

BK: 2018 PG: 3042
Recorded: 9/20/2018 at 8:04:32.0 AM
Fee Amount: \$67.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by/Return to: Jason B. Wittgraf, P.O. Box 65320, West Des Moines IA 50265-0320; 515-222-3613

**SPACE ABOVE THIS LINE
FOR RECORDER**

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	)	DISMISSAL
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.	)	
	)	
by the	)	
	)	
CITY OF WEST DES MOINES, IOWA,	)	
	)	
Applicant.	)	
	)	

COMES NOW the Applicant, City of West Des Moines, Iowa, and hereby dismisses, without prejudice, its condemnation action for the property described below. The application for condemnation was filed for record on August 14, 2018, in Book 2018 at Page 2636 in the office of the Madison County Recorder.

As shown on the attached Acquisition Plats marked **Exhibits "010-02-F1" and "010-02-F2"**, Storm and Overland Flowage Easement Plat marked **Exhibit "010-02-P"**, and Temporary Construction Easement Plat marked **Exhibit "010-02-T"**.

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

**LEGALLY DESCRIBED
ON THE ATTACHED EXHIBITS
AND ON THE DALLAS COUNTY
ASSESSOR'S WEB SITE AS:**

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

Dated this 18 day of September, 2018.

Respectfully submitted on behalf of the
CITY OF WEST DES MOINES, IOWA

By Jason B. Wittgraf
Jason B. Wittgraf AT0008642
Assistant City Attorney
4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, IA 50265
Phone: (515) 222-3613
Facsimile: (515) 273-0601
E-mail: jason.wittgraf@wdm.iowa.gov

Original recorded.

Copies to:

Madison County Sheriff's Office
Civil Division
1012 N 1st Street
Winterset, IA 50273
ATTN: Linda Barker
(515) 462-3575
civil@madisoncoia.us

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

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

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

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

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

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
mbradley@buckeye.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

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

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 5TH 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 S76°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 N79°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, 250.65 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, 209.54 FEET; THENCE N88°29'49"W, 119.46 FEET; THENCE S84°21'22"W, 129.68 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, 100.06 FEET; THENCE S84°02'19"W, 99.15 FEET; THENCE N86°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, 194.54 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

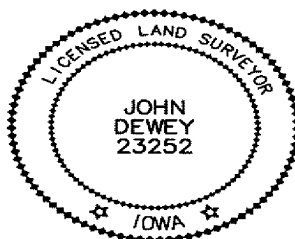
PROPRIETORS:

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 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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: 
JOHN DEWEY

