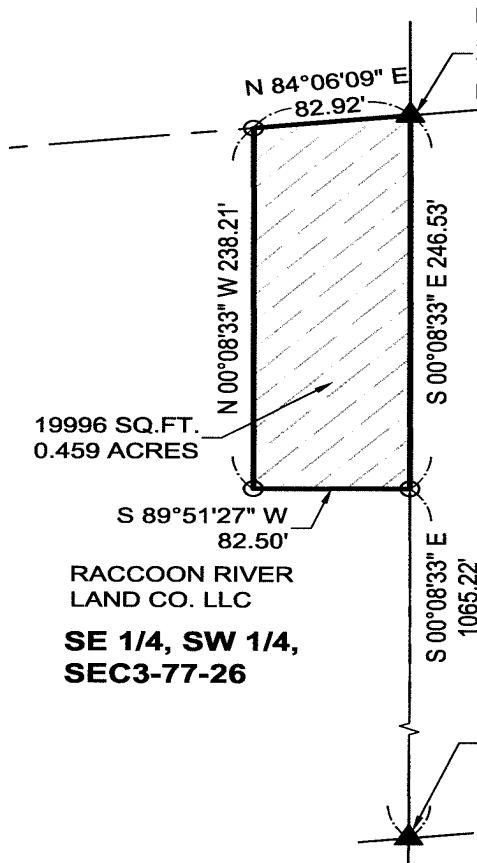
# INDEX LEGEND

LOCATION : SE 1/4, SW 1/4 SEC 3,-77-26  
 REQUESTOR : CITY OF WEST DES MOINES, IOWA  
 PROPRIETOR : RACCOON RIVER LAND CO. LLC  
 SURVEYOR : MURRAY B. BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
 RETURN TO : SHIVE-HATTERY

## ACQUISITION PLAT

PARCEL 011-01-F  
 FEE SIMPLE RIGHT-OF-WAY  
 VETERANS PARKWAY

THIS SPACE RESERVED FOR RECORDER'S USE



NE COR, SE 1/4, SW 1/4, SEC  
 3-77-26. FOUND 1/2" IRON ROD  
 WITH YELLOW CAP #19710  
 P.O.B.

LEGAL DESCRIPTION PARCEL 011-01-F, PART OF THE SE1/4, SW1/4, SECTION 3:

A PARCEL OF LAND LYING ENTIRELY WITHIN AND FORMING A PART OF THE  
 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 77 NORTH,  
 RANGE 26 WEST OF THE 5TH P.M. NOW IN AND FORMING A PART OF THE CITY OF  
 WEST DES MOINES, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED  
 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE  
 SOUTHWEST 1/4 OF SAID SECTION 3;

THENCE SOUTH 00°08'33" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF  
 THE SOUTHWEST 1/4 OF SAID SECTION 3, FOR A DISTANCE OF 246.53 FEET;

THENCE SOUTH 89°51'27" WEST, FOR A DISTANCE OF 82.50 FEET;

THENCE NORTH 00°08'33" WEST, FOR A DISTANCE OF 238.21 FEET;

THENCE NORTH 84°06'09" EAST, FOR A DISTANCE OF 82.92 FEET TO THE  
 POINT-OF-BEGINNING.

CONTAINING 19,996 SQUARE FEET (0.459 ACRES) MORE OR LESS.

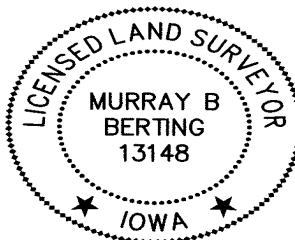
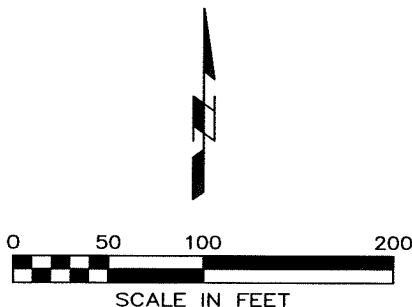
SE COR, SE 1/4, SW 1/4, SEC  
 3-77-26. FOUND 1/2" IRON ROD  
 WITH YELLOW CAP #19710

## LEGEND:

MONUMENT FOUND AS NOTED  
 MONUMENT SET 1/2" IRON ROD 13148  
 SECTION LINE  
 RIGHT-OF-WAY LINE  
 ACQUISITION AREA

POINT-OF-BEGINNING

P.O.B.



