



BK: 2018 PG: 2636
Recorded: 8/14/2018 at 9:17:03.0 AM
Fee Amount: \$87.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

APPLICATION FOR CONDEMNATION

(Type of Document)

Preparer Information: Jason B. Wittgraf, Assistant City Attorney
4200 Mills Civic Parkway
PO Box 65320
West Des Moines, IA 50265
515-222-3614

Taxpayer Information: N/A

Return Document To: City Clerk
City of West Des Moines
PO Box 65320
West Des Moines IA 50265
515-222-3603

Grantors: Flinn Farms, LLC

Grantees: City of West Des Moines, Iowa

Legal Description: as shown on the attached Exhibits "010-02-F1", "010-02-F2, "010-02-P" and "010-02-T"

Related documents: N/A

MADISON COUNTY RECORDER
112 N. JOHN WAYNE DRIVE
PO BOX 152
WINTERSET, IA 50273
Phone # 515-462-3771
Fax # 515-462-5006

BEFORE THE SHERIFF OF MADISON COUNTY, IOWA

IN THE MATTER OF THE)
CONDEMNATION OF LAND FOR)
DEVELOPMENT PURSUANT TO THE)
VETERANS PARKWAY)
IMPROVEMENT PROJECT, PROJECT)
NUMBER **0510-010-2017**, LOCATED)
BETWEEN SW 60TH STREET AND SW)
WILD ROSE LANE, CUMMING, IOWA,)
AND LOCALLY KNOWN AS **3332 105TH**)
STREET AND SURROUNDING)
AGRICULTURE PARCELS, CUMMING,)
IOWA, TITLE HELD BY FLINN FARMS,)
LLC, AN IOWA LIMITED-LIABILITY)
COMPANY.)

APPLICATION FOR CONDEMNATION

by the)

CITY OF WEST DES MOINES, IOWA,)

Applicant.)

RECEIVED
MADISON CO. SHERIFF
WINTERSET, IOWA
AUG 13 2018
BY 913 AM/PM

TO: ARTHUR E. GAMBLE, CHIEF JUDGE, FIFTH JUDICIAL DISTRICT

YOU ARE HEREBY NOTIFIED that the Applicant, the City of West Des Moines, Iowa, desires to take, acquire, and condemn a **fee simple interest** and **permanent easement interest** for construction in certain property for development in connection with the **Veterans Parkway Improvement Project**, located between SW 60th Street and SW Wild Rose Lane, approved by the City Council of the City of West Des Moines, Iowa, together with any and all leasehold interests, easement interests, and other legal or equitable interests therein, and together with all structures and appurtenances located upon the properties sought to be condemned as shown in the attached **Acquisition** Plats, which is marked **Exhibits "010-02-F1" and "010-02-F2"** and **Storm Sewer Overland Flowage Easement** Plat, which is marked **Exhibit "010-02-P"** by this reference is made a part hereof.

A **temporary easement** for construction is also sought in the name of the **City of West Des Moines, Iowa**, as shown on the attached **Easement** Plat, marked **Exhibit "010-02-T"**, and by this reference made a part hereof.

PROPERTY ADDRESS: 3332 105th Street and surrounding agriculture parcels, Cumming, Iowa

**LEGALLY DESCRIBED
ON THE ATTACHED EXHIBITS
AND ON THE MADISON COUNTY**

ASSESSOR'S WEB SITE AS:

Parcel Nos. 011010282000000, 010010164000000,
010010162000000, 011010166010000, and
011010168000000.

The names and addresses of all record owners and holders of liens and encumbrances, as far as shown, are as follows:

Titleholders:

Flinn Farms, LLC
c/o Brian P. Rickert, Attorney
Brown Winick Law Firm
666 Grand Avenue
Suite 2000 Ruan Center
Des Moines, IA 50309
(515) 242-2457
rickert@brownwinick.com

**Possible
Encumbrancers and
Lienholders:**

Farm Credit Services of America, FLCA
f/k/a Farm Credit Services of the Midlands, FLCA
2125 W 20th Street South
Newton, IA 50208
Attn: Amanda Butler
(641) 792-9403
Newton@FCSAmerica.com

BP Pipelines (North America) Inc.
c/o CT Corporation System, Registered Agent
400 E Court Avenue
Des Moines, IA 50309
Joel.Kissel@wolterskluwer.com

Buckeye Pipe Line Transportation LLC
c/o Corporation Service Company, Registered Agent
505 5th Avenue, Suite 729
Des Moines, IA 50309
<https://www.cscglobal.com/global/web/csc/service-form.html>

Madison County Soil & Water Conservation District
USDA Service Center
815 East Highway 92
Winterset, IA 50273-2300
(515) 462-2961
email@madison-swcd.org

Warren Water District
f/k/a Warren Water, Inc.
1204 E. 2nd Avenue
Indianola, IA 50125
(515) 962-1200
wwd@warrenwaterdistrict.com

MidAmerican Energy Company, an Iowa Corporation
a/k/a Midwest Power Systems, Inc.
c/o Paul J. Leighton, Registered Agent
4299 NW Urbandale Drive
Urbandale, IA 50322
pjleighton@midamerican.com

Madison County Farm Service Agency
USDA Service Center
815 East Highway 92
Winterset, IA 50273-2300
(515) 462-4884
kelly.cain@ia.usda.gov

Taxing Authority:

Madison County, Iowa
Treasurer's Office
112 N. John Wayne Drive
PO Box 152
Winterset, IA 50273
(515) 462-1542
jcorkrean@madisoncoia.us

LAND NECESSARY TO ACHIEVE THE PUBLIC PURPOSE AND LAND PROPOSED TO BE ACQUIRED BY THE PROJECT. Said **fee simple interest, permanent easement interest and temporary easement** shall be used for the public purpose of preparing land for development pursuant to the **Veterans Parkway Project**, and includes any and all improvements, including fences, trees, and shrubs, located wholly within the land sought in **fee simple title and permanent easement** on the day said land is viewed by the Compensation Commission, except as follows:

Any personal property located on the premises.

