

BK: 2019 PG: 4019
Recorded: 12/18/2019 at 2:16:59.0 PM
Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax:
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

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

Know All Men by These Presents:

That the undersigned, the present owner(s) of the mortgage hereinafter described, for valuable consideration, receipt of which is hereby acknowledged, do hereby acknowledge that the following real estate situated in Madison County, Iowa, to wit:

As shown and as legally described on Acquisition Plats marked Exhibits "010-01-F1" and "010-01-F2".

is hereby released from the lien of the real estate mortgage, executed by **Gerald M. Kirke Trustee for Gerald M Kirke Revocable Family Trust**, dated January 5, 2016, recorded in the records of the Office of the Recorder of the County of Madison, State of Iowa, in Book 2016, Page 27 on January 5, 2016, specifically reserving and retaining the mortgage lien and all mortgage rights against all of the remaining property embraced in the mortgage above described.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural, and as masculine, feminine or neuter gender, according to the context.

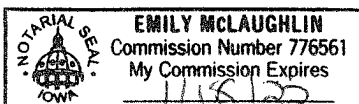
Dated this 17th day of December, 2019.

FIRST NATIONAL BANK

By *Dean M. Whitaker*
Dean M. Whitaker, Market Pres.
Type or Print Name and Title

STATE OF IOWA)
) SS
COUNTY OF Polk)

This record was acknowledged before me on December 17, 2019, by Dean Whitaker
as Market Pres. of **FIRST NATIONAL BANK** on behalf of whom the record was executed.



Erwin McLaughlin
NOTARY PUBLIC

INDEX LEGEND

COUNTY: MADISON
 TRS: SECTION 2, T77N, R26W
 ALIQUOT PART: NE 1/4 SW 1/4, SE 1/4 SW 1/4, NW 1/4 SE 1/4, SW 1/4 SE 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-F1

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

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

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

LEGAL DESCRIPTION:

BEING A PART OF THE NE 1/4 SW 1/4, PART SE 1/4 SW 1/4, PART NW 1/4 SE 1/4, AND PART SW 1/4 SE 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:

COMMENCING AT THE NW CORNER OF THE SE 1/4 SW 1/4 OF SAID SECTION 2; THENCE ALONG THE WEST LINE OF SAID SE 1/4 SW 1/4 S01°00'11"E, 98.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE S01°00'11"E, 168.50 FEET; THENCE N77°17'56"E, 1562.40 FEET; THENCE 1107.00 FEET ALONG A 21917.50 FOOT RADIUS CURVE CONCAVE SE, ON A CHORD BEARING N78°44'45"E, 1106.88 FEET; THENCE ALONG THE EAST LINE OF SAID NW 1/4 SE 1/4 N00°37'40"W, 167.12 FEET; THENCE 1141.99 FEET ALONG A 22082.50 FOOT RADIUS CURVE CONCAVE SE, HAVING A CHORD BEARING S78°46'49"W, 1141.87 FEET; THENCE S77°17'56"W, 1528.24 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 10.11 ACRES AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS ACQUISITION PLAT IS BEING PREPARED FOR THE CONSTRUCTION OF VETERANS PARKWAY.

AREA SUMMARY:

NE 1/4 SW 1/4 = 0.37 ACS
 SE 1/4 SW 1/4 = 4.67 ACS
 NW 1/4 SE 1/4 = 4.03 ACS
 SW 1/4 SE 1/4 = 1.04 ACS.
 TOTAL = 10.11 ACS.

GENERAL LEGEND

— BOUNDARY LINE
 - - - - - PROPERTY LINE
 - · - · - · EXIST PROPERTY LINE
 - - - - - SECTION LINE
 - · - · - · EASEMENT LINE
 - · - · - · EXIST EASEMENT LINE

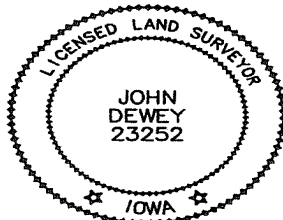
MONUMENTS FOUND:
 ▲ - SECTION CORNER (TYPE AS NOTED)
 ● - FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)

