



Document 2018 2119
 Book 2018 Page 2119 Type 03 001 Pages 5
 Date 7/06/2018 Time 10:27:20AM
 Rec Amt \$27.00 Aud Amt \$5.00
 Rev Transfer Tax \$186.40
 Rev Stamp# 259 DOV# 260
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

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

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, the undersigned, **General Manufacturing Co. (a/k/a General Manufacturing Corporation)**, an Iowa corporation, ("Grantor"), hereby conveys to the **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 as Exhibit "011-02-F2" and Exhibit "011-02-F3", subject to any easements of record.

Grantor(s) does hereby covenant with Grantee, and successors in interest, that Grantor(s) holds the real estate by title in fee simple; that Grantor(s) 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(s) 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 29th day of JUNE, 2018.

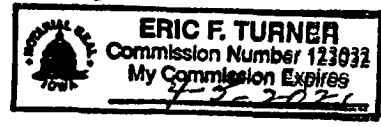
GENERAL MANUFACTURING CO.,
 an Iowa corporation

By Misty Wittern Lee VP
 Misty Wittern Lee, Vice President

STATE OF IOWA)
) SS
 COUNTY OF POLK)

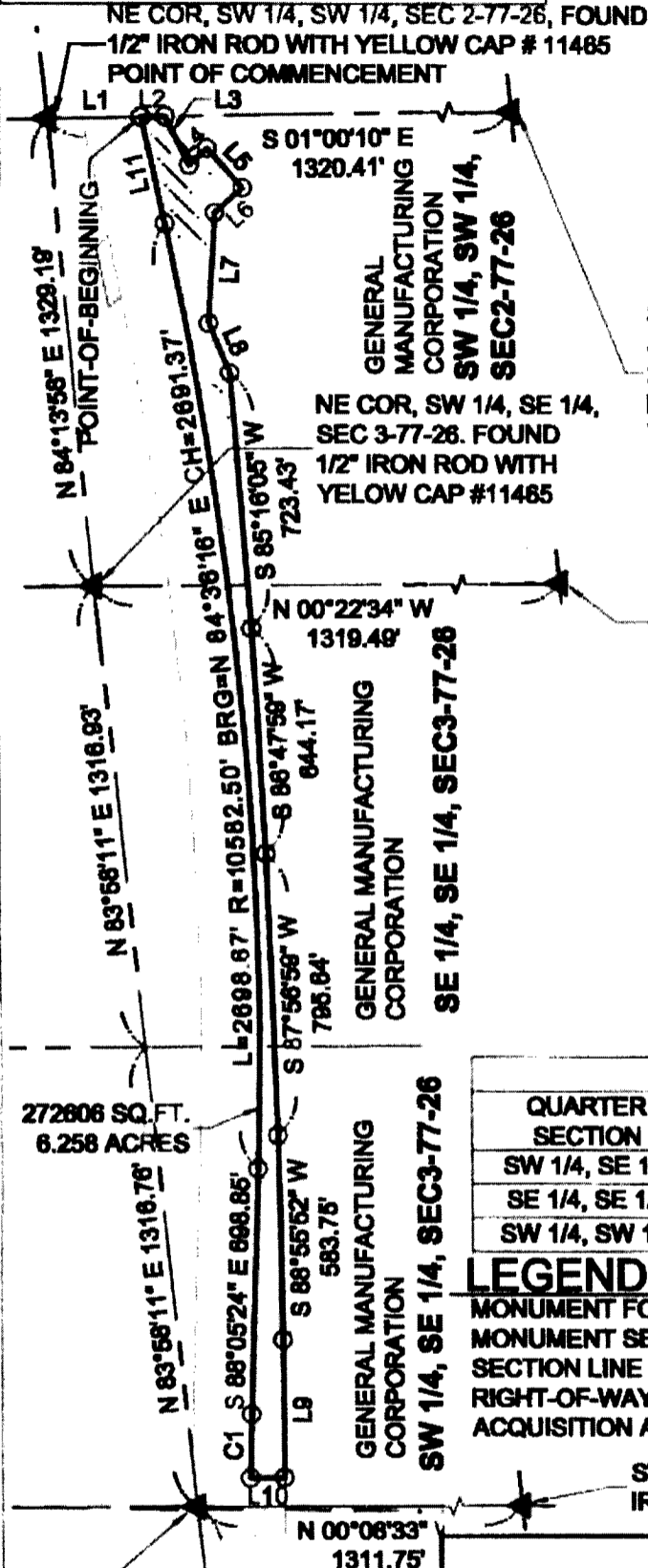
This record was acknowledged before me on the 29th day of June, 2018 by Misty Wittern Lee, as Vice President of General Manufacturing Co., an Iowa corporation, on behalf of whom the record was executed.

Eric F. Turner
 Notary Public



INDEX LEGEND

LOCATION : S 1/2, SE 1/4 SEC 3, SW 1/4, SW 1/4 SEC 2-77-26
 REQUESTOR : CITY OF WEST DES MOINES, IOWA
 PROPRIETOR : GENERAL MANUFACTURING CORPORATION
 SURVEYOR : MURRAY B. BERTING
 SURVEY : SHIVE-HATTERY
 COMPANY : 4126 Watson Place, Suite 100, West Des Moines, Iowa 50266
 RETURN TO : SHIVE-HATTERY



THIS SPACE RESERVED FOR RECORDER'S USE

ACQUISITION PLAT
 PARCEL 011-02-F2 FEE SIMPLE
 RIGHT-OF-WAY VETERANS PARKWAY

SE COR, SW 1/4,
 SW 1/4, SEC
 2-77-26, FOUND 1/2"
 IRON ROD WITH
 YELLOW CAP # 5041

NE COR, SW 1/4, SE 1/4,
 SEC 3-77-26. FOUND
 1/2" IRON ROD WITH
 YELLOW CAP #11485

SE COR, SE 1/4,
 SEC 3-77-26.
 FOUND 1/2" IRON
 ROD WITH YELLOW
 CAP #11485

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	288.86'	S 01°00'10" E
L2	68.94'	S 01°00'10" E
L3	183.37'	S 84°00'31" W
L4	70.24'	S 41°54'27" E
L5	150.00'	S 48°05'33" W
L6	105.80'	N 41°54'27" W
L7	316.50'	N 87°04'58" W
L8	151.71'	S 88°42'53" W
L9	393.74'	S 88°51'27" W
L10	98.22'	N 00°08'33" W
L11	310.38'	N 77°17'56" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	182.73'	10417.50'	S 88°36'33" E	182.72'

AREA PER-QUARTER SECTION			
QUARTER SECTION	SECTION	SQUARE FEET	ACRES
SW 1/4, SE 1/4	3-77-26	87,522 SQ FT	2.008 ACRES
SE 1/4, SE 1/4	3-77-26	52,911 SQ FT	1.215 ACRES
SW 1/4, SW 1/4	2-77-26	132,195 SQ FT	3.035 ACRES

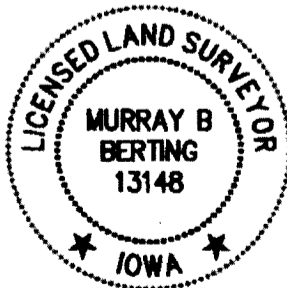
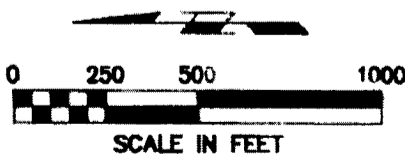
LEGEND:

MONUMENT FOUND AS NOTED ▲
 MONUMENT SET 1/2" IRON ROD 13148 ○
 SECTION LINE ————
 RIGHT-OF-WAY LINE ————
 ACQUISITION AREA [Hatched Box]

SW COR, SE 1/4, SEC 3-77-26. FOUND 1/2"
 IRON ROD WITH YELLOW CAP #18710

N 00°08'33"
 1311.75'