DATE: 5-23-18

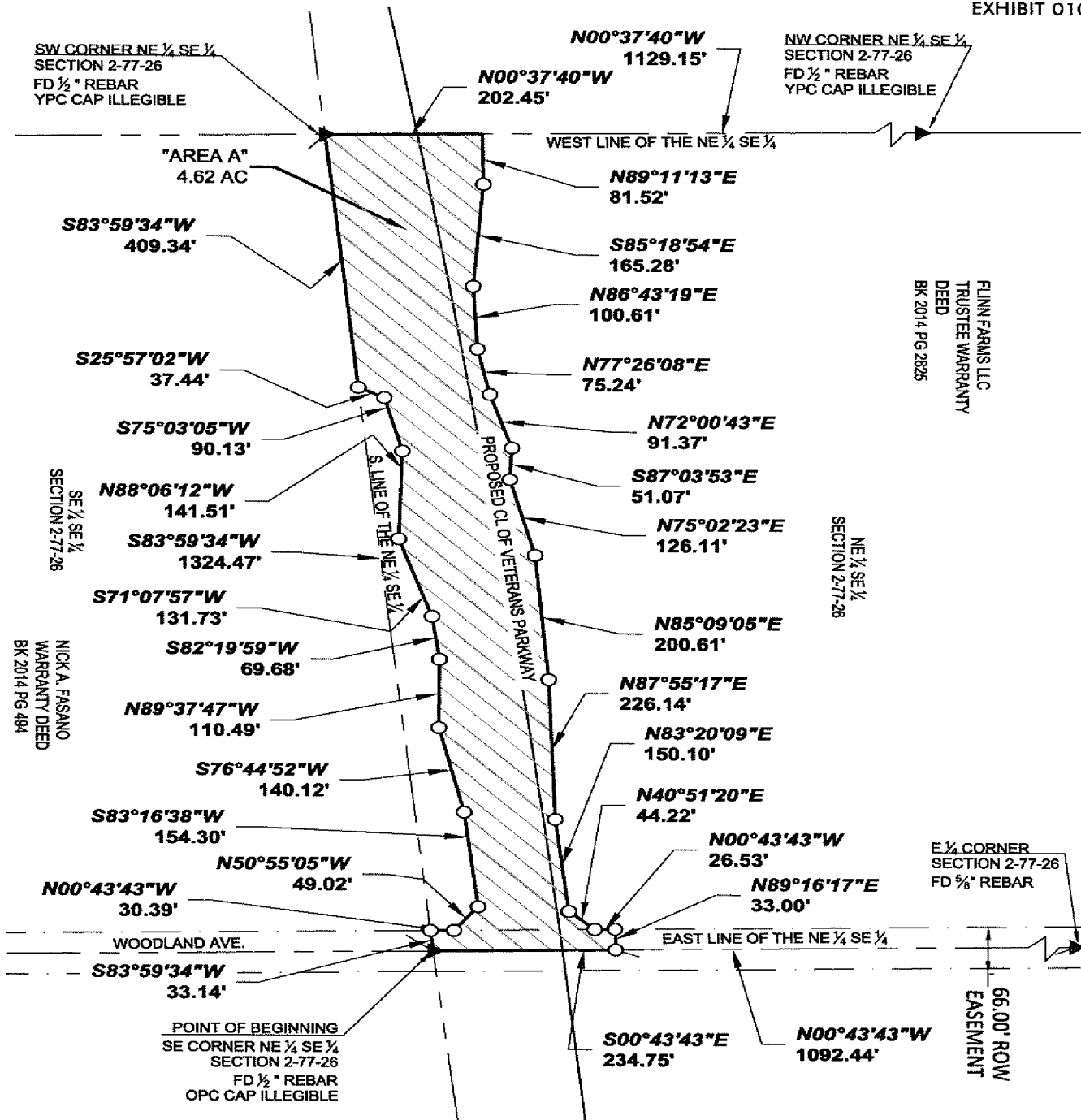
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: 3 SHEETS

DATE SURVEYED: 01/03/2018

DRAWING PATH: N:\Projects\WDM 20615017\Survey

SHEET 1 OF 3



McCLURE
ENGINEERING, P.C.
building strong communities.

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



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:

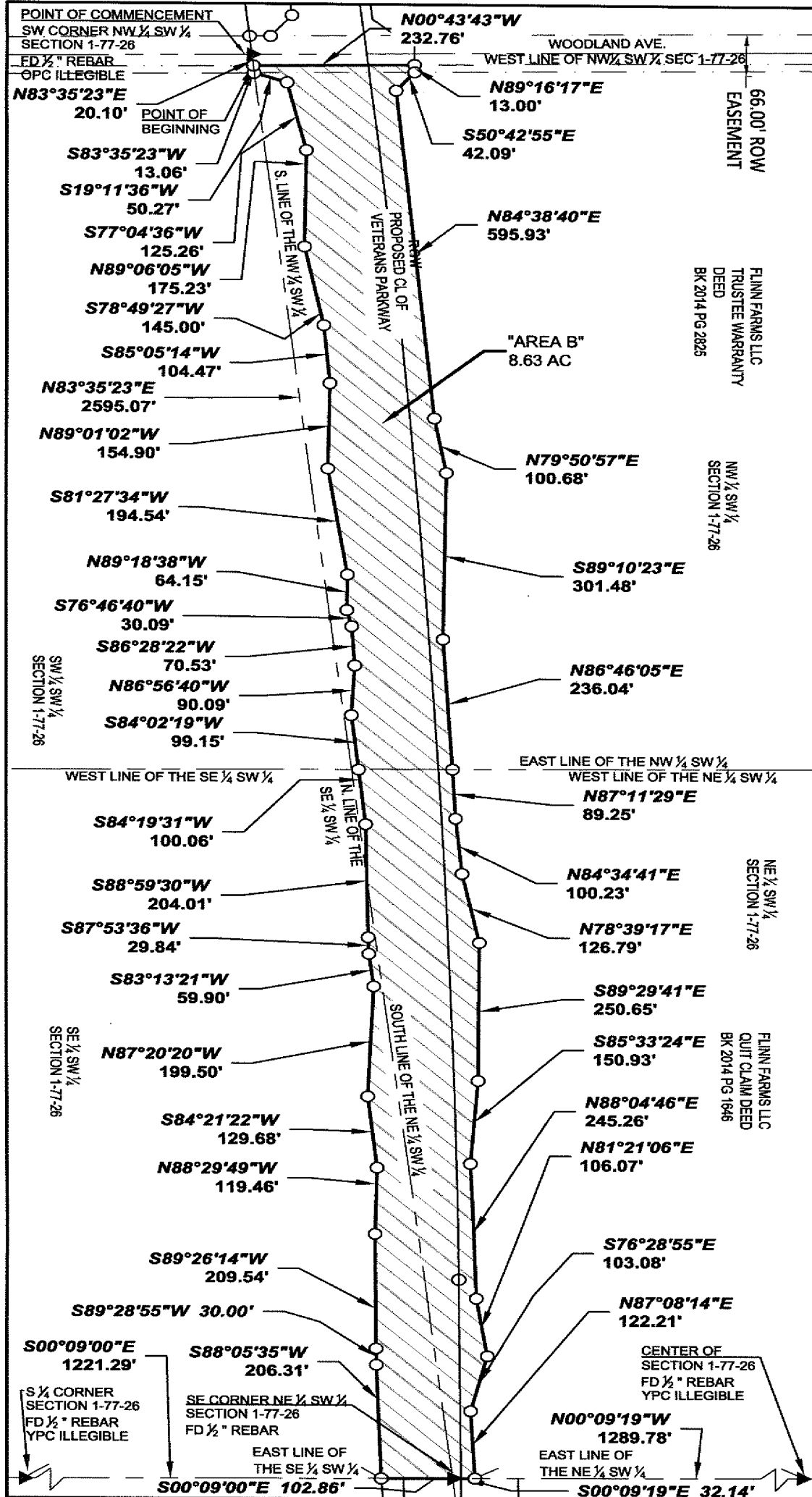
- ▲ - SECTION CORNER (TYPE AS NOTED)

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

**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

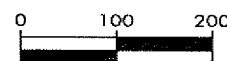


McCLURE
ENGINEERING CO.
building strong communities.

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



NORTH



(IN FEET)
1 inch = 200 ft.

DRAWING PATH:

N:\Projects\WDM 20616017\Survey

INDEX LEGEND

COUNTY: MADISON

TRS AND ALIQUOT PART: NE¼ SE¼ 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 ¼ OF THE SE ¼ 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 ¼ OF THE SE ¼ 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 ¼ OF THE SE ¼ OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID NE ¼ OF THE SE ¼, 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
- - - EXIST 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

REQUESTED BY:

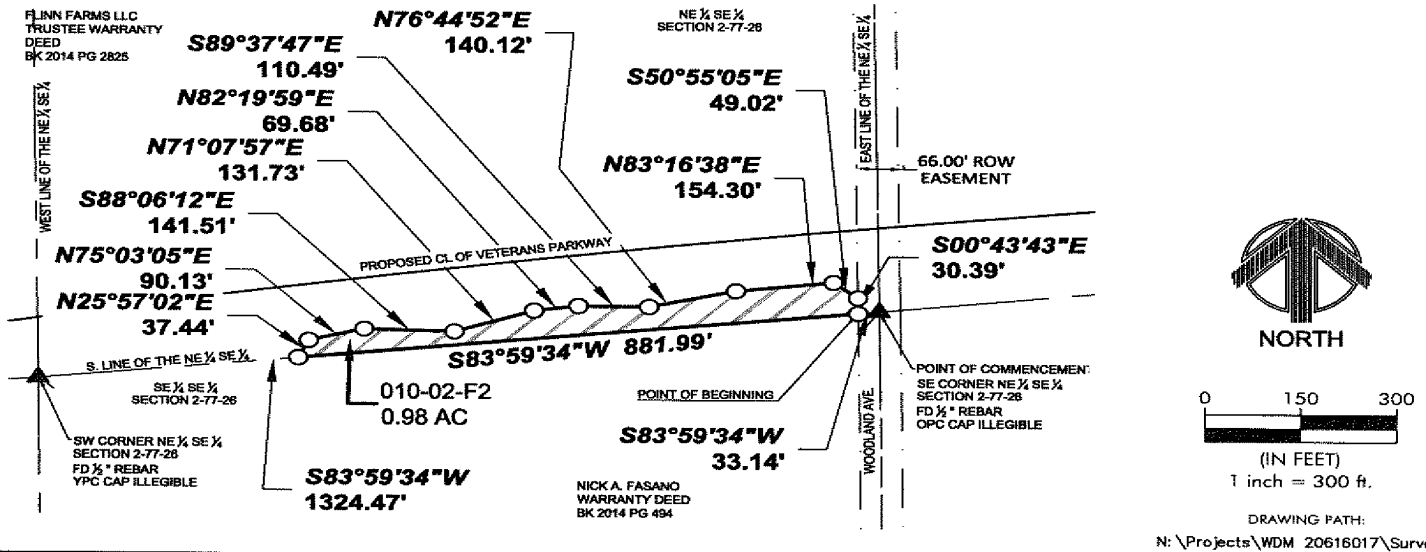
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265

PROPRIETORS:

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

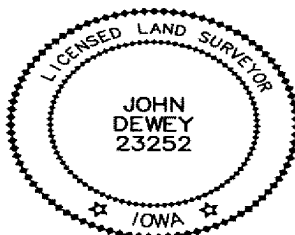
AREA SUMMARY:

0.98 ACRE



MCCLURE
ENGINEERING, P.C.
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: 5-23-18

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE SURVEYED: 01/03/2018

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

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:

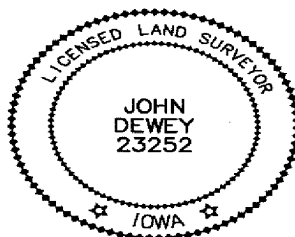
▲ - SECTION CORNER
(TYPE AS NOTED)

ABBREVIATIONS:

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


MCCLURETM
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:  DATE: 5-23-18

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

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 1646

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

PROPOSED ROW VETERANS PARKWAY
NORTH LINE OF THE SE ¼ SW ¼

PROPOSED CL VETERANS PARKWAY

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
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

0 75 150
(IN FEET)

1 inch = 150 ft.



NORTH

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

SHEET 2 OF 2

EASEMENT EXHIBIT

EASEMENT DESCRIPTIONS

EXHIBIT 010-02-T

"TE-A"

A TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE NE ¼ OF THE SE ¼ 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 ¼ OF THE SE ¼ OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID NE ¼ OF THE SE ¼, 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 ¼ OF THE SE ¼; 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 ¼ 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 ¼ OF THE SW ¼ OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NW ¼ OF THE SW ¼ 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 ¼ OF THE SW ¼ 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 ¼ OF THE SW ¼ OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NW ¼ OF THE SW ¼, 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 ¼ OF THE SW ¼; 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 ¼ OF THE SW ¼; 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.

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



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

building strong communities.

NOTICE
McClure Engineering Company makes any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly retained by McClure Engineering Company. No reproduction, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

VETERANS PARKWAY TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

WEST DES MOINES, IA
20616017
04/20/2018

REVISIONS

ENGINEER T.STOVIE	DRAWN BY J.DEWEY
CHECKED BY M.LEE	FIELD BOOK NO ----

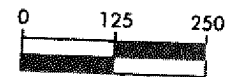
SKETCH NO

SHEET 1 OF 4

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



M^CCLURETM
ENGINEERING CO.

building strong communities

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

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are allowed.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by
McClure Engineering Company. No reproductions, changes, or copies in
any manner shall be made without obtaining prior written consent from
McClure Engineering Company.

SKETCH NO.

SKETCH NO.
SHEET 2 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

4/20/2018

ENGINEER
T. STOVIE
CHECKED BY
M. LEE

DRAWN BY
J. DEWEY
FIELDBOOK NO.

