



Document 2018 2117

Book 2018 Page 2117 Type 03 001 Pages 5
Date 7/06/2018 Time 10:27:18AM
Rec Amt \$27.00 Aud Amt \$5.00

INDX
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LISA SMITH, COUNTY 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

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 "1-F" and Exhibit "011-02-F1", 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



This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).

Index Legend

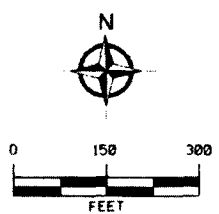
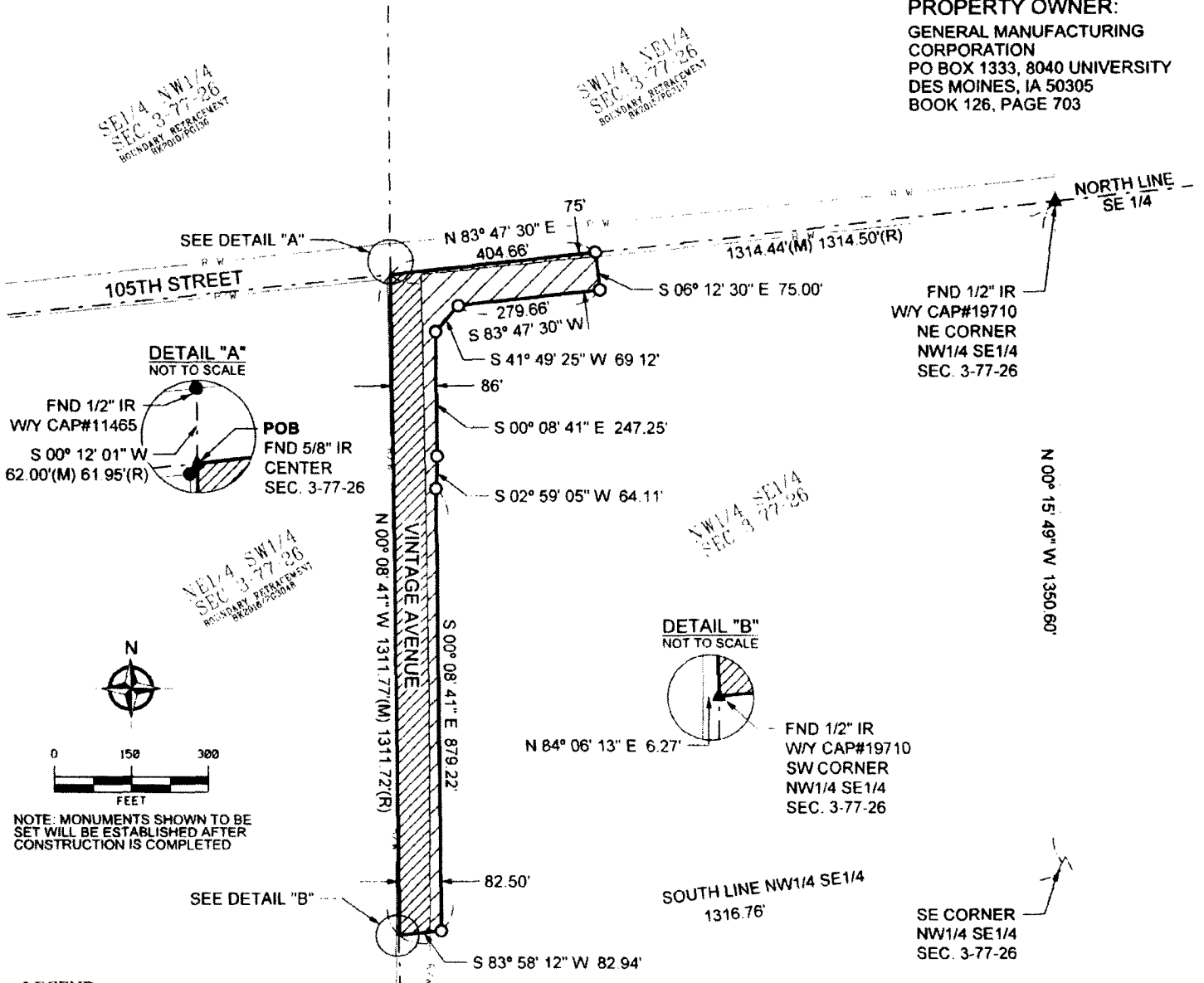
Location:	NW 1/4 of SE1/4 Section 3, Township 77 N, Range 26 W
Requestor:	City of West Des Moines
Proprietor:	General Manufacturing Corporation
Surveyor:	Jody Budde
Surveyor Company:	Foth Infrastructure & Environment, LLC 8191 Birchwood Court, Suite L Johnston, IA IA 50131 (515) 254-1393