NW COR, SW 1/4, SE 1/4, SEC
 3-77-26. FOUND 1/2" IRON ROD
 WITH YELLOW CAP #18710



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Murray B. Berting 3-16-18
 SIGNATURE DATE

NAME: MURRAY B. BERTING

LICENSE NUMBER: 13148
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
 1 OF 2, 2 OF 2

SHIVE-HATTERY
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 309.662.8982 | fax: 309.662.5808 | www.shive-hattery.com
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ACQUISITION PLAT PARCEL 011-02-F2

PROJECT NO.
 4178870

PROJECT NO.0510-011-2017
 WEST DES MOINES, IOWA

DATE _____ SCALE _____
 DRAWN JWW FIELD BOOK
 APPROVED MBB REVISION

SHEET NO.

1 OF 2

INDEX LEGEND

LOCATION : 8 1/2, SE 1/4 SEC 3, SW 1/4, SW 1/4 SEC 2-77-26
REQUESTOR : CITY OF WEST DES MOINES, IOWA
PROPRIETOR : GENERAL MANUFACTURING CORPORATION
SURVEYOR : MURRAY B. BERTING
SURVEY : SHIVE-HATTERY
COMPANY : 4125 Westown Place, Suite 100, West Des Moines, Iowa 50266
RETURN TO : SHIVE-HATTERY

THIS SPACE RESERVED FOR RECORDERS USE

ACQUISITION PLAT
PARCEL 011-02-F2 FEE SIMPLE
RIGHT-OF-WAY VETERANS PARKWAY

LEGAL DESCRIPTION ADDITIONAL R.O.W. PARCEL 011-02-F2:

A PARCEL OF LAND LYING ENTIRELY WITHIN AND FORMING A PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 77 NORTH, RANGE 28 WEST AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH P.M. NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2;

THENCE SOUTH 01°00'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 288.88 FEET TO THE POINT-OF-BEGINNING AND THE BEGINNING;

THENCE CONTINUING SOUTH 01°00'10" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 68.84 FEET;

THENCE SOUTH 64°00'31" WEST, FOR A DISTANCE OF 153.37 FEET;

THENCE SOUTH 41°54'27" EAST, FOR A DISTANCE OF 70.24 FEET;

THENCE SOUTH 48°05'33" WEST, FOR A DISTANCE OF 150.00 FEET;

THENCE NORTH 41°54'27" WEST, FOR A DISTANCE OF 105.80 FEET;

THENCE NORTH 87°04'56" WEST, FOR A DISTANCE OF 315.50 FEET;

THENCE SOUTH 66°42'53" WEST, FOR A DISTANCE OF 151.71 FEET;

THENCE SOUTH 85°16'05" WEST, FOR A DISTANCE OF 723.43 FEET;

THENCE SOUTH 86°47'59" WEST, FOR A DISTANCE OF 644.17 FEET;

THENCE SOUTH 87°56'59" WEST, FOR A DISTANCE OF 795.64 FEET;

THENCE SOUTH 88°55'52" WEST, FOR A DISTANCE OF 583.75 FEET;

THENCE SOUTH 89°51'27" WEST, FOR A DISTANCE OF 383.74 FEET;

THENCE NORTH 00°08'33" WEST, FOR A DISTANCE OF 98.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 10,417.50 FEET;

THENCE ALONG SAID CURVE FOR A DISTANCE OF 182.73 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 88°35'33" EAST AND A CHORD DISTANCE OF 182.72 FEET;

THENCE SOUTH 88°05'24" EAST, FOR A DISTANCE OF 688.85 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 10,582.50 FEET;

THENCE ALONG SAID CURVE FOR A DISTANCE OF 2888.67 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 84°36'16" EAST AND A CHORD DISTANCE OF 2891.37 FEET;

THENCE NORTH 77°17'56" EAST, FOR A DISTANCE OF 310.39 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2 AND THE POINT-OF-BEGINNING.;

CONTAINING 272,606 SQUARE FEET (6.258 ACRES) MORE OR LESS.

