

BK: 2018 PG: 4057
Recorded: 12/12/2018 at 12:37:10.0 PM
Pages 5
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Richard J. Scieszinski, City Attorney, 4200 Mills Civic Pkwy, PO Box 65320, West Des Moines, IA 50265; (515) 222-3614
Address Tax Statements/Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, the undersigned, on behalf of **Flinn Farms, LLC, an Iowa limited liability company** ("Grantor"), hereby conveys to **City of West Des Moines**, a municipal corporation organized under the laws of the State of Iowa, ("Grantee"), the following described real estate in **Madison County, Iowa**:

As shown on the attached Acquisition Plats marked **Exhibits "010-02-F1" and "010-02-F2"**, subject to any easements of record.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the content.

Dated this 26th day of NOVEMBER, 2018.

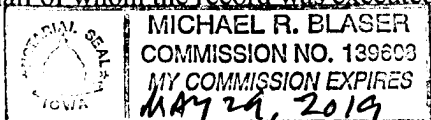
Flinn Farms, LLC
an Iowa limited liability company

By Vernon L. Flinn
Vernon L. Flinn

By Tonya L. Flinn
Tonya L. Flinn

STATE OF IOWA)
) SS
COUNTY OF Folk)

This record was acknowledged before me on the 26th day of November, 2018, by Vernon L. Flinn and Tonya L. Flinn, as members of Flinn Farms, LLC, an Iowa limited liability company, on behalf of whom the record was executed.



[Signature]
NOTARY PUBLIC
My Commission expires:

INDEX LEGEND

COUNTY: MADISON

TRS AND ALIQUOT PART: NE 1/4 SE 1/4 SEC. 2, T77N, R26W
NW 1/4 SW 1/4, NE 1/4 SW 1/4, & SE 1/4 SW 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 1/4 OF THE SE 1/4 OF SECTION 2, AND IN THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4, AND THE SE 1/4 OF THE SW 1/4 OF SECTION 1, ALL BEING IN 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, AND PART OF THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4, AND THE SE 1/4 OF THE SW 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 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 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 1/4 OF THE SE 1/4; THENCE ALONG SAID SOUTH LINE, S83°59'34"W, 409.34 FEET TO THE SW CORNER OF SAID NE 1/4 OF THE SE 1/4; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 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 87°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 1/4 OF THE SE 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 1/4 OF THE SW 1/4 OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 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 1/4 OF THE SW 1/4; THENCE ALONG SAID EAST LINE, S00°09'19"E, 32.14 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 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 1/4 OF THE SW 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:

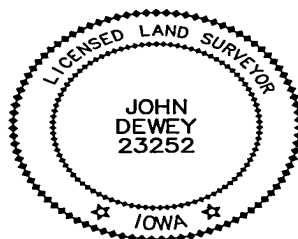
FLINN FARMS, LLC
3711 50TH STREET
CUMMING, IA 50061

AREA SUMMARY:


SECTION 2-77-26 "AREA A"	
PROPOSED ROW:	
NE 1/4 SE 1/4	= 4.44 ACS.
ROW EASEMENT:	
NE 1/4 SE 1/4	= 0.18 AC.
TOTAL "AREA A" = 4.62 ACS.	
SECTION 1-77-26 "AREA B"	
PROPOSED ROW:	
NW 1/4 SW 1/4	= 4.28 ACS.
NE 1/4 SW 1/4	= 2.98 ACS.
SE 1/4 SW 1/4	= 1.30 ACS.
	= 8.56 ACS.
ROW EASEMENT:	
NW 1/4 SW 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.