The City asserts that the property legally-described above constitutes the necessary minimum amount of land to achieve the purpose herein identified.

GOOD FAITH EFFORTS MADE BY CITY TO NEGOTIATE THE PURCHASE OF THE PROPERTY.

The City represents and warrants that it has undertaken the following activities in attempting to negotiate the purchase of the Property from the Property Owner.

On June 26, 2017, the City Council of the City of West Des Moines, Iowa, adopted Resolution Number 17-06-26-23 declaring its intent to proceed with the **Veterans Parkway Improvement Project, City Project Number 0510-010-2017**, establishing just compensation of the property and authorizing acquisition of the property by condemnation, if necessary.

Based upon an appraisal by Commercial Appraisers of Iowa, Inc, the City's Agent mailed the appraisal and ten-day notice and an Offer to Purchase and Agreement (representing the appraised value of the Property) to the property owner's attorney on or about June 12, 2018.

Following the 10-day period, discussion and negotiations were held between the City's agent and the property owner; however, the parties have been unable to reach a resolution for acquisition of the property.

The City will attempt to continue negotiations in hopes of reaching an agreement prior to a condemnation hearing. In the meantime and, due to upcoming construction time lines, it is necessary to initiate condemnation proceedings, of which property owner's attorney has been made aware by the final offer mailed July 13, 2018.

YOU ARE, THEREFORE, pursuant to a resolution of the City Council of the City of West Des Moines, Iowa, hereby requested to appoint a Compensation Commission to appraise the

damages caused by this appropriation; said Commission to consist of six (6) commissioners who shall be residents of Madison County, Iowa.

YOU ARE FURTHER REQUESTED to give written notice to the City of West Des Moines, Iowa, as soon as the commissioners have been selected.

Dated this 6th day of August, 2018.

CITY OF WEST DES MOINES, IOWA



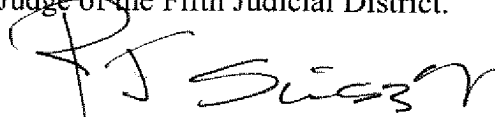
Richard J. Scieszinski AT0007105
City Attorney
4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, IA 50265
Phone: (515) 222-3614
Facsimile: (515) 273-0601
E-mail: richard.scieszinski@wdm.iowa.gov

Received in my office this 8th day of August, 2018.



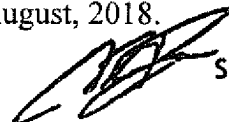
Chief Judge, Fifth Judicial District

In accord with Iowa Code Section 6B.3(3), I, the undersigned, certify under penalty of perjury and pursuant to the laws of the State of Iowa that this Original Application for Condemnation has been approved by the Chief Judge of the Fifth Judicial District.



Richard J. Scieszinski AT0007105
City Attorney

Filed in my office at Winterset, Iowa, this 13th day of August, 2018.



SHERIFF

Sheriff of Madison County, Iowa

INDEX LEGEND

COUNTY: MADISON

TRS AND ALIQUOT PART: NE $\frac{1}{4}$ SE $\frac{1}{4}$ SEC. 2, T77N, R26W
NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, & SE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC. 1, T77N R26W

PROPRIETOR: FLINN FARMS, 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, IA 50325 / 515-964-1229

ACQUISITION PLAT

EXHIBIT 010-02-F1

IN THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, AND IN THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 1, ALL BEING IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 6TH P.M., MADISON COUNTY, IOWA.

LEGAL DESCRIPTION.

BEING A PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, AND PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 1, ALL OF WHICH IS IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 6TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA A

BEGINNING AT THE SE CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, S83°59'34"W, 33.14 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF WOODLAND AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N00°43'43"W, 30.39 FEET; THENCE N50°55'05"W, 49.02 FEET; THENCE S83°16'38"W, 154.30 FEET; THENCE S78°44'52"W, 140.12 FEET; THENCE N89°37'47"W, 110.49 FEET; THENCE S82°19'59"W, 69.68 FEET; THENCE S71°07'57"W, 131.73 FEET; THENCE N88°06'12"W, 141.51 FEET; THENCE S75°03'05"W, 90.13 FEET; THENCE S25°57'02"W, 37.44 FEET TO A POINT ON THE SOUTH LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$; THENCE ALONG SAID SOUTH LINE, S83°59'34"W, 409.34 FEET TO THE SW CORNER OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$; THENCE ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, N00°37'40"W, 202.45 FEET; THENCE N89°11'13"E, 81.52 FEET; THENCE S85°18'54"E, 165.28 FEET; THENCE N86°43'19"E, 100.61 FEET; THENCE N77°26'08"E, 75.24 FEET; THENCE N72°00'43"E, 91.37 FEET; THENCE S87°03'53"E, 51.07 FEET; THENCE N75°02'23"E, 126.11 FEET; THENCE N85°09'05"E, 200.61 FEET; THENCE S87°55'17"E, 226.14 FEET; THENCE N83°20'09"E, 150.10 FEET; THENCE N40°51'20"E, 44.22 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF WOODLAND AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N00°43'43"W, 26.53 FEET; THENCE N89°16'17"E, 33.00 FEET TO A POINT ON THE EAST LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$; THENCE ALONG SAID EAST LINE, S00°43'43"E, 234.75 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 4.62 ACRES INCLUDING 0.18 ACRES OF EXISTING RIGHT OF WAY EASEMENT, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AREA B

