

INDEX LEGEND

LOCATION: PT PARCEL "D", SEC 1-77-26
 MADISON COUNTY, IOWA
 REQUESTOR: MARCO PROPERTIES, LLC
 PROPRIETOR: MARCO PROPERTIES, LLC
 6000 DOUGLAS AVE STE 210
 DES MOINES, IA 50322
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

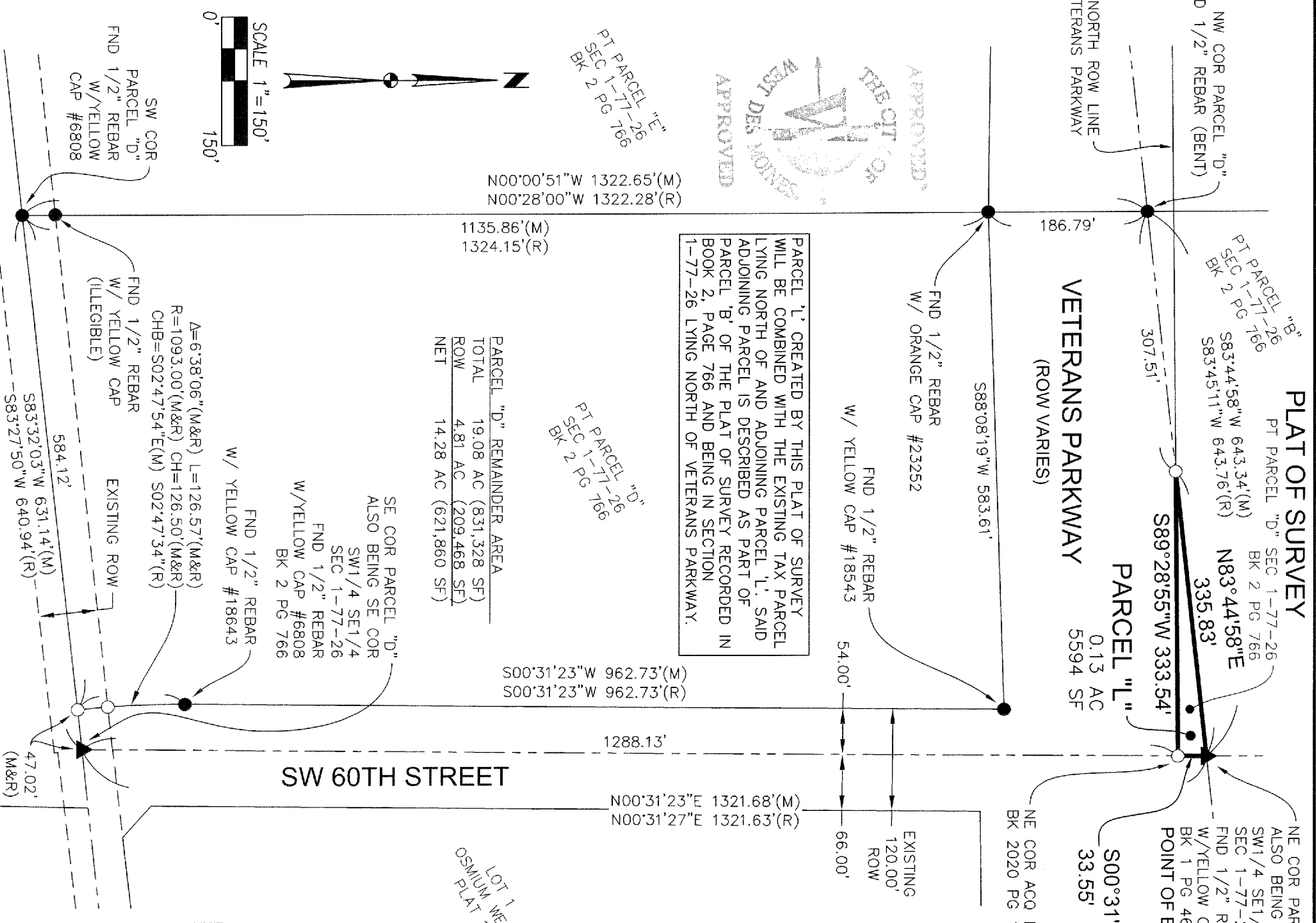
PLAT OF SURVEY

COMPREHENSIVE PLAN LAND USE City of West Des Moines
 MULTIPLE USE LOW PLAT OF SURVEY
 ZONING Ruthenium Parcel L
 AG City Council: December 4, 2023
 Case #: POS-006261-2023
 DATE OF SURVEY September 21, 2023
 NOTES:
 1. THIS SURVEY COMPLIES WITH THE MAXIMUM UNADJUSTED ACCEPTABLE ERROR OF CLOSURE FOR ALL SUBDIVISION BOUNDARIES. (1:5,000)
 2. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
 3. PURPOSE OF SURVEY IS TO CREATE NEW TAX PARCELS FOR TRANSFER OF OWNERSHIP.

ORIGINAL DESCRIPTION

PARCEL "D" EXCEPT VETERANS PARKWAY AND EXCEPT SW 60TH STREET.
 PARCEL "L" DESCRIPTION
 A PART OF PARCEL "D" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766, BEING A PART OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

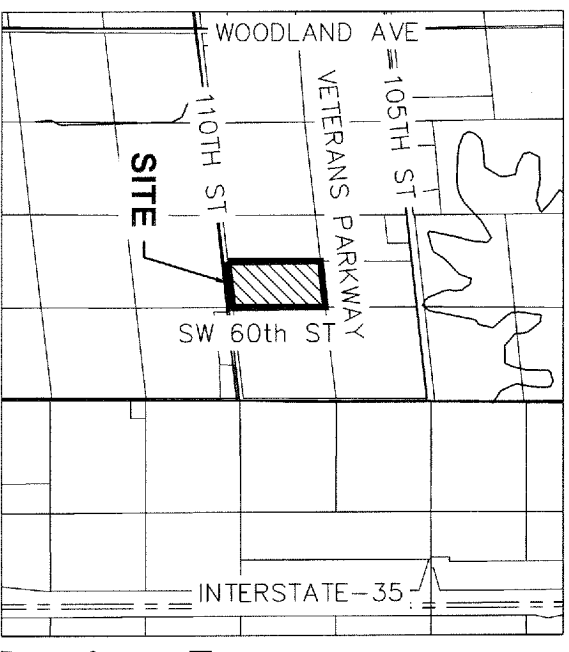