REVISIONS

DRAWING PATH:

N:\Projects\WDM 20616017\Survey



MCCLURETM
ENGINEERING CO.

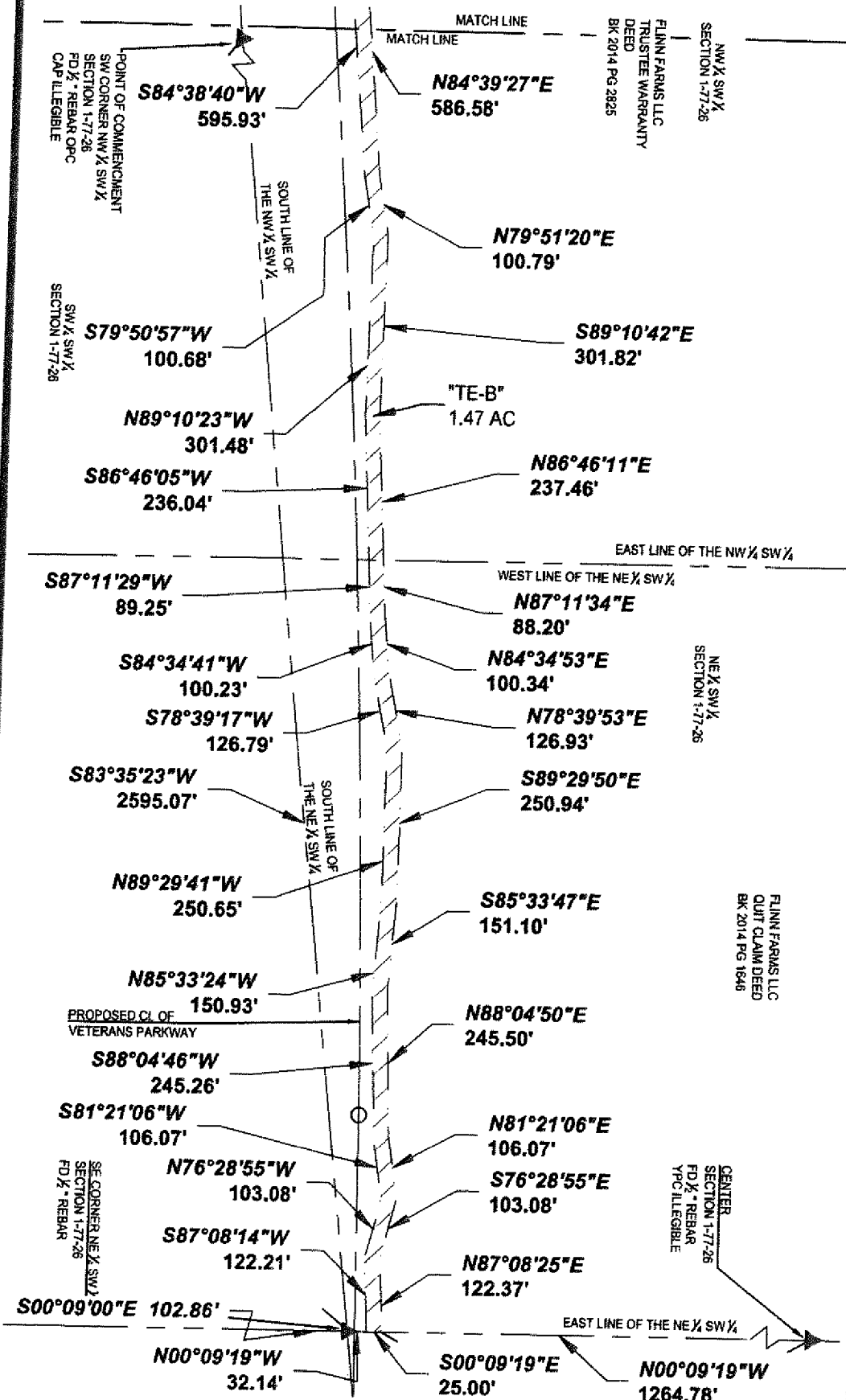
building strong communities.

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

NOTICE:
McClure Engineering Company reserves any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering advice they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflict which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

SKETCH NO.
SHEET 3 OF 4



SKETCH NO.
SHEET 4 OF 4