COMMENCING AT THE SW CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, N83°35'23"E, 20.10 FEET TO THE POINT OF BEGINNING; THENCE N00°43'43"W, 232.76 FEET; THENCE N89°16'17"E, 13.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY OF WOODLAND AVE; THENCE S50°42'55"E, 42.09 FEET; THENCE N84°38'40"E, 595.93 FEET; THENCE N78°50'57"E, 100.68 FEET; THENCE S89°10'23"E, 301.48 FEET; THENCE N86°46'05"E, 236.04 FEET; THENCE N87°11'29"E, 89.25 FEET; THENCE N84°34'41"E, 100.23 FEET; THENCE N78°39'17"E, 126.79 FEET; THENCE S89°29'41"E, 260.65 FEET; THENCE S85°33'24"E, 150.93 FEET; THENCE N88°04'46"E, 245.26 FEET; THENCE N81°21'06"E, 106.07 FEET; THENCE S76°28'55"E, 103.08 FEET; THENCE N87°08'14"E, 122.21 FEET TO A POINT ON THE EAST LINE OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE ALONG SAID EAST LINE, S00°09'19"E, 32.14 FEET TO THE SE CORNER OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, S00°09'00"E, 102.86 FEET; THENCE S88°05'35"W, 206.31 FEET; THENCE S89°28'55"W, 30.00 FEET; THENCE S89°26'14"W, 209.64 FEET; THENCE N88°29'49"W, 119.46 FEET; THENCE S84°21'22"W, 129.88 FEET; THENCE N87°20'20"W, 199.50 FEET; THENCE S83°13'21"W, 59.90 FEET; THENCE S87°53'36"W, 29.84 FEET; THENCE S88°59'30"W, 204.01 FEET; THENCE S84°19'31"W, 100.08 FEET; THENCE S84°02'19"W, 99.15 FEET; THENCE N88°56'40"W, 90.09 FEET; THENCE S86°28'22"W, 70.53 FEET; THENCE S76°46'40"W, 30.09 FEET; THENCE N89°18'38"W, 64.15 FEET; THENCE S81°27'34"W, 184.54 FEET; THENCE N89°01'02"W, 154.90 FEET; THENCE S85°05'14"W, 104.47 FEET; THENCE S78°49'27"W, 145.00 FEET; THENCE N89°06'05"W, 175.23 FEET; THENCE S77°04'36"W, 125.26 FEET; THENCE S19°11'36"W, 50.27 FEET TO THE INTERSECTION OF SAID EXISTING EASTERLY RIGHT OF WAY AND THE SOUTH LINE OF SAID NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE ALONG SAID SOUTH LINE, S83°35'23"W, 13.06 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 8.63 ACRES INCLUDING 0.07 ACRES OF EXISTING RIGHT OF WAY EASEMENT, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

REQUESTED BY:

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

PROPRIETORS:

FLINN FARMS, LLC
3711 50TH STREET
CUMMING, IA 50061

AREA SUMMARY:

SECTION 2-77-26 "AREA A"
PROPOSED ROW:
NE $\frac{1}{4}$ SE $\frac{1}{4}$ = 4.44 ACS.
ROW EASEMENT:
NE $\frac{1}{4}$ SE $\frac{1}{4}$ = 0.18 AC.
TOTAL "AREA A" = 4.62 ACS.

SECTION 1-77-26 "AREA B"
PROPOSED ROW:
NW $\frac{1}{4}$ SW $\frac{1}{4}$ = 4.28 ACS.
NE $\frac{1}{4}$ SW $\frac{1}{4}$ = 2.98 ACS.
SE $\frac{1}{4}$ SW $\frac{1}{4}$ = 1.30 ACS.
= 8.56 ACS.

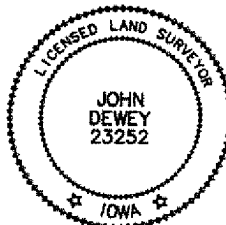
ROW EASEMENT:
NW $\frac{1}{4}$ SW $\frac{1}{4}$ = 0.07 AC.
TOTAL "AREA B" = 8.63 ACS.

OVERALL TOTAL:
ROW EASEMENT = 0.25 AC.
PROPOSED
ROW = 13.00 ACS.

TOTAL = 13.25 ACS.

MCCLURE
ENGINEERING
building strong solutions

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: 5-23-18

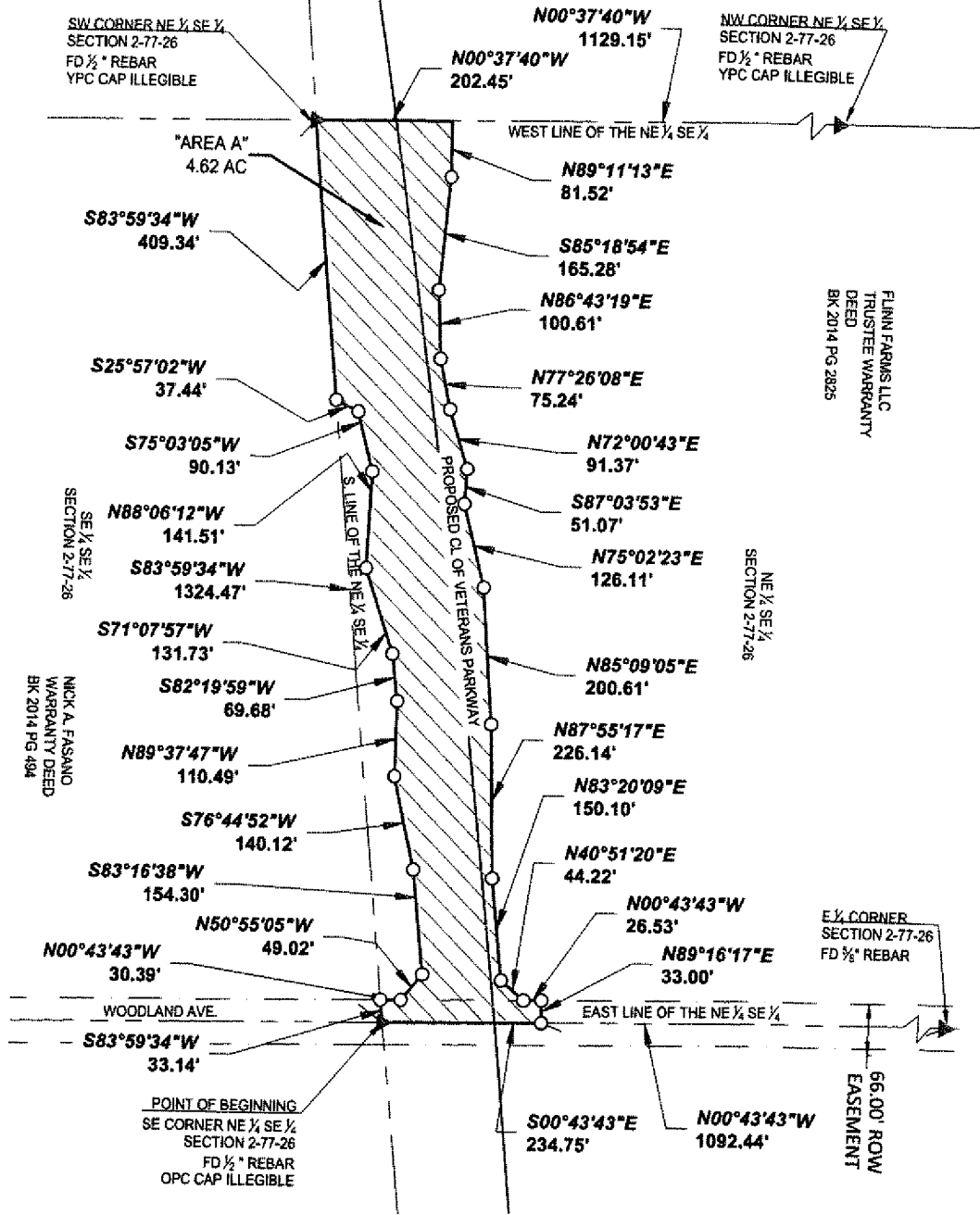
MY LICENSE RENEWAL DATE: DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: 3 SHEETS

DATE SURVEYED: 01/03/2018

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

SHEET 1 OF 3



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Clive, Iowa 50325
515-964-1229
fax 515-964-2370



NORTH

0 100 200
(IN FEET)

1 inch = 200 ft.

DRAWING PATH:

N:\Projects\WDM 20616017\Survey

GENERAL LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - EXIST EASEMENT LINE

MONUMENTS FOUND:

- ▲ - SECTION CORNER
(TYPE AS NOTED)

MONUMENTS SET:

- - 1/2" REBAR
WITH 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

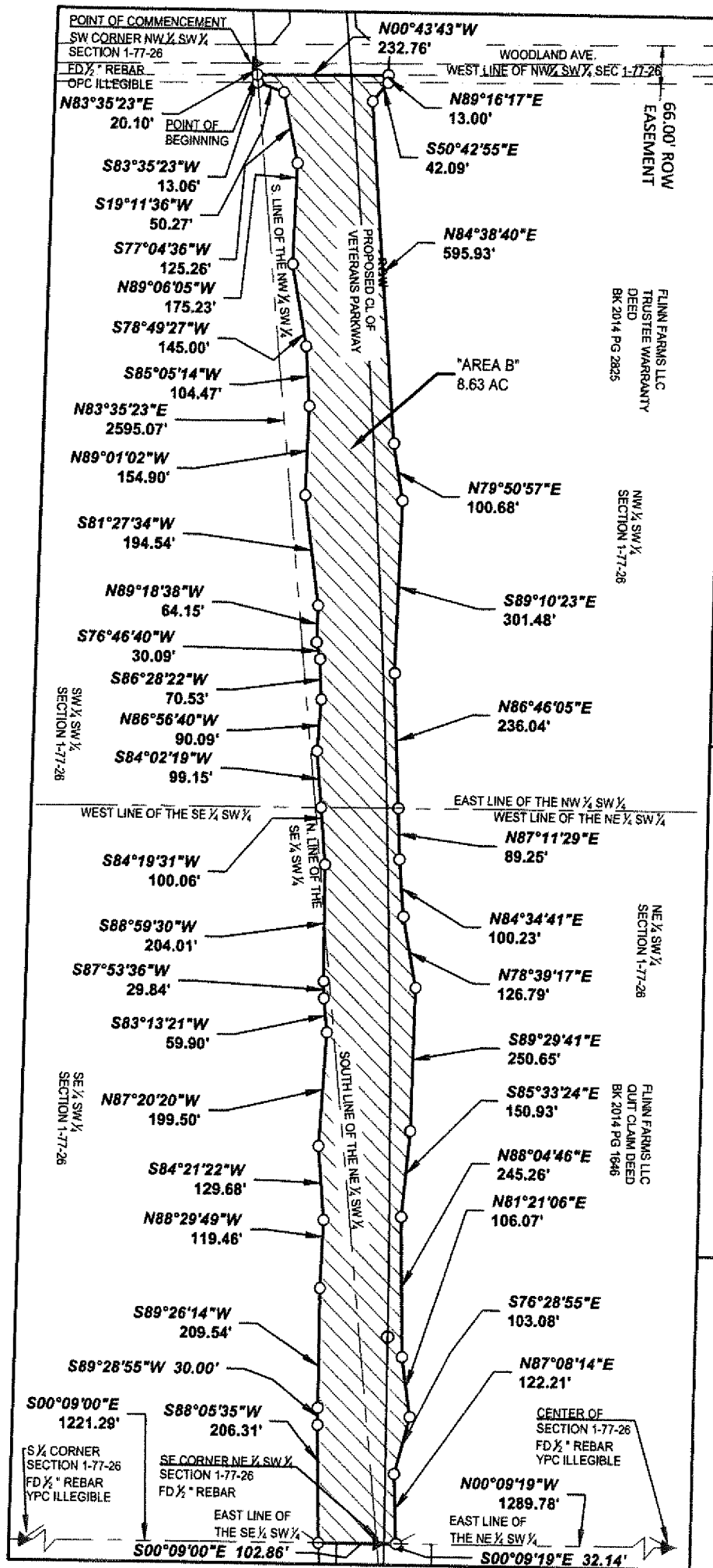


EXHIBIT 010-02-F1

GENERAL LEGEND

- BOUNDARY LINE
 - - - SECTION LINE
 - - - EXIST EASEMENT LINE
- MONUMENTS FOUND:**
- ▲ - SECTION CORNER (TYPE AS NOTED)
- MONUMENTS SET:**
- - 1/2" REBAR WITH OPC #23252
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515-964-1229
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NORTH

0 100 200
(IN FEET)

1 inch = 200 ft.

DRAWING PATH:

N:\Projects\WDM 20616017\Survey

SHEET 3 OF 3

INDEX LEGEND

COUNTY: MADISON

TRS AND ALIQUOT PART: NE 1/4 SE 1/4 SEC. 2, T77N, R26W

PROPRIETOR: FLINN FARMS, 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, IA 50325 / 515-964-1229

ACQUISITION PLAT

EXHIBIT 010-02-F2

IN THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST
OF THE 5TH P.M., MADISON COUNTY, IOWA.

LEGAL DESCRIPTION

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF
THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 2;
THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4, S83°59'34"W, 33.14 FEET TO
A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF WOODLAND AVE, THE POINT OF
BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S83°59'34"W, 881.99 FEET;
THENCE N25°57'02"E, 37.44 FEET; THENCE N75°03'05"E, 90.13 FEET; THENCE S88°06'12"E,
141.51 FEET; THENCE N71°07'57"E, 131.73 FEET; THENCE N82°19'59"E, 69.68 FEET; THENCE
S89°37'47"E, 110.49 FEET; THENCE N76°44'52"E, 140.12 FEET; THENCE N83°16'38"E, 154.30
FEET; THENCE S50°55'05"E, 49.02 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF
WAY LINE OF WOODLAND AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE,
S00°43'43"E, 30.39 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINS 0.98 ACRES
AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

GENERAL LEGEND

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

MONUMENTS FOUND:

▲ - SECTION CORNER
(TYPE AS NOTED)

MONUMENTS SET:

○ - 1/2" REBAR
WITH OPC #23252

ABBREVIATIONS:

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REQUESTED BY:

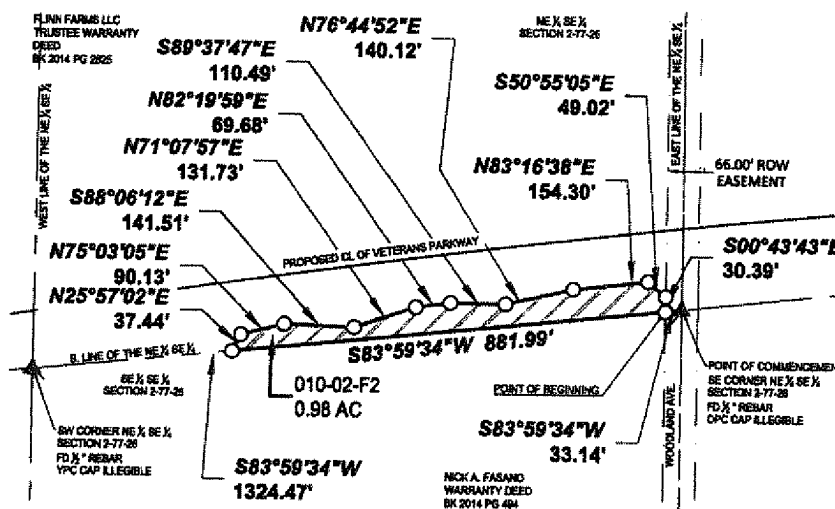
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265

PROPRIETORS:

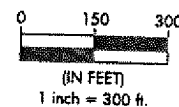
FLINN FARMS, LLC
3711 50TH STREET
CUMMING, IA 50061

AREA SUMMARY:

0.98 ACRE



NORTH

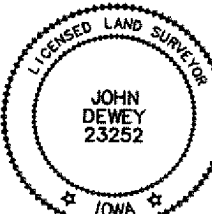


DRAWING PATH:

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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
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INDEX LEGEND

COUNTY: MADISON

TRS: SECTION 1, T77N, R26W

ALIQUOT PARTS: SE $\frac{1}{4}$ SW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$

PROPRIETOR: FLINN FARMS, 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, IA 50325 / 515-964-1229

STORM SEWER OVERLAND FLOWAGE EASEMENT

EXHIBIT 010-02-P

EASEMENT DESCRIPTION:

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

"PE-A"

BEGINNING AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, S83°35'23"W, 208.01 FEET; THENCE S00°31'05"E, 86.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°31'05"E, 50.00 FEET; THENCE S89°28'55"W, 30.00 FEET; THENCE N00°31'05"W, 50.00 FEET; THENCE N89°28'55"E, 30.00 FEET TO THE POINT OF BEGINNING. SAID AREA CONTAINING 0.03 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

"PE-B"

BEGINNING AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, S83°35'23"W, 960.36 FEET; THENCE S07°44'26"E, 12.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S07°44'26"E, 30.15 FEET; THENCE S26°53'55"E, 33.06 FEET; THENCE S51°57'43"W, 30.64 FEET; THENCE N27°16'57"W, 41.99 FEET; THENCE N07°48'58"W, 40.20 FEET; THENCE N87°53'36"E, 29.84 FEET TO THE POINT OF BEGINNING. SAID AREA CONTAINING 0.05 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

"PE-C"

BEGINNING AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE N $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1, S83°35'23"W, 1545.52 FEET; THENCE N17°43'54"W, 17.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N17°43'54"W, 12.63 FEET; THENCE S76°46'40"W, 30.09 FEET; THENCE S17°43'54"E, 15.00 FEET; THENCE N72°16'06"E, 30.00 FEET TO THE POINT OF BEGINNING. SAID AREA CONTAINING 0.01 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THESE EASEMENT ARE BEING PREPARED FOR THE CONSTRUCTION OF VETERANS PARKWAY.