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



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: DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL: 2 SHEETS

DATE SURVEYED: 01/03/2018
 DRAWING PATH: N:\Projects\WDM 20616017\Survey

FLINN FARMS, LLC
DEED BK 2014 PG 2825

N00°37'40"W 1331.60' (M)
S00°56'58"E 1330.66' (R)

N00°37'40"W
167.12'

1129.15'
N00°37'40"W

NICK A. FASANO
DEED BK 2014 PG 494

N00°37'40"W
35.32'

S00°37'57"E 1318.72' (M)
S00°59'03"E 1319.53' (R)

JEANNIE
IVANOVICH
DEED
BK 2003 PG 2214

NE COR. NW¼ SE¼
SEC. 2-77-26
FD 1/2 IN REBAR
YPC ILLEGIBLE

NE COR. SW¼ SE¼
SEC. 2-77-26
FD 1/2 IN REBAR
YPC #6808

SE COR. SW¼ SE¼
SEC. 2-77-26
FD 1/2 IN REBAR
YPC #6808

NW¼ SE¼
SEC. 2-77-26

165.0'
ROW
82.5'
HALF ROW
L=1141.99'
R=22082.50'
Δ=2°57'47"
CHD=578°46'49"W
CHD L=1141.87'

L=1107.00'
R=21917.50'
Δ=2°53'38"
CHD=N78°44'45"E
CHD L=1106.88'

SW¼ SE¼
SEC. 2-77-26

110th ST

NE¼ SW¼
SEC. 2-77-26

010-01-F1
10.11 AC

PROPOSED CL VETERANS PARKWAY
S77°17'56"W 1528.24'
N77°17'56"E 1562.40'

S¼ COR.
SEC. 2-77-26
FD 1/2 IN YPC
CAP ILLEGIBLE

SE¼ SW¼
SEC. 2-77-26

K PROPERTIES
DEED BK 2005 PG 5498

P.O.C. NW COR. SE¼ SW¼
SEC. 2-77-26
FD 1/2 IN REBAR YPC11465

SW COR. SE¼ SW¼
SEC. 2-77-26
FD. 1/2 IN REBAR YPC 5041
S01°00'11"E
1053.55'

S01°00'11"E
98.36'

P.O.B.
S01°00'11"E
168.50'

S01°00'11"E 1320.40' (M)
N01°20'25"W 1320.36' (R)

GENERAL MANUFACTURING CORPORATION
DEED BK 126 PG 703

McCLURE
ENGINEERING CO.
building strong communities.

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



0 150 300



(IN FEET)
1 inch = 300 ft.

INDEX LEGEND

COUNTY: MADISON

TRS: SECTION 2, T77N, R26W

ALIQUOT PART: NE 1/4 SW 1/4, SE 1/4 SW 1/4, NW 1/4 SE 1/4, SW 1/4 SE 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 1/4 SW 1/4, THE SE 1/4 SW 1/4, THE NW 1/4 SE 1/4, AND THE SW 1/4 SE 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 1/4 SW 1/4, PART OF THE SE 1/4 SW 1/4, PART OF THE NW 1/4 SE 1/4, AND PART OF THE SW 1/4 SE 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 1/4 SE 1/4 OF SAID SECTION 2; THENCE ALONG THE EAST LINE OF SAID SW 1/4 SE 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 1/4 SE 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 1/4 SW 1/4 OF SAID SECTION 2; THENCE ALONG THE WEST LINE OF SAID SE 1/4 SW 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 1/4 SE 1/4 OF SAID SECTION 2; THENCE ALONG THE EAST LINE OF THE NW 1/4 SE 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 1/4 SE 1/4 = 0.17 ACS
SW 1/4 SE 1/4 = 2.19 ACS.
SE 1/4 SW 1/4 = 1.87 ACS

AREA- "B"

NE 1/4 SW 1/4 = 0.19 ACS
SE 1/4 SW 1/4 = 0.02 ACS

AREA- "C"

NW 1/4 SE 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:

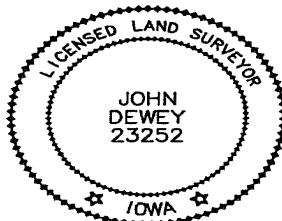
○ - SET 1/2" REBAR
WITH OPC #23252
▲ - SECTION CORNER
1/2" REBAR OPC #23252

ABBREVIATIONS:

R.O.W. - RIGHT-OF-WAY
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MCCLURETM
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building strong communities.