ACQUISITION PLAT

EXHIBIT 1-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE
PARCEL 1
CITY CONTRACT NO. 0510-012-2017

PROPERTY OWNER:
GENERAL MANUFACTURING CORPORATION
PO BOX 1333, 8040 UNIVERSITY
DES MOINES, IA 50305
BOOK 126, PAGE 703

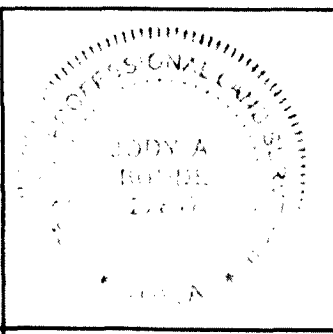


NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/CAP#19710 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- P.W. RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPERTY LINE
- [Hatched Box] PROPOSED RIGHT-OF-WAY ACQUISITION
- [Hatched Box] EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY

FIELD SURVEY COMPLETED: OCTOBER 2017



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.

Jody A. Budde
JODY A. BUDDÉ, P.L.S.
License Number: 22847
My license renewal date is DECEMBER 31, 2018.
Pages or sheets covered by this seal: 42 of 2

3-22-2018
DATE

SURVEY FOR:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3480



Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L
Johnston, IA 50131-2931
Phone: 515-254-1393 Fax: 515-254-1642

SHEET
1 OF 2

FOTH PROJECT NO. 16W059-01 DATE: 3/22/2018

ACQUISITION PLAT

EXHIBIT 1-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF WEST DES MOINES
SW GRAND PRAIRIE PARKWAY - VETERANS PARKWAY TO SW MADISON AVENUE
PARCEL 1
CITY CONTRACT NO. 0510-012-2017

PROPERTY OWNER:

GENERAL MANUFACTURING
CORPORATION
PO BOX 1333, 8040 UNIVERSITY
DES MOINES, IA 50305
BOOK 126, PAGE 703

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 3, THENCE NORTH 83° 47' 30" EAST, 404.66 FEET ALONG THE
NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 06° 12' 30" EAST, 75.00 FEET;
THENCE SOUTH 83° 47' 30" WEST, 279.66 FEET; THENCE SOUTH 41° 49' 25" WEST, 69.12 FEET; THENCE SOUTH
00° 08' 41" EAST, 247.25 FEET; THENCE SOUTH 02° 59' 05" WEST, 64.11 FEET; THENCE SOUTH 00° 08' 41"
EAST, 879.22 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SAID SECTION 3; THENCE SOUTH 83° 58' 12" WEST, 82.94 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF
SAID SOUTHEAST QUARTER; THENCE NORTH 00° 08' 41" WEST, 1311.77 FEET ALONG SAID WEST LINE TO THE
POINT OF BEGINNING.

SAID TRACT CONTAINS 134,871 SQUARE FEET OR 3.10 ACRES MORE OR LESS, INCLUDING 84,154 SQUARE
FEET OR 1.93 ACRES OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011)
IA SPCS SOUTH ZONE, US SURVEY FOOT.