File Path: P:\projects\03111\03111002\Drawings\03111002\03111002_Acquisition\DWG.dwg

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ACQUISITION PLAT PARCEL 011-02-F2

PROJECT NO. 0810-011-3017
WEST DES MOINES, IOWA

DATE	SCALE
DRAWN	JWW FIELD BOOK
APPROVED	MBB REVISION

PROJECT NO.
4173870

SHEET NO.

2 OF 2

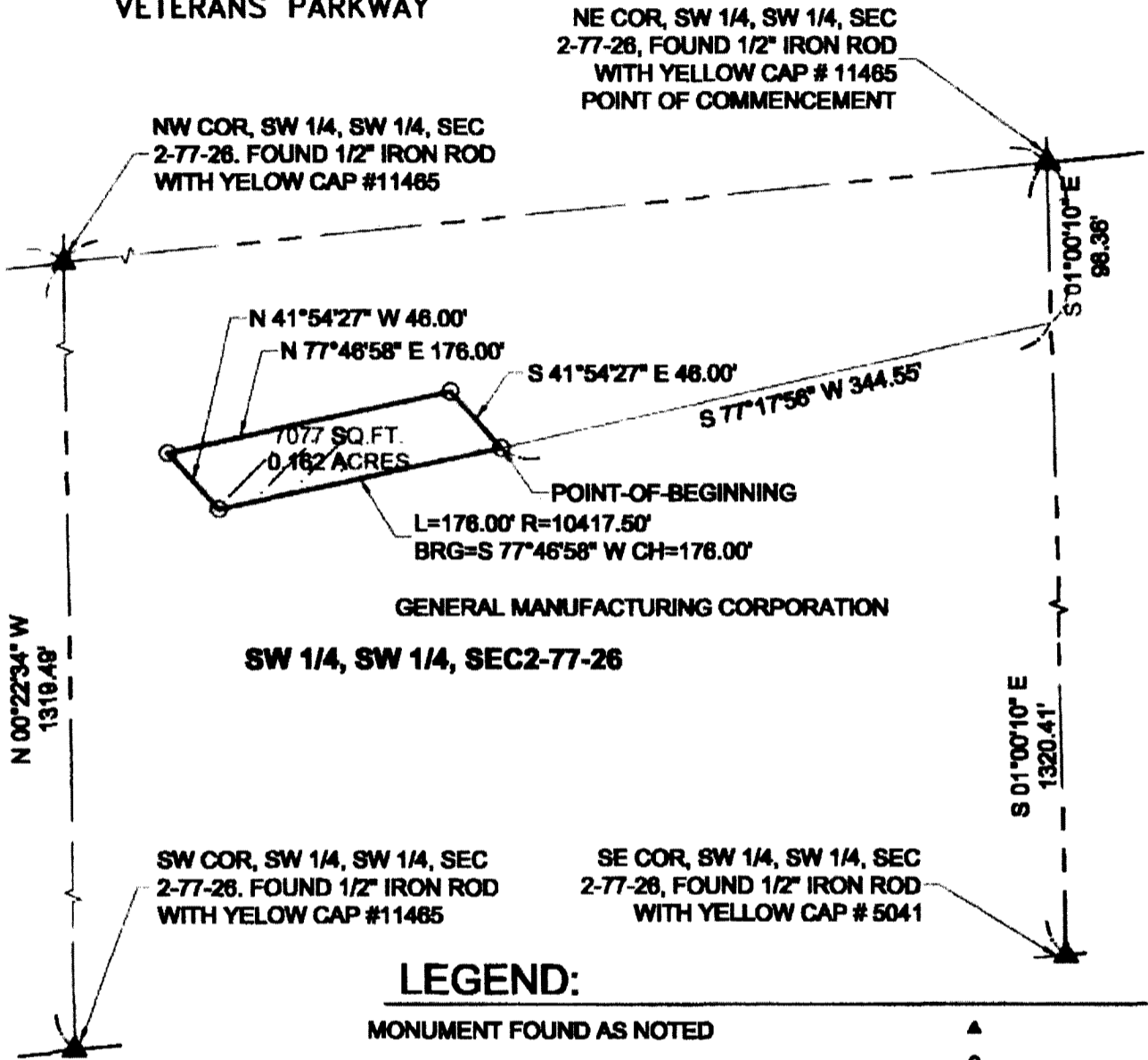
INDEX LEGEND

LOCATION : SW 1/4, SW 1/4 SEC 2-77-28
 REQUESTOR : CITY OF WEST DES MOINES, IOWA
 PROPRIETOR : GENERAL MANUFACTURING CORPORATION
 SURVEYOR : MURRAY B. BERTING
 SURVEY : SHIVE-HATTERY
 COMPANY : 4126 Westown Place, Suite 108, West Des Moines, Iowa 50268
 RETURN TO : SHIVE-HATTERY

ACQUISITION PLAT

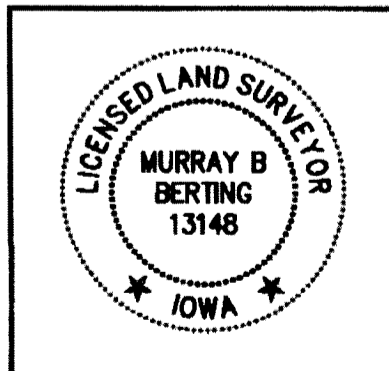
PARCEL 011-02-F3
 FEE SIMPLE RIGHT-OF-WAY
 VETERANS PARKWAY

THIS SPACE RESERVED FOR RECORDERS USE



LEGEND:

- MONUMENT FOUND AS NOTED ▲
- MONUMENT SET 1/2" IRON ROD 13148 ○
- SECTION LINE -----
- RIGHT-OF-WAY =====
- ACQUISITION AREA



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signature: *Murray B. Berting* DATE: 3-16-10
 NAME: MURRAY B. BERTING
 LICENSE NUMBER: 13148
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2016
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: 1 OF 2, 2 OF 2

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ACQUISITION PLAT PARCEL 011-02-F3

PROJECT NO. 0610-011-2017 WEST DES MOINES, IOWA		PROJECT NO. 4184800
DATE	SCALE	SHEET NO.