1360 NW 121st Street, STE A
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515-964-1229
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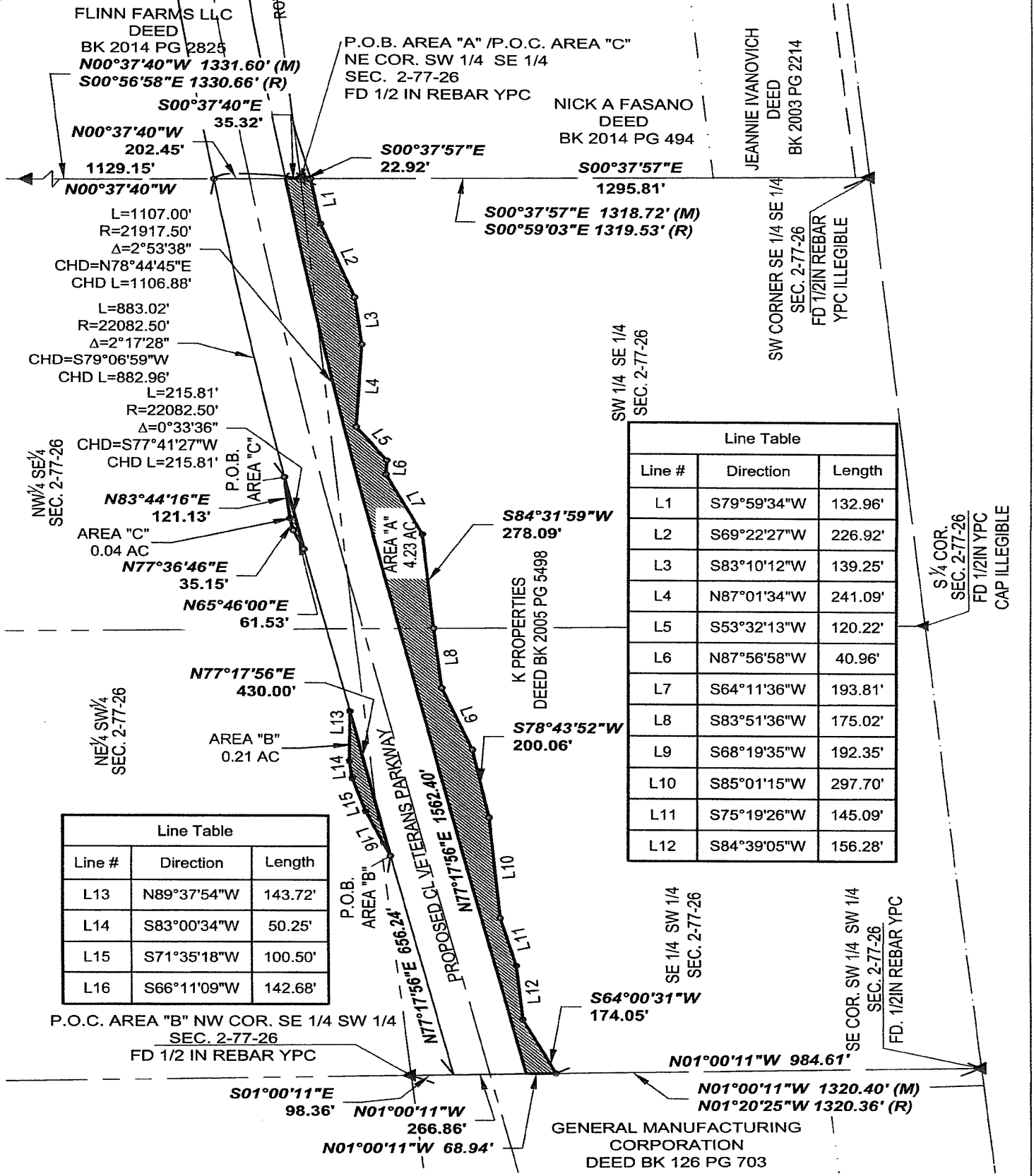
SIGNATURE: 
JOHN DEWEY