FIELD SURVEY COMPLETED: OCTOBER 2017

SURVEY FOR:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3480



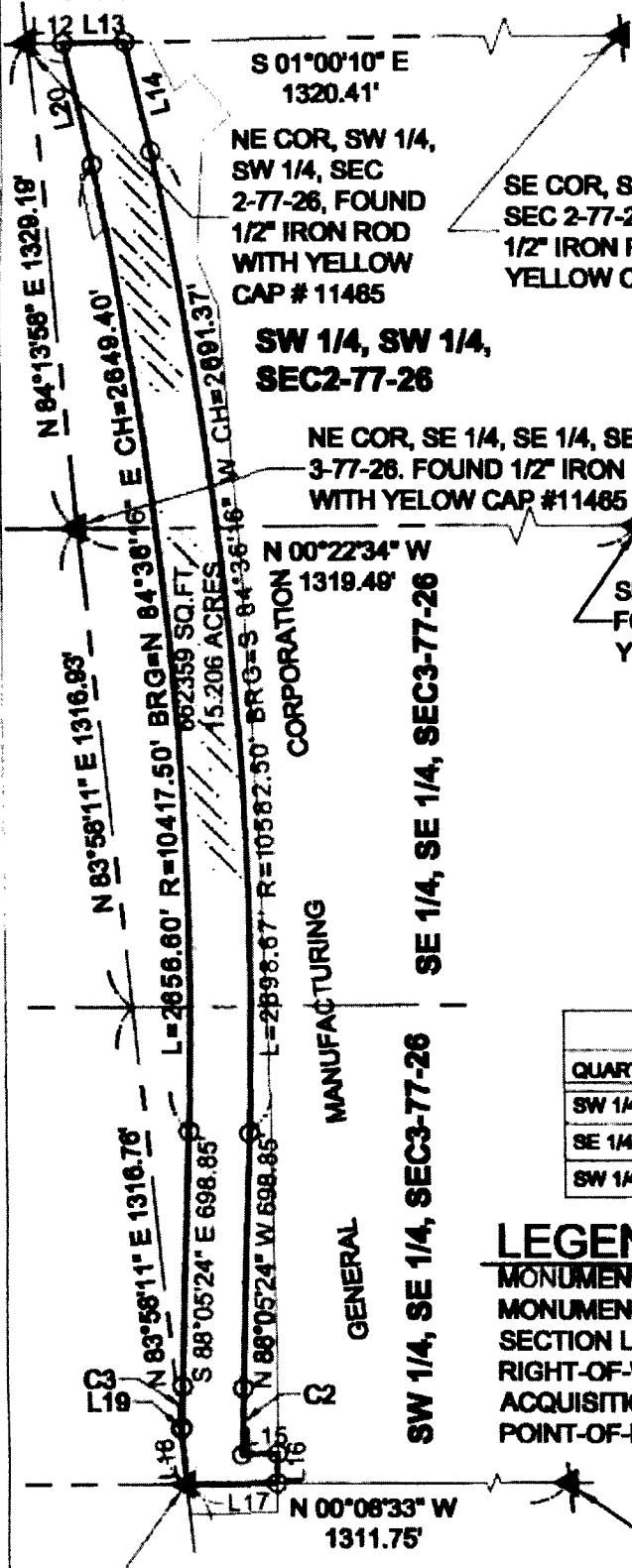
Foth Infrastructure & Environment, LLC
#191 Birchwood Court, Suite L
Johnston, IA 50131-2931
Phone: 515-254-1393 Fax: 515-254-1642

SHEET
2 OF 2

FOTH PROJECT NO. 16W059-01 DATE: 3/22/2018

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 : 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-F1
 FEE SIMPLE RIGHT-OF-WAY
 VETERANS PARKWAY

LINE TABLE		
LINE	LENGTH	DIRECTION
L12	98.36'	S 01°00'10" E
L13	168.50'	S 01°00'10" E
L14	310.39'	S 77°17'55" W
L16	98.22'	S 00°08'33" E
L18	82.50'	S 88°51'27" W
L17	246.53'	N 00°08'33" W
L18	155.98'	N 83°58'11" E
L19	4.33'	S 47°47'30" E
L20	344.55'	N 77°17'55" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C2	182.73'	10417.50'	N 88°35'33" W	182.72
C3	112.78'	10582.50'	S 88°23'43" E	112.78

AREA PER-QUARTER SECTION			
QUARTER SECTION	SECTION	SQUARE FEET	ACRES
SW 1/4, SE 1/4	3-77-26	223,257 SQ FT	5.125 ACRES
SE 1/4, SE 1/4	3-77-26	218,788 SQ FT	4.977 ACRES
SW 1/4, SW 1/4	2-77-26	222,314 SQ FT	5.103 ACRES

LEGEND:

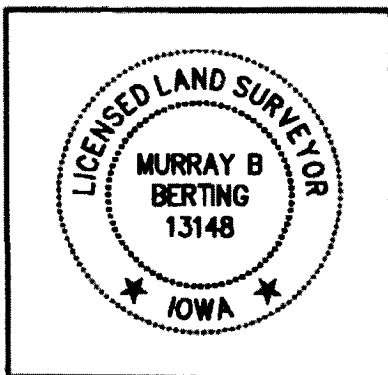
- MONUMENT FOUND AS NOTED ▲
- MONUMENT SET 1/2" IRON ROD 13148 ○
- SECTION LINE ---
- RIGHT-OF-WAY LINE ---
- ACQUISITION AREA [Hatched Box]
- POINT-OF-BEGINNING P.O.B.