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

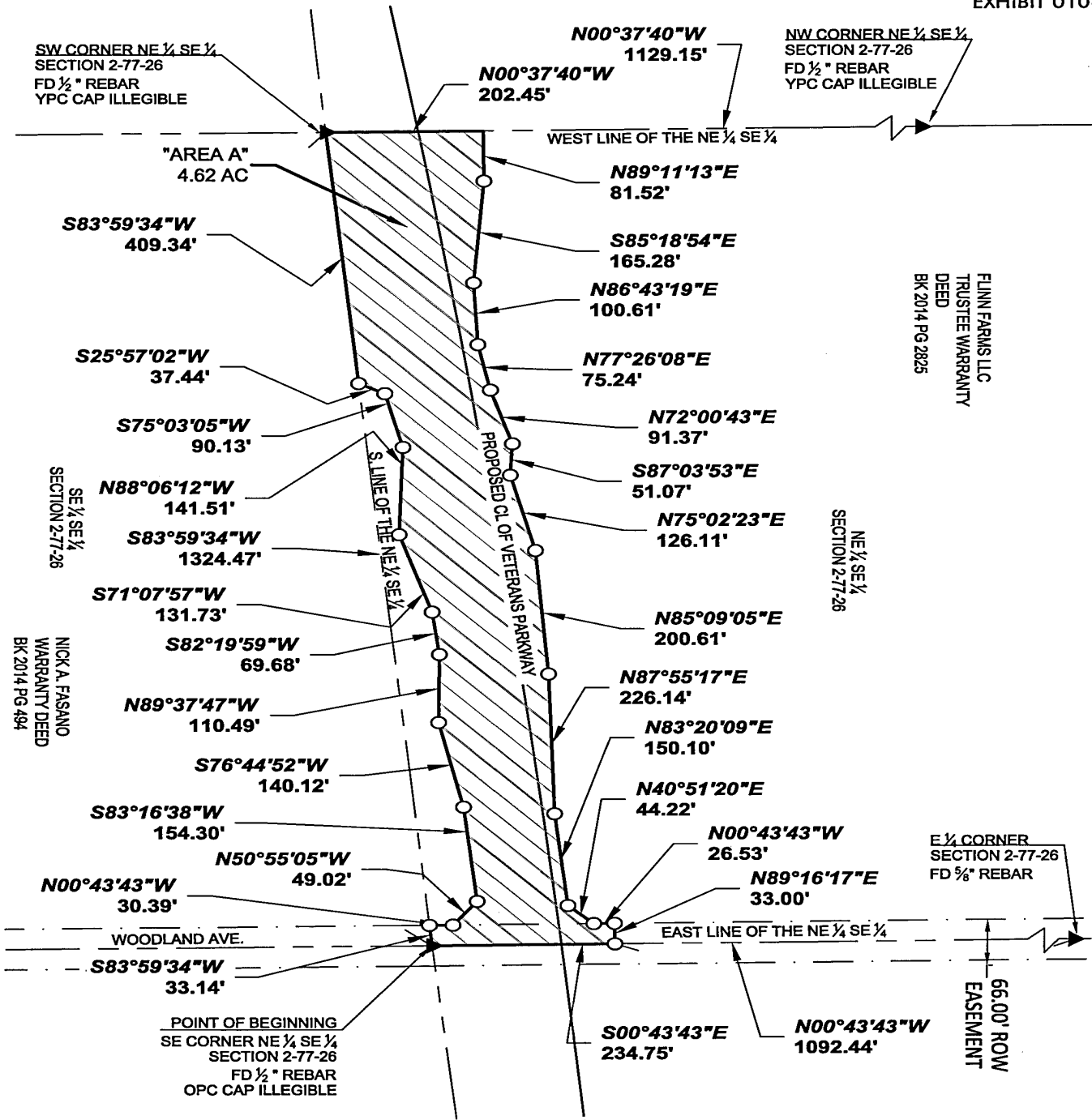
SIGNATURE: 
JOHN DEWEY

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 20616017\Survey



FLINN FARMS LLC
TRUSTEE WARRANTY
DEED
BK 2014 PG 2825

SECTION 2-77-26
SE 1/4 SE 1/4

SECTION 2-77-26
NE 1/4 SE 1/4

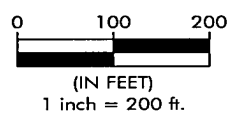
NICK A. FASANO
WARRANTY DEED
BK 2014 PG 494

POINT OF BEGINNING
SE CORNER NE 1/4 SE 1/4
SECTION 2-77-26
FD 1/2" REBAR
OPC CAP ILLEGIBLE

E 1/4 CORNER
SECTION 2-77-26
FD 3/8" REBAR

66.00' ROW
EASEMENT

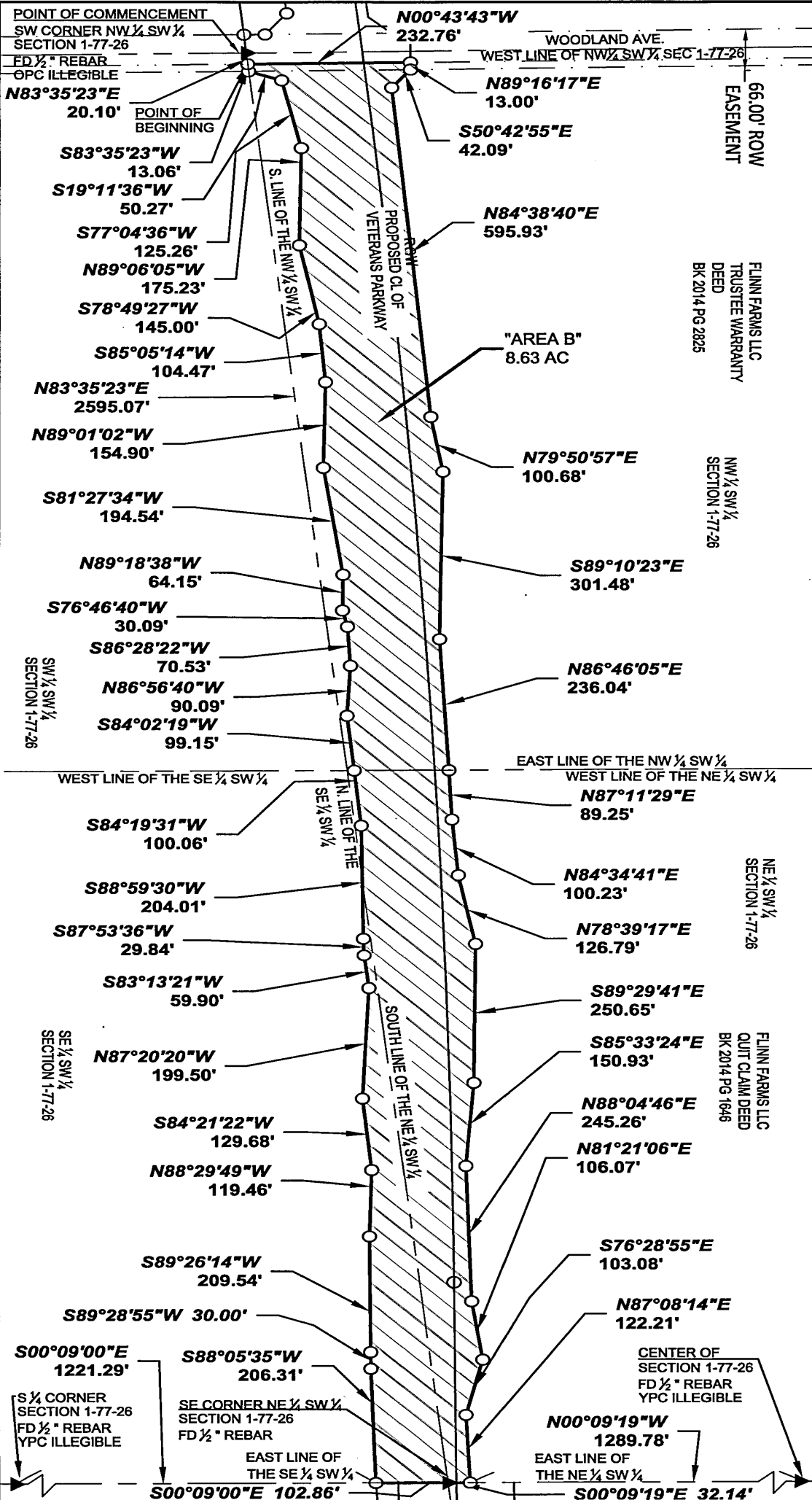
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DRAWING PATH:
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GENERAL LEGEND

- 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

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MONUMENTS SET:

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FLINN FARMS LLC
TRUSTEE WARRANTY
DEED
BK 2014 PG 2825

NW 1/4 SW 1/4
SECTION 1-77-26

NE 1/4 SW 1/4
SECTION 1-77-26

FLINN FARMS LLC
QUIT CLAIM DEED
BK 2014 PG 1646

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.

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GENERAL LEGEND

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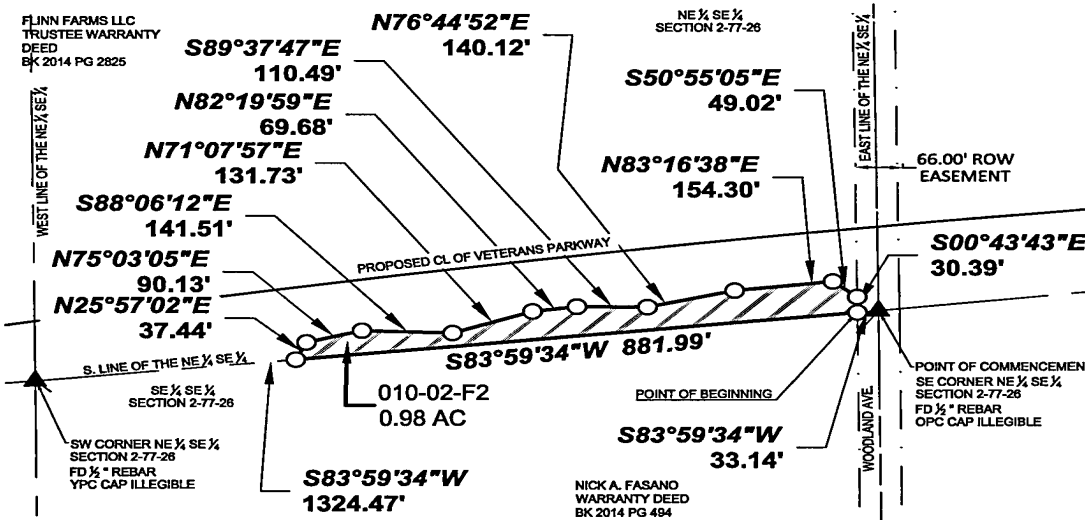
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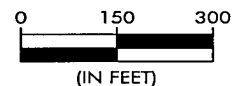
FLINN FARMS, LLC
3711 50TH STREET
CUMMING, IA 50061

AREA SUMMARY:

0.98 ACRE



NORTH

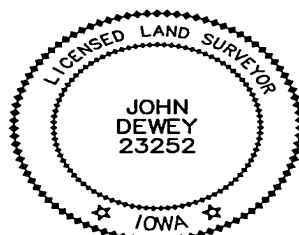


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SIGNATURE: *John Dewey*
JOHN DEWEY

DATE: 5-23-18

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