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

SIGNATURE: *Murray B. Berting* DATE: 3-16-19

NAME: MURRAY B. BERTING

LICENSE NUMBER: 13148

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: 1 OF 1

**SHIVEHATTERY**  
 ARCHITECTURE+ENGINEERING  
 2103 Eastland Drive | Bloomington, Illinois 61704  
 309.662.8992 | fax: 309.662.5808 | www.shive-hattery.com  
 Iowa | Illinois | Indiana

## ACQUISITION PLAT PARCEL 011-01-F

PROJECT NO. 0510-011-2017  
 WEST DES MOINES, IOWA

PROJECT NO.  
 4164500

|              |            |
|--------------|------------|
| DATE         | SCALE      |
| DRAWN JWW    | FIELD BOOK |
| APPROVED MBB | REVISION   |

SHEET NO.  
 1 OF 1

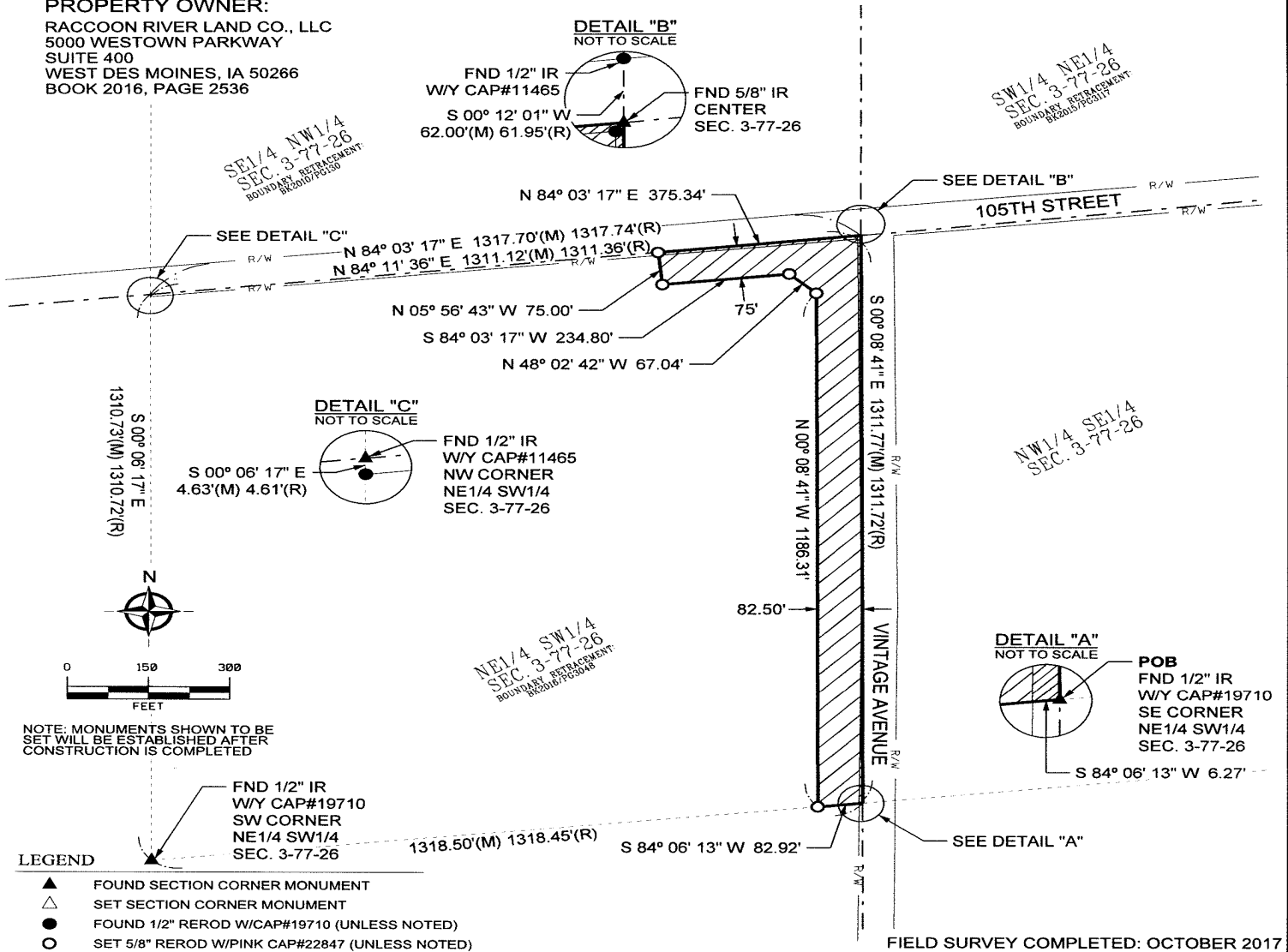
| Index Legend      |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Location:         | NE1/4 of SW1/4                                                          |
|                   | Section 3, Township 77 N, Range 26 W                                    |
| Requestor:        | City of West Des Moines                                                 |
| Proprietor:       | Raccoon River Land Co., LLC                                             |
| Surveyor:         | Jody Budde                                                              |
| Surveyor Company: | Foth Infrastructure & Environment, LLC                                  |
| Return To:        | 8191 Birchwood Court, Suite L<br>Johnston, IA IA 50131   (515) 254-1393 |

# ACQUISITION PLAT

EXHIBIT 2-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES  
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE  
PARCEL 2  
CITY CONTRACT NO. 0510-012-2017

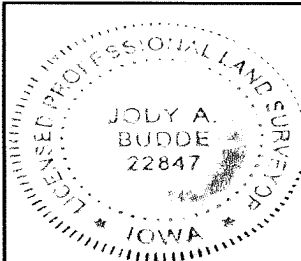
PROPERTY OWNER:  
RACCOON RIVER LAND CO., LLC  
5000 WESTOWN PARKWAY  
SUITE 400  
WEST DES MOINES, IA 50266  
BOOK 2016, PAGE 2536



## LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/CAP#19710 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- - - R/W RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - P/L PROPERTY LINE
- ▨ PROPOSED RIGHT-OF-WAY ACQUISITION
- ▨ EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY

FIELD SURVEY COMPLETED: OCTOBER 2017



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2018.

Pages or sheets covered by this seal:

1 of 2

SURVEY FOR:  
CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3480



Foth Infrastructure & Environment, LLC  
8191 Birchwood Court, Suite L  
Johnston, IA 50131-2931  
Phone: 515-254-1393 Fax: 515-254-1642

SHEET  
1 OF 2

FOTH PROJECT NO. 16W059-01 DATE: 3/22/2018

# ACQUISITION PLAT

EXHIBIT 2-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES  
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE  
PARCEL 2  
CITY CONTRACT NO. 0510-012-2017

## PROPERTY OWNER:

RACCOON RIVER LAND CO., LLC  
5000 WESTOWN PARKWAY  
SUITE 400  
WEST DES MOINES, IA 50266  
BOOK 2016, PAGE 2536

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
SECTION 3, THENCE SOUTH 84° 06' 13" WEST, 82.92 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER  
OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 00° 08' 41" WEST, 1186.31 FEET; THENCE  
NORTH 48° 02' 42" WEST, 67.04 FEET; THENCE SOUTH 84° 03' 17" WEST, 234.80 FEET; THENCE NORTH 05°  
56' 43" WEST, 75.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 84° 03' 17"  
EAST, 375.34 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH  
00° 08' 41" EAST, 1311.77 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 131,107 SQUARE FEET OR 3.01 ACRES MORE OR LESS, INCLUDING 7,646 SQUARE FEET OR  
0.18 ACRES OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA  
SPCS SOUTH ZONE, US SURVEY FOOT.

## SURVEY FOR:

CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3480



**Foth Infrastructure & Environment, LLC**  
8191 Birchwood Court, Suite L  
Johnston, IA 50131-2931  
Phone: 515-254-1393 Fax: 515-254-1642

SHEET  
2 OF 2

FOTH PROJECT NO. 16W059-01 DATE: 3/22/2018

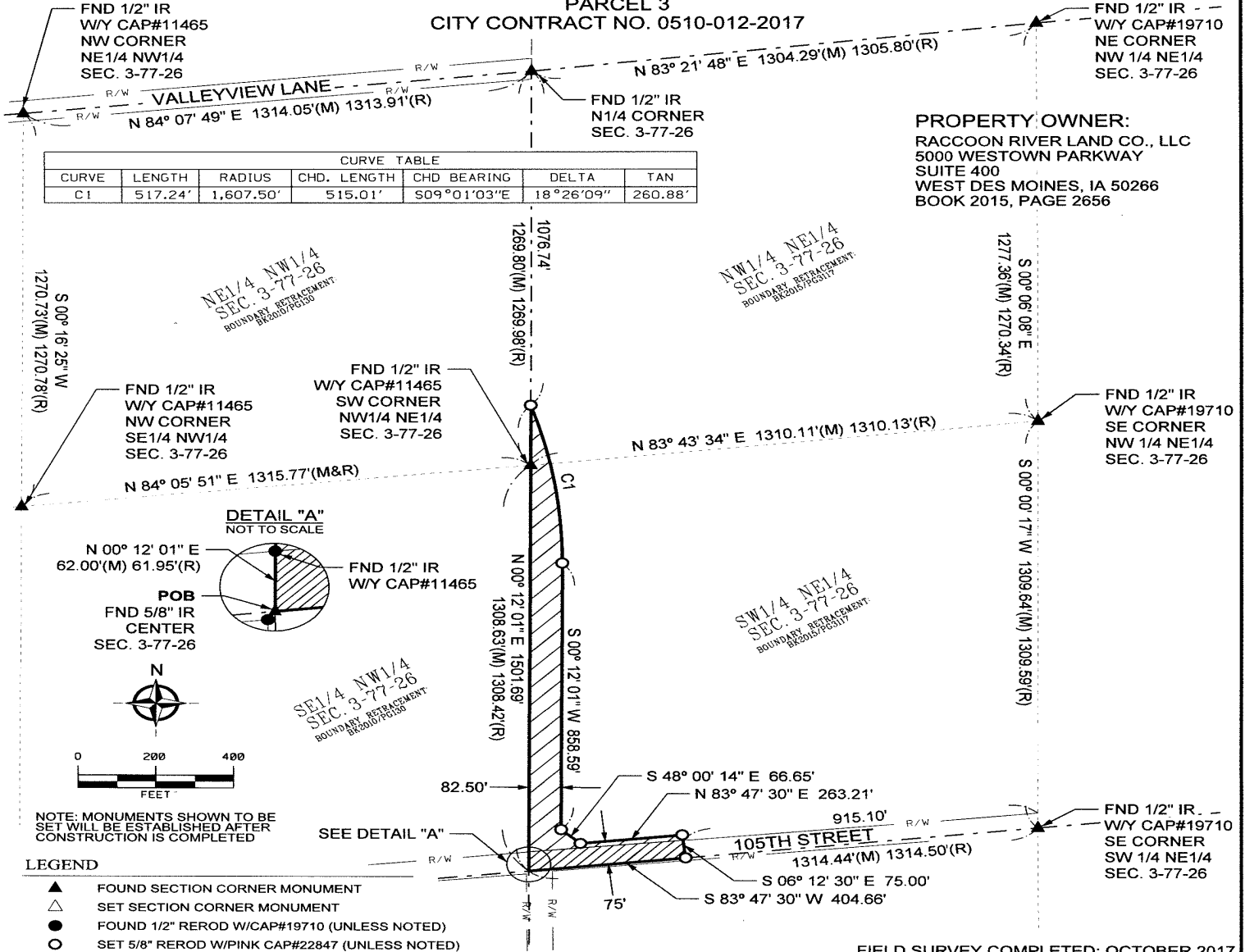
| Index Legend      |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Location:         | NE1/4, Section 3, Township 77 N, Range 26 W                             |
| Requestor:        | City of West Des Moines                                                 |
| Proprietor:       | Raccoon River Land Co., LLC                                             |
| Surveyor:         | Jody Budde                                                              |
| Surveyor Company: | Foth Infrastructure & Environment, LLC                                  |
| Return To:        | 8191 Birchwood Court, Suite L<br>Johnston, IA IA 50131   (515) 254-1393 |

