UNZONED ZONING

PLAN LAND USE

COMPREHENSIVE

INDUSTRIAL LOW (IL)

PROPRIETOR: REQUESTOR: LOCATION: FLINN FARMS, LLC 3711 SE 50TH ST CUMMING, IA 50061 FLINN FARMS, LLC SEC 1-77-26, PT NW1/4 SW1/4

NDEX LEGEND

PLAT OF SURVEY

COMPANY: SURVEYOR SURVEYOR: MICHAEL A. BROONER

CIVIL DESIGN ADVANTAGE

CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVURBANDALE, IA 50322 PH: 515-369-4400 DRIVE

> City of West Des Moines PLAT OF SURVEY

City Council: December 4, 2023 Case #: POS-006263-2023 Ruthenium Parcel K

APPROVED 1 B

NOTES

- THIS SURVEY COMPLIES WITH THE MAXIMUM UNADJUSTED ACCEPTABLE ERROR OF CLOSURE
- FOR ALL SUBDIVISION BOUNDARIES. (1:5,000) ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES. PURPOSE OF SURVEY IS TO CREATE NEW TAX PARCELS FOR TRANSFER OF OWNERSHIP.

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ORIGINAL DESCRIPTION

DATE OF SURVEY

SEPTEMBER 28, 2023

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA EXCEPT THE WEST 20 FEET THEREOF EXCEPT VETERANS PARKWAY. 26 AND

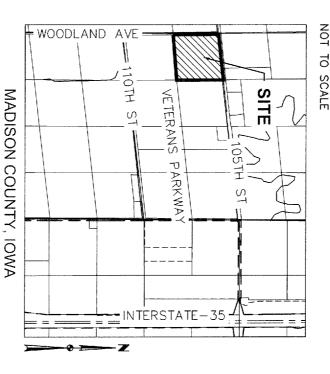
PARCEL 'K' DESCRIPTION

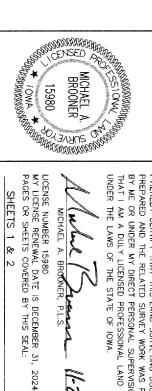
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 83'35'23" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1267.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS PARKWAY; THENCE NORTH 19'11'31" EAST ALONG SAID SOUTHERLY LINE, 50.27 FEET; THENCE NORTH 77'04'36" EAST ALONG SAID SOUTHERLY LINE, 175.23 FEET; THENCE NORTH 78'49'27" EAST ALONG SAID SOUTHERLY LINE, 104.47 FEET; THENCE SOUTH 89'01'02" EAST ALONG SAID SOUTHERLY LINE, 104.47 FEET; THENCE SOUTH 89'01'02" EAST ALONG SAID SOUTHERLY LINE, 194.54 FEET; THENCE SOUTH 89'18'38" EAST ALONG SAID SOUTHERLY LINE, 64.15 FEET; THENCE NORTH 76'46'40" EAST ALONG SAID SOUTHERLY LINE, 70.53 FEET; THENCE SOUTH 86'56'40" EAST ALONG SAID SOUTHERLY LINE, 70.53 FEET; THENCE SOUTH 86'56'40" EAST ALONG SAID SOUTHERLY LINE, 90.09 FEET; THENCE NORTH 84'02'19" EAST ALONG SAID SOUTHERLY LINE, 90.15 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTH 00'16'44" EAST ALONG SAID SOUTHWEST QUARTER OF THE SOUTH OO'16'44" EAST ALONG SAID LINE, 10.42 FEET TO THE POINT OF SOUTHWEST QUARTER OF THE SOUTH OO'16'44" EAST ALONG SAID LINE, 10.42 FEET TO THE POINT OF SOUTH OF SAID NORTHWEST QUARTER OF THE SOUTH OF SAID SOUTH OF SAID NORTHWEST QUARTER OF THE SOUTH OF SAID SOUTH OF SAID NORTHWEST QUARTER OF THE SOUTH OF SAID SOUTH OF SAID NORTHWEST QUARTER OF THE SOUTH OF SAID BEGINNING AND CONTAINING 1.05 ACRES (45,586 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

CHE RANGE OF THE STATE OF THE S





MICHAEL A.

EASEMENT SECTION LIN CENTERLINE DEEDED BE RECORDED MEASURED

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ARING BEARING

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DISTANCE & DISTANCE

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 JNDER THE LAWS OF THE STATE OF IOWA.

SET $\circ \triangleright$ PT NW1/4 SW1/4 SEC 1-77-26 PLAT OF SURVEY

ORS



4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400

REVISED LAND US REVISED PER CITY COMMENT

BRANDY L. MACUMBER, RECORDER

Revenue Tax:

Combined Fee: \$15.22

lowa E-Filing Fee: \$3.22

County Recording Fee: \$12.00

Pages 2

Recorded: 12/8/2023 at 8:25:41.0 AM

BK: 2023 PG: 2976

Madison County, Iowa

MADISON COUNTY, IOWA CIVIL DESIGN ADVANTAGE

ENGINEER

TECH

FOUND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP#15980
(UNLESS OTHERWISE NOTED)

EGEND

1/2" REBAR, ORANGE PLASTIC CAP (UNLESS OTHERWISE NOTED)

#23252

BEARING & DISTANCE

VICINIT

Y MAP

AREA ABOVE

RESERVED

FOR RECORDING STAMP

REVIEW