DRAWN	JWW FIELD BOOK	1 OF 2
APPROVED	MBB REVISION	

File Path: P:\Projects\0610-011-2017\Drawings\Acquisition\Parcel 011-02-F3_Acquisition.dwg

ACQUISITION PLAT

PARCEL 011-02-F3
FEE SIMPLE RIGHT-OF-WAY
VETERANS PARKWAY

LEGAL DESCRIPTION ADDITIONAL R.O.W. PARCEL 011-02-F3:

A PARCEL OF LAND LYING ENTIRELY WITHIN AND FORMING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2;

THENCE SOUTH 01°00'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, FOR A DISTANCE OF 98.36 FEET;

THENCE SOUTH 77°17'56" WEST, FOR A DISTANCE OF 344.55 FEET TO THE POINT-OF-BEGINNING AND TO THE BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 10,417.50 FEET;

THENCE ALONG SAID CURVE FOR A DISTANCE OF 176.00 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 77°46'58" WEST AND A CHORD DISTANCE OF 176.00 FEET;

THENCE NORTH 41°54'27" WEST, FOR A DISTANCE OF 46.00 FEET;

THENCE NORTH 77°46'58" EAST, FOR A DISTANCE OF 176.00 FEET;

THENCE SOUTH 41°54'27" EAST, FOR A DISTANCE OF 46.00 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 7,077 SQUARE FEET (0.162 ACRES) MORE OR LESS.

File Path: P:\Projects\2016\160820\Deliverables\Drawings\Acquisition\Parcel 011-02-F3\AP\Prop ROW.dwg

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ACQUISITION PLAT PARCEL 011-02-F3

PROJECT NO. 0510-011-2017
WEST DES MOINES, IOWA

DATE	SCALE
DRAWN	JWW FIELD BOOK
APPROVED	MSB REVISION

PROJECT NO.
4104000

SHEET NO.

2 of 2