GENERAL LEGEND

--- SECTION LINE
--- EASEMENT LINE

MONUMENTS FOUND:

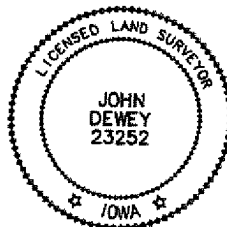
▲ - SECTION CORNER
(TYPE AS NOTED)

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY
BK, PG - BOOK AND PAGE
(M) - MEASURED DISTANCE/ANGLE
(R) - RECORDED 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

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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: 5-23-18

MY LICENSE RENEWAL DATE: DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: 2 SHEETS

DATE SURVEYED: 01/03/2018

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SHEET 1 OF 2

SW CORNER NW ¼ SW ¼
SECTION 1-77-26
FD ½" REBAR
OPC ILLEGIBLE

SW ¼ SW ¼
SECTION 1-77-26

S83°35'23"W
1049.55'

PE-C
0.01 AC

N72°16'06"E
30.00'

N17°43'54"W
17.46'

S17°43'54"E
15.00'

S76°46'40"W
30.09'

N17°43'54"W
12.63'

"PE-C"
POINT OF
BEGINNING

FLINN FARMS LLC
TRUSTEE WARRANTY
DEED
BK 2014 PG 2825

NW ¼ SW ¼
SECTION 1-77-26

WEST LINE OF THE SE ¼ SW ¼

EAST LINE OF THE NW ¼ SW ¼

S83°35'23"W 1545.52'
FROM P.O.C. TO "PE-C" P.O.B.

N07°48'58"W
40.20'

PE-B
0.05 AC

N27°16'57"W
41.99'

S51°57'43"W
30.64'

S26°53'55"E
33.06'

S07°44'26"E
30.15'

"PE-B"
POINT OF
BEGINNING

N87°53'36"E
29.84'

S07°44'26"E
12.37'

S83°35'23"W 960.36'
FROM P.O.C. TO "PE-B" P.O.B.

NE ¼ SW ¼
SECTION 1-77-26

FLINN FARMS LLC
QUIT CLAIM DEED
BK 2014 PG 1846

SE ¼ SW ¼
SECTION 1-77-26

PE-A
0.03 AC

N00°31'05"W
50.00'

S89°28'55"W
30.00'

S00°31'05"E
50.00'

"PE-A"
POINT OF
BEGINNING

S00°31'05"E
86.50'

EAST LINE OF THE SE ¼ SW ¼

N89°28'55"E
30.00'

S83°35'23"W 208.01'
FROM P.O.C. TO "PE-A" P.O.B.

POINT OF COMMENCEMENT
NE CORNER SE ¼ SW ¼
SECTION 1-77-26
FD ½" REBAR

GENERAL LEGEND

--- SECTION LINE
--- EASEMENT LINE

MONUMENTS FOUND:

▲ - SECTION CORNER
(TYPE AS NOTED)

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY
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(M) - MEASURED DISTANCE/ANGLE
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P.U.E. - PUBLIC UTILITY EASEMENT
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0 75 150
(IN FEET)
1 inch = 150 ft.



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EASEMENT EXHIBIT

EASEMENT DESCRIPTIONS

EXHIBIT 010-02-T

"TE-A"

A TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, S83°59'34"W, 33.14 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF WOODLAND AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY, N00°43'43"W, 211.27 FEET TO THE POINT OF BEGINNING; THENCE S40°51'20"W, 44.22 FEET; THENCE S83°20'09"W, 150.10 FEET; THENCE S87°55'17"W, 226.14 FEET; THENCE S85°09'05"W, 200.61 FEET; THENCE S75°02'23"W, 126.11 FEET; THENCE N87°03'53"W, 51.07 FEET; THENCE S72°00'43"W, 91.37 FEET; THENCE S77°26'08"W, 75.24 FEET; THENCE S86°43'19"W, 100.61 FEET; THENCE N85°18'54"W, 165.28 FEET; THENCE S89°11'13"W, 81.52 FEET TO A POINT ON THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$; THENCE ALONG SAID WEST LINE, N00°37'40"W, 22.79 FEET; THENCE N87°46'03"E, 77.68 FEET; THENCE S85°19'49"E, 165.45 FEET; THENCE N86°42'56"E, 100.72 FEET; THENCE N77°26'24"E, 75.33 FEET; THENCE N72°01'21"E, 91.47 FEET; THENCE S87°04'37"E, 51.12 FEET; THENCE N75°02'50"E, 126.25 FEET; THENCE N52°28'50"E, 80.87 FEET; THENCE N82°25'04"E, 155.77 FEET; THENCE S49°55'22"E, 81.53 FEET; THENCE N86°53'20"E, 145.64 FEET; THENCE N83°19'22"E, 140.25 FEET; THENCE N42°34'16"E, 60.98 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY OF WOODLAND AVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S00°43'43"E, 35.17 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 0.98 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AREAS "TE-B" AND "TE-C" ARE TEMPORARY CONSTRUCTION EASEMENTS LOCATED THE SW $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"TE-B"