P.O.B.

NW COR, SW 1/4, SE 1/4, SEC 3-77-26. FOUND 1/2" IRON ROD WITH YELLOW CAP #19710 P.O.B.

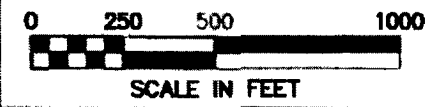
SW COR, SE 1/4, SEC 3-77-26. FOUND 1/2" IRON ROD WITH YELLOW CAP #19710



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: 3-16-18

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
 ARCHITECTURE + ENGINEERING
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 309.862.8992 | fax: 309.862.5808 | www.shive-hattery.com
 Iowa | Illinois | Indiana

ACQUISITION PLAT PARCEL 011-02-F1
 PROJECT NO. 0510-011-3017
 WEST DES MOINES, IOWA
 PROJECT NO. 4174800
 SHEET NO. 1 OF 2

DATE	SCALE
DRAWN: JWW	FIELD BOOK
APPROVED: MBB	REVISION

File Path: P:\Projects\2018\03\02\Acquisition\Acquisition Plat\180302_Acquisition Plat.dwg

INDEX LEGEND

LOCATION : S 1/2, SE 1/4 SEC 3, SW 1/4, SW 1/4 SEC 2-77-28
REQUITOR : CITY OF WEST DES MOINES, IOWA
PROPRIETOR : GENERAL MANUFACTURING CORPORATION
SURVEYOR : MURRAY B. BERTING
SURVEY : SHIVE-HATTERY
COMPANY : 4126 Woodson Place, Suite 100, West Des Moines, Iowa 50266
RETURN TO : SHIVE-HATTERY

THIS SPACE RESERVED FOR RECORDING USE

ACQUISITION PLAT

PARCEL 011-02-F1
FEE SIMPLE RIGHT-OF-WAY
VETERANS PARKWAY

LEGAL DESCRIPTION 165 FEET WIDE R.O.W. PARCEL 011-02-F1:

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 26 WEST AND 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:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3;

THENCE NORTH 83°58'11" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR A DISTANCE OF 155.98 FEET;

THENCE SOUTH 47°47'30" EAST, FOR A DISTANCE OF 4.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS OF 10,582.50 FEET;

THENCE ALONG SAID CURVE FOR A DISTANCE OF 112.76 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 88°23'43" EAST AND A CHORD DISTANCE OF 112.76 FEET;

THENCE SOUTH 88°05'24" EAST, FOR A DISTANCE OF 698.85 FEET 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 2856.60 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 84°36'16" EAST AND A CHORD DISTANCE OF 2849.40 FEET;

THENCE NORTH 77°17'56" EAST, FOR A DISTANCE OF 344.55 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2;

THENCE SOUTH 01°00'10" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 168.50 FEET;

THENCE SOUTH 77°17'58" WEST, FOR A DISTANCE OF 310.39 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 2698.67 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 84°36'16" WEST AND A CHORD DISTANCE OF 2691.37 FEET;

THENCE NORTH 88°05'24" WEST, FOR A DISTANCE OF 698.85 FEET TO THE BEGINNING OF A 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 NORTH 88°35'33" WEST AND A CHORD DISTANCE OF 182.72 FEET;

THENCE SOUTH 00°08'33" EAST, FOR A DISTANCE OF 96.22 FEET;

THENCE SOUTH 89°51'27" WEST, FOR A DISTANCE OF 82.50 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3;

THENCE NORTH 00°08'33" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 246.53 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 662,359 SQUARE FEET (15.206 ACRES) MORE OR LESS.

File Path: P:\Projects\CDM\144000\Submittals\Drawings\Acquisition\Parcel 011-02-F1\011-02-F1-001.dwg

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Iowa | Illinois | Indiana

ACQUISITION PLAT PARCEL 011-02-F1

PROJECT NO. 0810-011-2017
WEST DES MOINES, IOWA

DATE		SCALE
DRAWN	JWW	FIELD BOOK
APPROVED	MBB	REVISION

PROJECT NO.
4174800

SHEET NO.

2 OF 2