# ACQUISITION PLAT

EXHIBIT 3-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES  
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE

PARCEL 3  
CITY CONTRACT NO. 0510-012-2017



**PROPERTY OWNER:**  
RACCOON RIVER LAND CO., LLC  
5000 WESTOWN PARKWAY  
SUITE 400  
WEST DES MOINES, IA 50266  
BOOK 2015, PAGE 2656

NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

## LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/CAP#19710 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- - - R/W - RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P/L - PROPERTY LINE
- ▨ PROPOSED RIGHT-OF-WAY ACQUISITION
- ▨ EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY

**SURVEY FOR:**  
CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3480



**Foth Infrastructure & Environment, LLC**  
8191 Birchwood Court, Suite L  
Johnston, IA 50131-2931  
Phone: 515-254-1393 Fax: 515-254-1642

**SHEET**  
1 OF 2

FOTH PROJECT NO. 16W059-01 DATE: 3/22/2018

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2018.

Pages or sheets covered by this seal:

1 of 2

3-22-2018  
DATE

# ACQUISITION PLAT

EXHIBIT 3-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES  
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE  
PARCEL 3  
CITY CONTRACT NO. 0510-012-2017

## PROPERTY OWNER:

RACCOON RIVER LAND CO., LLC  
5000 WESTOWN PARKWAY  
SUITE 400  
WEST DES MOINES, IA 50266  
BOOK 2015, PAGE 2656

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 3, THENCE NORTH 00° 12' 01" EAST, 1501.69 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH A DISTANCE OF 517.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE WEST WITH A CENTRAL ANGLE OF 18° 26' 09", ALONG A 1607.50 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 09° 01' 03" EAST, 515.01 FEET; THENCE SOUTH 00° 12' 01" WEST, 858.59 FEET; THENCE SOUTH 48° 00' 14" EAST, 66.65 FEET; THENCE NORTH 83° 47' 30" EAST, 263.21 FEET; THENCE SOUTH 06° 12' 30" EAST, 75.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 83° 47' 30" WEST, 404.66 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 134,723 SQUARE FEET OR 3.09 ACRES MORE OR LESS, INCLUDING 23,852 SQUARE FEET OR 0.55 ACRES OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

| AREA BREAKDOWN              |              |              |
|-----------------------------|--------------|--------------|
| QUARTER QUARTER             | AREA (SQ FT) | AREA (ACRES) |
| NW1/4 NE1/4<br>SEC 03-77-26 | 5,217        | 0.12         |
| SW1/4 NE1/4<br>SEC 03-77-26 | 129,506      | 2.97         |
| TOTAL                       | 134,723      | 3.09         |

FIELD SURVEY COMPLETED: OCTOBER 2017

## SURVEY FOR:

CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3480



# Foth

**Foth Infrastructure & Environment, LLC**  
8191 Birchwood Court, Suite L  
Johnston, IA 50131-2931  
Phone: 515-254-1393 Fax: 515-254-1642

SHEET

2 OF 2

FOTH PROJECT NO. 16W059-01 DATE: 4/13/2018

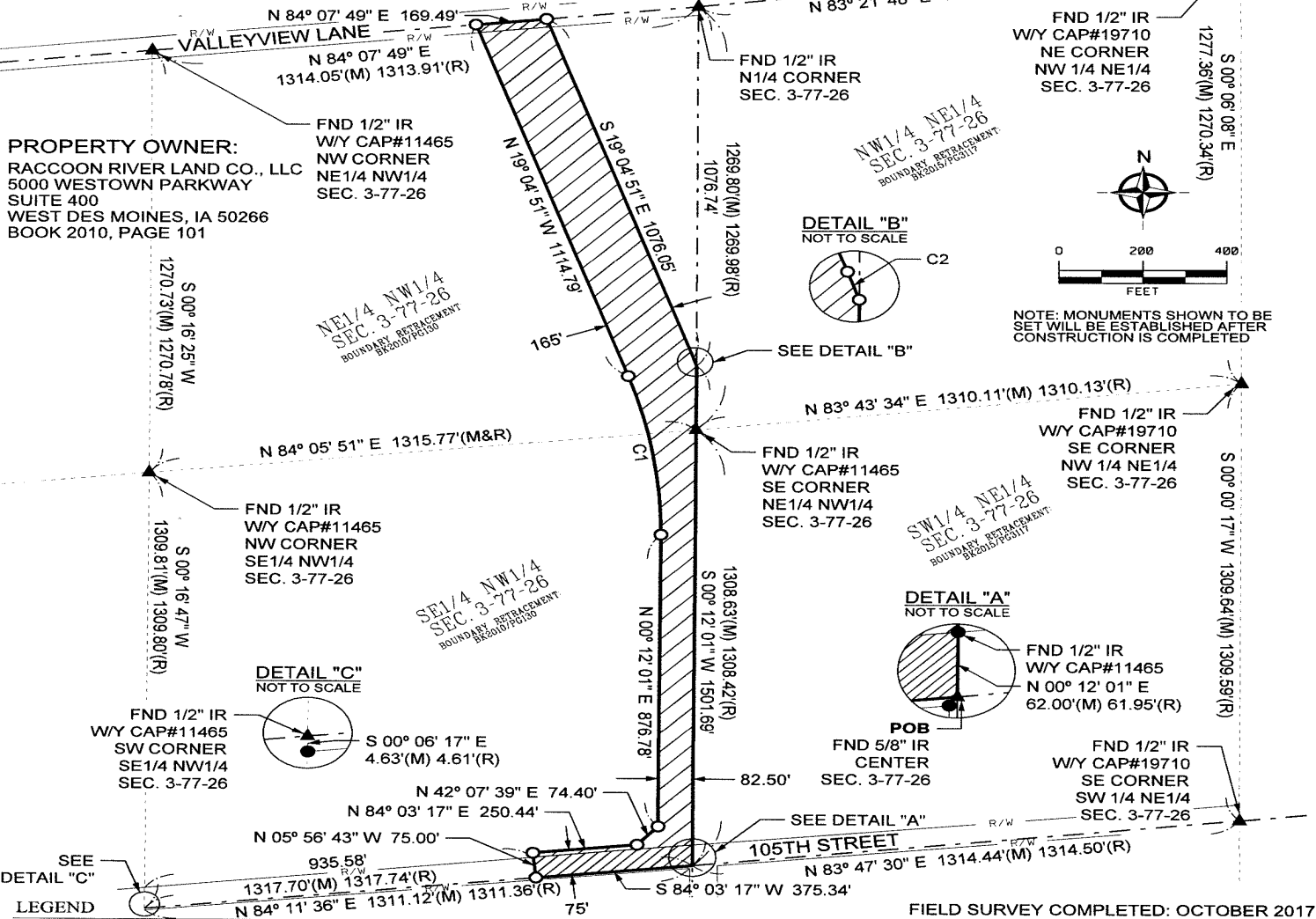
| Index Legend      |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Location:         | NW1/4, Section 3, Township 77 N, Range 26 W                             |
| Requestor:        | City of West Des Moines                                                 |
| Proprietor:       | Raccoon River Land Co., LLC                                             |
| Surveyor:         | Jody Budde                                                              |
| Surveyor Company: | Foth Infrastructure & Environment, LLC                                  |
| Return To:        | 8191 Birchwood Court, Suite L<br>Johnston, IA IA 50131   (515) 254-1393 |

# ACQUISITION PLAT

EXHIBIT 4-F

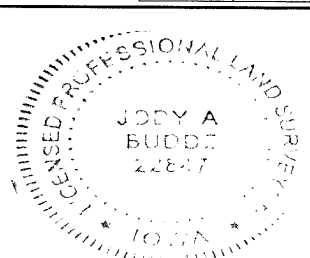
RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES  
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE  
PARCEL 4