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°31'23" WEST ALONG THE EAST LINE OF SAID PARCEL "D", 33.55 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY; THENCE SOUTH 89°28'55" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 333.54 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE NORTH 83°44'58" EAST ALONG SAID NORTH LINE, 335.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES (5,594 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



PARCEL "L" CREATED BY THIS PLAT OF SURVEY WILL BE COMBINED WITH THE EXISTING TAX PARCEL LYING NORTH OF AND ADJOINING PARCEL "L". SAID ADJOINING PARCEL IS DESCRIBED AS PART OF PARCEL "B" OF THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766 AND BEING IN SECTION 1-77-26 LYING NORTH OF VETERANS PARKWAY.

AREA ABOVE RESERVED FOR RECORDING STAMP

BK: 2023 PG: 2978
Recorded: 12/8/2023 at 8:25:43.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
 Revenue Tax:
BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

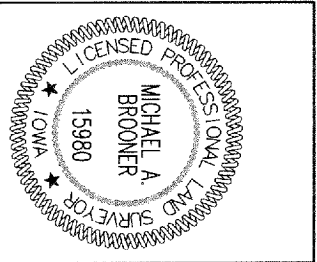


LEGEND

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEDED BEARING & DISTANCE
 CENTERLINE
 SECTION LINE
 EASEMENT LINE

FOUND SET

▲ ○ (found)
 ● ○ (set)



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.

Michael A. Brooner
 MICHAEL A. BROONER, P.L.S.
 DATE 11-29-2023
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET