

006423 RECORDED
BOOK 1999 PAGE 006423

Return to City Clerk:
CITY OF WEST DES MOINES
P.O. Box 65320
WEST DES MOINES, IA 50265-0320

1999 JUN - 8 P 2:56

RECORDING 10.00/1.00

CAROL HOL, RECORDER
DALLAS COUNTY, IOWA

TRANSFER 5.00
16.00

OF PAGES 2

Preparer Information David A. McNeill, 5400 University Avenue, West Des Moines, Iowa 50266, (515) 225-5410

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar
Dollar(s) and other valuable consideration,

K. C. Holdings, Inc.

a corporation organized and existing under the laws of

Iowa

does hereby Convey to
City of West Des Moines, Iowa

Entered for Taxation this 11th
day of June 1999
Auditor
Book 7-3 Page 30-2

the following described real estate in Dallas County, Iowa:

The southerly 5 ft. of Lot 11, WEST LAKES OFFICE PARK PLAT 3, an official plat, West Des Moines, Dallas County, Iowa, more accurately described as follows:
Beginning at the southwest corner of said Lot 11, thence N 07deg.44'49"W, along the westerly line of said Lot 11, 5.00 ft; thence N82deg17'06"E, parallel with and 5.00 ft. northerly of the southerly line of said Lot 11, 376.33 ft; thence northeasterly along a 193.76 ft. radius curve concave northwesterly (CH.=116.32', CH.BRG.=N64deg.50'01"E), 118.14 ft; thence northerly along a 50.00 ft. radius curve concave westerly (CH.=76.51', CH.BRG.=N02deg.33'15"W), 87.13 ft. to a point on the northeasterly line of said Lot 11; thence southeasterly along the northeasterly line of said Lot 11, a 1400.00 ft. radius curve concave northeasterly (CH.=4.79', CH.BRG.=S52deg. 34'21"E), 4.79 ft; thence southerly along the easterly line of said Lot 11, a 50.00 ft. radius curve concave westerly (CH.=76.66', CH.BRG.=S02deg. 44'56"E), 87.35 ft; thence southwesterly along the southeasterly line of said Lot 11, a 198.76 ft. radius curve concave northwesterly (CH.=120.21', CH.BRG.=N64deg.41'55"E), 122.12 ft; thence S82deg. 17'06"W, along the southerly line of said Lot 11, 376.33 ft., to the southwest corner of said Lot 11, to the point of beginning.
Said tract of land being subject to and together with any and all easements of record.
Said tract of land contains 0.0638 acres, more or less.

Consideration is less than \$500.00 ¹⁶

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

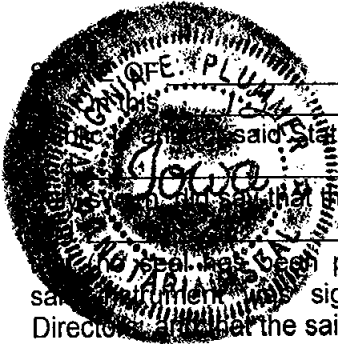
K. C. Holdings, Inc.

a(n) Iowa corporation

Dated: May 12, 1999

By [Signature]
Greg Judas, President Title

By _____ Title



IOWA _____ COUNTY, ss:
_____ day of May, 1999 before me, the undersigned, a Notary
_____ said State, personally appeared _____
Greg Judas

_____ to me personally known, who being by me
President

_____ respectively, of said corporation;
_____ (the seal affixed thereto is the seal of said) corporation that
said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of
Directors _____ and
_____ as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed.

Virginia E. Dummer
Notary Public

THE PLAZA AT WEST LAKES

OWNER:

WEST LAKES DEVELOPMENT COMPANY
5000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50326

APPELLANT:

HC HOLDINGS, INC.
1000 WESTOWN PARKWAY
WAUKEE, IOWA 50263
(515) 987-3270
DREG JUDAS, PRESIDENT

LEGAL DESCRIPTION:

LOT 11, WEST LAKES OFFICE PARK PLAT 3, AN OFFICIAL PLAT,
WEST DES MOINES, DALLAS COUNTY, IOWA.
SAID TRACT OF LAND CONTAINS 3.0998 ACRES, MORE OR LESS.
SAID TRACT OF LAND TOGETHER WITH ANY AND ALL
EASEMENTS OF RECORD.