COMMENCING AT THE SW CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1, N83°35'23"E, 33.16 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY OF WOODLAND AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY, N00°43'43"W, 231.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, N00°43'43"W, 30.14 FEET; THENCE S52°31'49"E, 50.73 FEET; THENCE N84°39'27"E, 586.58 FEET; THENCE N79°51'20"E, 100.79 FEET; THENCE S89°10'42"E, 301.82 FEET; THENCE N86°46'11"E, 237.46 FEET; THENCE N87°11'34"E, 88.20 FEET; THENCE N84°34'53"E, 100.34 FEET; THENCE N78°39'53"E, 126.93 FEET; THENCE S89°29'50"E, 250.94 FEET; THENCE S85°33'47"E, 151.10 FEET; THENCE N88°04'50"E, 245.50 FEET; THENCE N81°21'06"E, 106.07 FEET; THENCE S76°28'55"E, 103.08 FEET; THENCE N87°08'25"E, 122.37 FEET TO A POINT ON THE EAST LINE OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG SAID EAST LINE, S00°09'19"E, 25.00 FEET; THENCE S87°08'14"W, 122.21 FEET; THENCE N76°28'55"W, 103.08 FEET; THENCE S81°21'06"W, 106.07 FEET; THENCE S88°04'46"W, 245.26 FEET; THENCE N85°33'24"W, 150.93 FEET; THENCE N89°29'41"W, 250.65 FEET; THENCE S78°39'17"W, 126.79 FEET; THENCE S84°34'41"W, 100.23 FEET; THENCE S87°11'29"W, 89.25 FEET; THENCE S86°46'05"W, 236.04 FEET; THENCE N89°10'23"W, 301.48 FEET; THENCE S79°50'57"W, 100.68 FEET; THENCE S84°38'40"W, 595.93 FEET; THENCE N50°42'55"W, 42.09 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WOODLAND AVENUE, THE POINT OF BEGINNING, SAID AREA CONTAINING 1.47 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

"TE-C"

COMMENCING AT THE SW CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, N83°35'23"E, 33.16 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF WOODLAND AVENUE, THE POINT OF BEGINNING; THENCE N19°11'36"E 50.27 FEET; THENCE N77°04'36"E, 125.26 FEET; THENCE S89°06'05"E, 175.23 FEET; THENCE N78°49'27"E, 145.00 FEET; THENCE N85°05'14"E, 104.47 FEET; THENCE S89°01'02"E, 154.90 FEET; THENCE N81°27'34"E, 194.54 FEET; THENCE S89°18'38"E, 64.15 FEET; THENCE S17°43'54"E, 15.00 FEET; THENCE N72°16'06"E, 30.00 FEET; THENCE N17°43'54"W, 12.63 FEET; THENCE N86°28'22"E, 70.53 FEET; THENCE S86°56'40"E, 90.09 FEET; THENCE N84°02'19"E, 99.15 FEET; THENCE N84°19'31"E, 100.06 FEET; THENCE N88°59'30"E, 204.01 FEET; THENCE S07°48'58"E, 40.20 FEET; THENCE S27°16'57"E, 41.99 FEET; THENCE N51°57'43"E, 30.64 FEET; THENCE N26°53'55"W, 33.06 FEET; THENCE N07°44'26"W, 30.15 FEET; THENCE N83°13'21"E, 59.90 FEET; THENCE S87°20'20"E, 199.50 FEET; THENCE N84°21'22"E, 129.68 FEET; THENCE S88°29'49"E, 119.46 FEET; THENCE N89°26'14"E, 209.54 FEET; THENCE S00°31'05"E, 50.00 FEET; THENCE N89°28'55"E, 30.00 FEET; THENCE N00°31'05"W, 50.00 FEET; THENCE N88°05'35"E, 206.31 FEET TO A POINT ON THE EAST LINE OF SAID SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE ALONG SAID EAST LINE, S00°09'00"E, 25.00 FEET; THENCE S87°54'01"W, 181.16 FEET; THENCE S00°31'05"E, 35.00 FEET; THENCE S89°28'55"W, 80.00 FEET; THENCE N00°31'05"W, 35.00 FEET; THENCE S89°25'53"W, 184.44 FEET; THENCE N88°29'39"W, 119.33 FEET; THENCE S84°21'04"W, 129.53 FEET; THENCE N87°20'02"W, 199.27 FEET; THENCE S78°31'44"W, 30.23 FEET; THENCE S22°04'10"E, 31.94 FEET; THENCE S51°57'43"W, 76.57 FEET; THENCE N26°06'06"W, 82.06 FEET; THENCE S89°09'22"W, 178.94 FEET; THENCE S84°21'12"W, 101.10 FEET; THENCE S83°59'58"W, 97.88 FEET; THENCE N87°03'00"W, 84.96 FEET; THENCE S83°35'23"W, 104.47 FEET; THENCE N88°31'59"W, 64.86 FEET; THENCE S81°27'16"W, 194.32 FEET; THENCE N89°00'39"W, 154.72 FEET; THENCE S85°05'14"W, 104.36 FEET; THENCE S78°49'02"W, 144.84 FEET; THENCE N89°05'38"W, 175.03 FEET; THENCE S76°38'19"W, 117.64 FEET; THENCE S00°41'22"E, 20.41 FEET TO A POINT ON THE SOUTH LINE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE ALONG SAID SOUTH LINE, S83°35'23"W, 27.14 FEET TO THE POINT OF BEGINNING. SAID AREA CONTAINING 1.55 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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VETERANS PARKWAY
TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT

WEST DES MOINES, IA

20616017

04/20/2018

REVISIONS

ENGINEER

T. STOVIE

CHECKED BY

M. LEE

DRAWN BY

J. DEWEY

FIELD BOOK NO

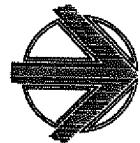
SKETCH NO

SHEET 1 OF 4

building strong communities.

EASEMENT EXHIBIT

EXHIBIT 010-02-T



NORTH



(IN FEET)
1 inch = 250 ft.

LEGEND

	PROPERTY LINE
	SECTION LINE
	ROW LINE
	EASEMENT AREA

VETERANS PARKWAY TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

WEST DES MOINES, IOWA

20616017

4/11/2018

ENGINEER
T. STOVIE

CHECKED BY
M. LEE

DRAWN BY
J. DEWEY

FIELDBOOK NO.

REVISIONS

DRAWING PATH:

N: \Projects\WDM 20616017\Survey



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SHEET 2 OF 4

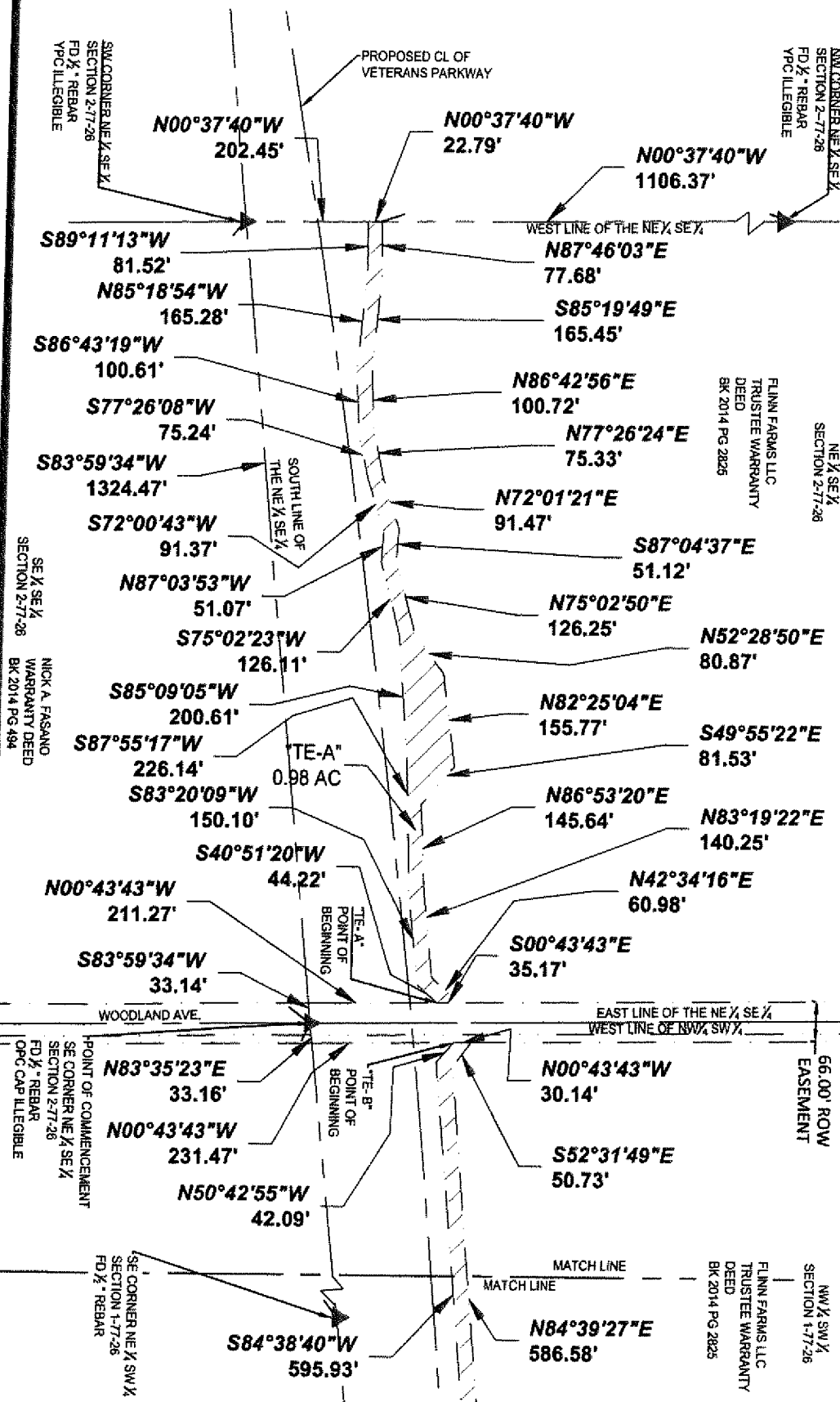
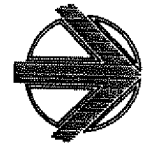


EXHIBIT 010-02-T



NORTH

0 125 250

(IN FEET)

1 inch = 250 ft.

LEGEND

PROPERTY LINE

SECTION LINE

ROW LINE

EASEMENT
AREA

VETERANS PARKWAY
TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT

WEST DES MOINES, IOWA

20618017

4/20/2018

ENGINEER
T. STOVIE

CHECKED BY
M. LEE

DRAWN BY
J. DEWEY

FIELDBOOK NO.

REVISIONS

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SKETCH NO.
SHEET 3 OF 4

EASEMENT EXHIBIT

EXHIBIT 010-02-T



NORTH



(IN FEET)
1 inch = 250 ft.

LEGEND

	PROPERTY LINE
	SECTION LINE
	ROW LINE
	EASEMENT AREA

VETERANS PARKWAY TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

WEST DES MOINES, IOWA

20616017

4/20/2016

ENGINEER
T. STOVIE

CHECKED BY
M. LEE

DRAWN BY
J. DEWEY

FIELDBOOK NO.

REVISIONS

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SKETCH NO.
SHEET 4 OF 4