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 20618017\Survey



FLINN FARMS LLC
DEED
BK 2014 PG 2825
N00°37'40"W 1331.60' (M)
S00°56'58"E 1330.66' (R)
S00°37'40"E 35.32'
N00°37'40"W 202.45'
1129.15'
N00°37'40"W
L=1107.00'
R=21917.50'
Δ=2°53'38"
CHD=N78°44'45"E
CHD L=1106.88'
L=883.02'
R=22082.50'
Δ=2°17'28"
CHD=S79°06'59"W
CHD L=882.96'
L=215.81'
R=22082.50'
Δ=0°33'36"
CHD=S77°41'27"W
CHD L=215.81'
NW 1/4 SE 1/4
SEC. 2-77-26
N83°44'16"E
121.13'
AREA "C"
0.04 AC
N77°36'46"E
35.15'
N65°46'00"E
61.53'

P.O.B. AREA "A" / P.O.C. AREA "C"
NE COR. SW 1/4 SE 1/4
SEC. 2-77-26
FD 1/2 IN REBAR YPC
NICK A FASANO
DEED
BK 2014 PG 494
S00°37'57"E 22.92'
S00°37'57"E 1295.81'
S00°37'57"E 1318.72' (M)
S00°59'03"E 1319.53' (R)

JEANNIE IVANOVICH
DEED
BK 2003 PG 2214
SW CORNER SE 1/4 SE 1/4
SEC. 2-77-26
FD 1/2 IN REBAR
YPC ILLEGIBLE

SW 1/4 SE 1/4
SEC. 2-77-26

Line Table		
Line #	Direction	Length
L1	S79°59'34"W	132.96'
L2	S69°22'27"W	226.92'
L3	S83°10'12"W	139.25'
L4	N87°01'34"W	241.09'
L5	S53°32'13"W	120.22'
L6	N87°56'58"W	40.96'
L7	S64°11'36"W	193.81'
L8	S83°51'36"W	175.02'
L9	S68°19'35"W	192.35'
L10	S85°01'15"W	297.70'
L11	S75°19'26"W	145.09'
L12	S84°39'05"W	156.28'

S 1/4 COR.
SEC. 2-77-26
FD 1/2 IN YPC
CAP ILLEGIBLE

NE 1/4 SW 1/4
SEC. 2-77-26

Line Table		
Line #	Direction	Length
L13	N89°37'54"W	143.72'
L14	S83°00'34"W	50.25'
L15	S71°35'18"W	100.50'
L16	S66°11'09"W	142.68'

NE 1/4 SW 1/4
SEC. 2-77-26
AREA "B"
0.21 AC
P.O.B. AREA "B"
N77°17'56"E 430.00'
L13
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K PROPERTIES
DEED BK 2005 PG 5498
S84°31'59"W
278.09'
S78°43'52"W
200.06'

SE 1/4 SW 1/4
SEC. 2-77-26

SE COR. SW 1/4 SW 1/4
SEC. 2-77-26
FD. 1/2 IN REBAR YPC

P.O.C. AREA "B" NW COR. SE 1/4 SW 1/4
SEC. 2-77-26
FD 1/2 IN REBAR YPC

PROPOSED CL. VETERANS PARKWAY
N77°17'56"E 1562.40'
N77°17'56"E 656.24'

S01°00'11"E 98.36'
N01°00'11"W 266.86'
N01°00'11"W 68.94'

GENERAL MANUFACTURING CORPORATION
DEED BK 126 PG 703
N01°00'11"W 984.61'
N01°00'11"W 1320.40' (M)
N01°20'25"W 1320.36' (R)

McCLURE
ENGINEERING CP
building strong communities

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

NORTH

0 150 300
(IN FEET)
1 inch = 300 ft.