

BK: 2018 PG: 4057
Recorded: 12/12/2018 at 12:37:12.0 PM
Pages 6
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Flinn Farms, LLC

Address c/o Vernon and Tony Flinn, 3711 S 50th Street, Cumming, Iowa 50061

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name City of West Des Moines

Address 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, Iowa 50265

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

a part of 3332 105th Street and surrounding agricultural parcels, Cumming, Iowa 50061

Number and Street or RR

City, Town, or P.O.

State

Zip

Legal Description of Property: (Attach if necessary)

As shown on the attached Acquisition Plats marked Exhibit "010-02-F1" and "010-02-F2"

1. Wells (check one)

- There are no known wells situated on this property.
 There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

- There is no known solid waste disposal site on this property.
 There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- There is no known hazardous waste on this property.
 There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
 There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- There are no known private burial sites on this property.
- There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- All buildings on this property are served by a public or semi-public sewage disposal system.
- This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____
- The private sewage disposal system has been installed within the past two years pursuant to permit number _____

Information required by statements checked above should be provided here or on separate sheets attached hereto:

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM

AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

FLINN FARMS, LLC
 Vernon L. Flinn member
 Signature: Vernon L. Flinn
 (Transferor or Agent)

Telephone No.: (575) 229-6124

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 S75°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:

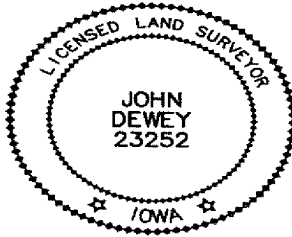
FLINN FARMS, LLC
3711 50TH STREET
CUMMING, IA 50061

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.	


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.

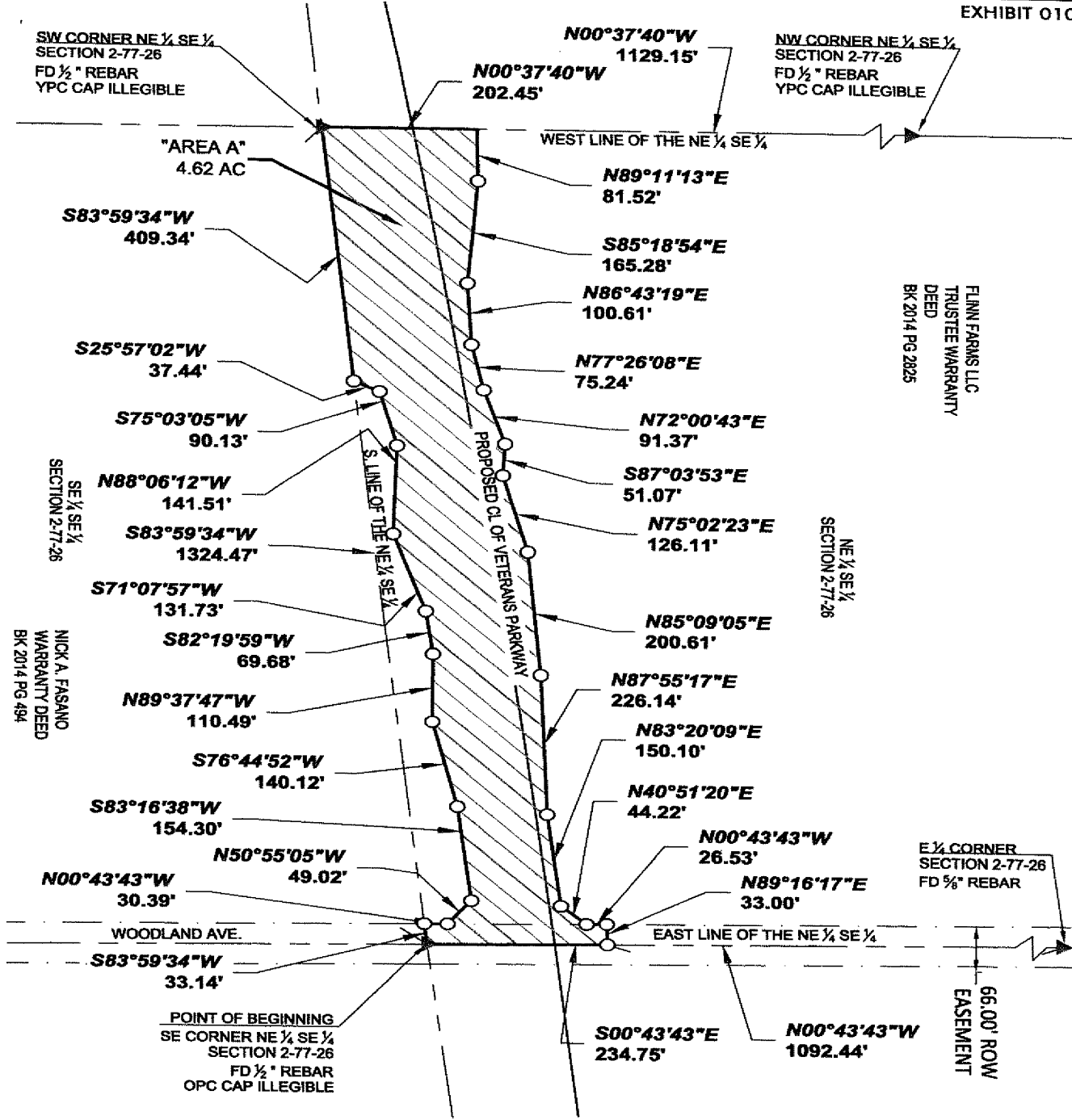
SIGNATURE: 
JOHN DEWEY

DATE: 5-23-18

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: 3 SHEETS

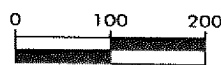
DATE SURVEYED: 01/03/2018

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



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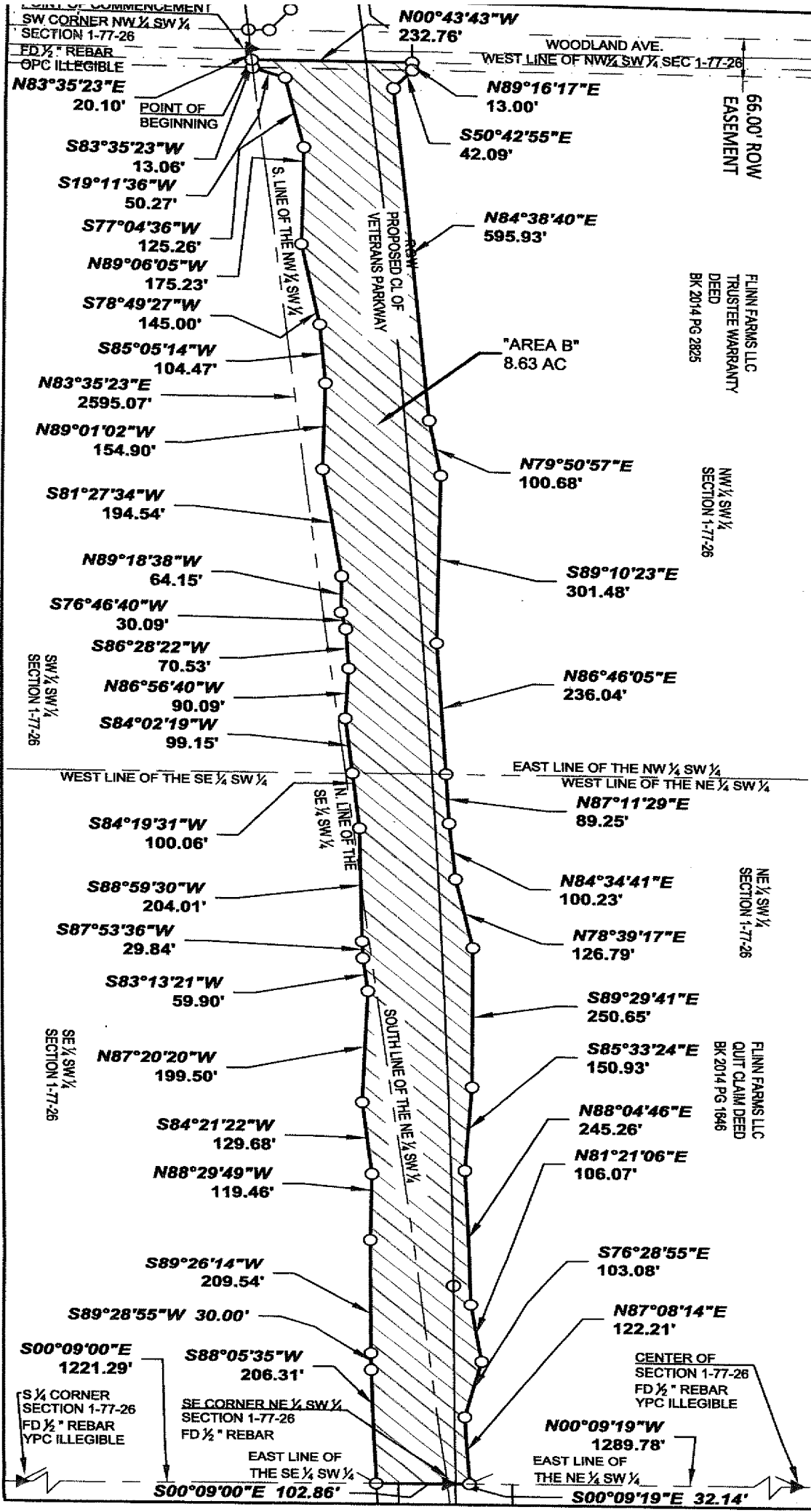
(IN FEET)
1 inch = 200 ft.

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

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ABBREVIATIONS:

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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 1846

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 ¼ SE ¼ 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
 - - - - - SECTION LINE
 - - - - - EXIST EASEMENT LINE
 MONUMENTS FOUND:
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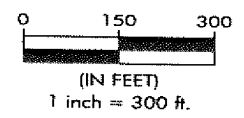
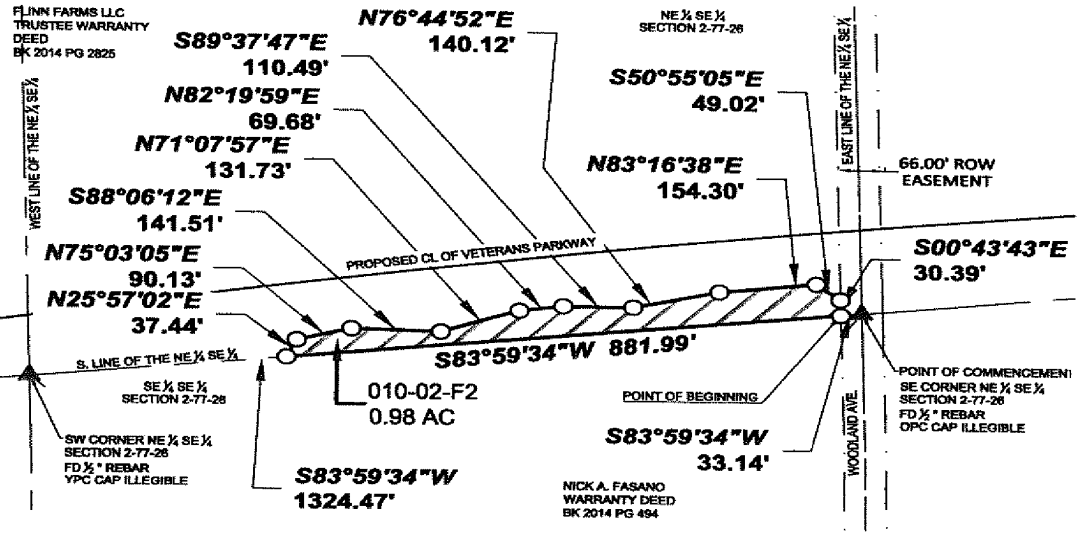
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265

PROPRIETORS:

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

AREA SUMMARY:

0.98 ACRE



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building strong communities.

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

LICENSED LAND SURVEYOR
JOHN DEWEY
23252
IOWA

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
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