EXISTING LAND USE: VACANT

REQUESTED LAND USE: SUPPORT COMMERCIAL

EXISTING ZONING: (PUD) PLANNED UNIT DEVELOPMENT - OFFICE

REQUESTED ZONING: SUPPORT COMMERCIAL

SITE INFORMATION:

TOTAL SITE AREA: 135,030 S.F. = 3.0998 ACRES
TOTAL COVERED OPEN SPACE: 35%
PROVIDED OPEN SPACE: 48,219 S.F. = 35.7% OPEN SPACE

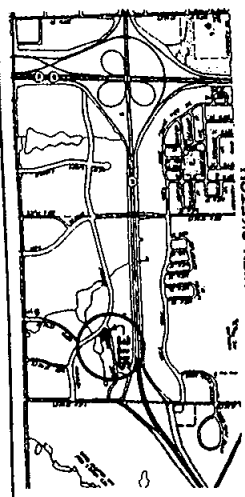
OFF-STREET PARKING & LOADING:

PROPOSED BUILDING: 28,787 S.F. 1-STORY, HEIGHT = 14'-8"
MAXIMUM # OF EMPLOYEES: UNDETERMINED
REQUIRED PARKING: PER USE/UNIT (S.F.) = 143 SPACES REQUIRED*
PROVIDED PARKING: 141 SPACES PROVIDED (INCLUDING 5 H.C. SPACES)
* SUBJECT TO CHANGE AS TENANT USES CHANGE, PER ORDINANCE.

LIGHTING: 9 POLES, 20' HIGH, W/ 400 WATT METAL HALIDE LIGHTS
SIGNAGE: ONE MONUMENT SIGN (PER ARCHITECT'S DETAIL.)