CITY CONTRACT NO. 0510-012-2017



| LEGEND  |                                                          |
|---------|----------------------------------------------------------|
| ▲       | FOUND SECTION CORNER MONUMENT                            |
| △       | SET SECTION CORNER MONUMENT                              |
| ●       | FOUND 1/2" REROD W/CAP#19710 (UNLESS NOTED)              |
| ○       | SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)           |
| (M)     | MEASURED DIMENSION                                       |
| (R)     | RECORDED DIMENSION                                       |
| I.R.    | IRON ROD                                                 |
| I.P.    | IRON PIPE                                                |
| ---     | SECTION LINE                                             |
| - R/W - | RIGHT-OF-WAY LINE                                        |
| ---     | EXISTING LOT LINE                                        |
| - P/L - | PROPERTY LINE                                            |
|         | PROPOSED RIGHT-OF-WAY ACQUISITION                        |
|         | EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY |

| FIELD SURVEY COMPLETED: OCTOBER 2017 |         |           |             |             |           |
|--------------------------------------|---------|-----------|-------------|-------------|-----------|
| CURVE TABLE                          |         |           |             |             |           |
| CURVE                                | LENGTH  | RADIUS    | CHD. LENGTH | CHD BEARING | DELTA     |
| C1                                   | 485.43' | 1,442.50' | 483.14'     | N09°26'25"W | 19°16'52" |
| C2                                   | 23.71'  | 1,607.50' | 23.71'      | S18°39'29"E | 00°50'43" |



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Jody A. Budde*  
JODY A. BUDDE, P.L.S.  
License Number: 22847  
My license renewal date is DECEMBER 31, 2018.  
Pages or sheets covered by this seal: 1+2 of 2

3-22-2018  
DATE

SURVEY FOR:  
CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3480



Foth Infrastructure & Environment, LLC  
8191 Birchwood Court, Suite L  
Johnston, IA 50131-2931  
Phone: 515-254-1393 Fax: 515-254-1642

SHEET  
1 OF 2

# ACQUISITION PLAT

EXHIBIT 4-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES  
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE  
PARCEL 4  
CITY CONTRACT NO. 0510-012-2017

**PROPERTY OWNER:**

RACCOON RIVER LAND CO., LLC  
5000 WESTOWN PARKWAY  
SUITE 400  
WEST DES MOINES, IA 50266  
BOOK 2010, PAGE 101

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 3, THENCE SOUTH 84° 03' 17" WEST, 375.34 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 05° 56' 43" WEST, 75.00 FEET; THENCE NORTH 84° 03' 17" EAST, 250.44 FEET; THENCE NORTH 42° 07' 39" EAST, 74.40 FEET; THENCE NORTH 00° 12' 01" EAST, 876.78 FEET; THENCE NORTH A DISTANCE OF 485.43 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE WEST WITH A CENTRAL ANGLE OF 19° 16' 52", ALONG A 1442.50 FOOT RADIUS WITH A CHORD THAT BEARS NORTH 09° 26' 25" WEST, 483.14 FEET; THENCE NORTH 19° 04' 51" WEST, 1114.79 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 84° 07' 49" EAST, 169.49 FEET ALONG SAID NORTH LINE; THENCE SOUTH 19° 04' 51" EAST, 1076.05 FEET; THENCE SOUTH A DISTANCE OF 23.71 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE WEST WITH A CENTRAL ANGLE OF 00° 50' 43", ALONG A 1607.50 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 18° 39' 29" EAST, 23.71 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00° 12' 01" WEST, 1501.69 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 343,103 SQUARE FEET OR 7.88 ACRES MORE OR LESS, INCLUDING 27,604 SQUARE FEET OR 0.63 ACRES OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

| AREA BREAKDOWN                |              |              |
|-------------------------------|--------------|--------------|
| QUARTER QUARTER               | AREA (SQ FT) | AREA (ACRES) |
| NE 1/4 NW 1/4<br>SEC 03-77-26 | 208,374      | 4.78         |
| SE 1/4 NW 1/4<br>SEC 03-77-26 | 134,729      | 3.09         |
| TOTAL                         | 343,103      | 7.88         |

FIELD SURVEY COMPLETED: OCTOBER 2017

**SURVEY FOR:**

CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3480

FOTH PROJECT NO. 16W059-01 DATE: 3/22/2018



**Foth**

**Foth Infrastructure & Environment, LLC**

8191 Birchwood Court, Suite L  
Johnston, IA 50131-2931  
Phone: 515-254-1393 Fax: 515-254-1642

**SHEET**

**2 OF 2**