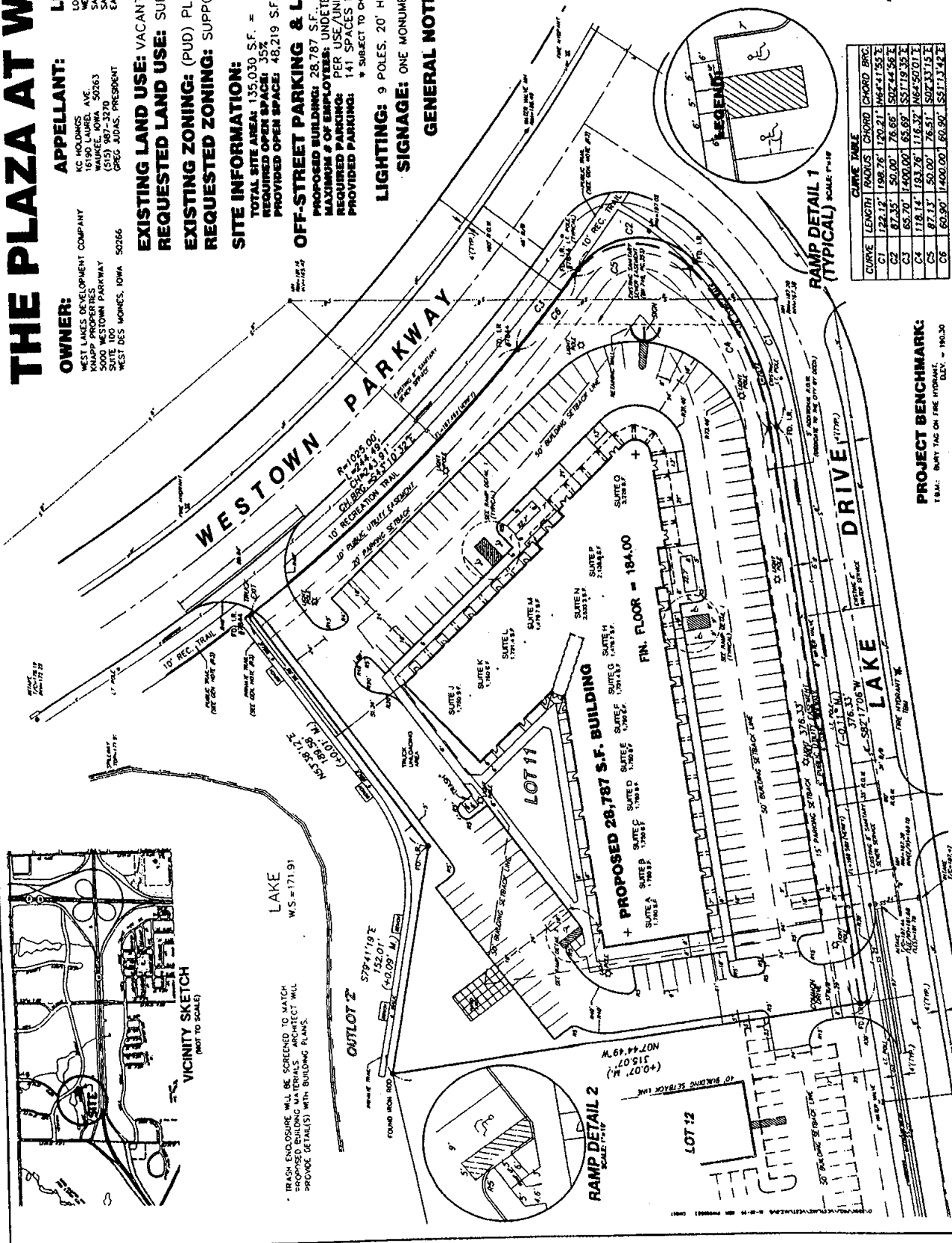
GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WEST LAKES ORDINANCES AND SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST LAKES PRIOR TO THE START OF CONSTRUCTION.
- ALL UTILITIES SHALL BE RELOCATED AS NECESSARY AFTER THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AND THE MAINTENANCE OF THE PROPOSED PAVING, CURBS, GUTTERS, DRAINAGE, AND OTHER NECESSARY UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AND THE MAINTENANCE OF THE PROPOSED LIGHTING SYSTEM.
- ALL UTILITIES SHALL BE RELOCATED AS NECESSARY AFTER THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AND THE MAINTENANCE OF THE PROPOSED PAVING, CURBS, GUTTERS, DRAINAGE, AND OTHER NECESSARY UTILITIES AND STRUCTURES.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AND THE MAINTENANCE OF THE PROPOSED LIGHTING SYSTEM.



VICINITY SKETCH
(NOT TO SCALE)

* TRASH ENCLOSURE WILL BE SCREENED TO MATCH PROPOSED BUILDING MATERIALS. ARCHITECT WILL PROVIDE DETAILS WITH BUILDING PLANS.



CURVE	LENGTH	RADIUS	CHORD	CHORD BRG.
C1	122.12	198.76	120.21	N66°47'55"E
C2	87.35	50.00	76.66	S02°44'58"E
C3	65.70	1400.00	65.69	S57°19'55"E
C4	118.14	183.76	116.32	N64°50'01"E
C5	87.13	50.00	76.51	S02°33'15"E
C6	60.90	1400.00	60.90	S57°13'42"E

RAMP DETAIL 1
(TYPICAL) SCALE: 1" = 10'

RAMP DETAIL 2
SCALE: 1" = 10'

GRAPHIC SCALE
1" = 20' ±

PROJECT BENCHMARK:
TEAM: BURT TAG ON FIRE HYDRANT, ELEV. = 184.30

UTILITY SYMBOLS
WATER MAIN
SEWER MAIN
ELECTRICAL CABLES
POLE LINES

SHIP Engineering Company
3501 104th Street
Des Moines, Iowa 50322



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA. MY LICENSE NUMBER IS 1110. I AM NOT PROVIDING ENGINEERING SERVICES IN ANY OTHER STATE. DATE OF PREPARATION: 08/14/2013. PROJECT: THE PLAZA AT WEST LAKES. SHEET NO. 98-156-S. SHEET 1 OF 1.