

WHEN RECORDED RETURN TO:

City Clerk
City of Ankeny, Iowa
410 W. 1st Street
Ankeny, Iowa 50023

Prepared by:

Ashley Johnson, D.R.A. Properties, L.C., 1525 NE 36th Street, Ankeny, IA 50021 Phone No: (515) 965-5249

WARRANTY DEED

For the considerations of the sum of one dollar (\$1.00), and other valuable consideration, Ankeny 12, LLC, an Iowa limited liability company (the "Company"), does hereby convey to the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, the following described real estate in Polk County, Iowa:

SEE ATTACHED ACQUISITION PLAT

The Company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has a 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.

Deeds with a consideration of \$500 or less are exempt from transfer tax, IA Code Section 428.1.

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

Land is being acquired for public purposes and a Declaration of Value is not required, IA Code Section 428A.1.

Ankeny 12, LLC

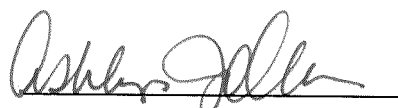
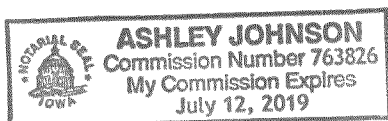
Date of conveyance: 11-14-2017



Tara Meredith
Manager
Ankeny 12, LLC

STATE OF IOWA, COUNTY OF POLK, ss:

On this 14th day of Nov, 20 17, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tara Meredith, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

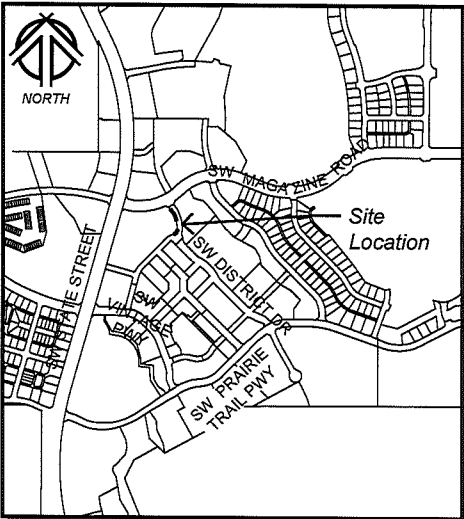


NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

ACQUISITION PLAT
OF PERMANENT RIGHT-OF-WAY
BEING CONVEYED TO THE CITY OF ANKENY

CURVE TABLE

| Curve # | Length | Radius | Delta | Chord Distance | Chord Bearing |
|---------|---------|---------|-----------|----------------|---------------|
| C1 | 33.88' | 177.00' | 10°58'06" | 33.83' | S35°46'42"E |
| C2 | 11.23' | 177.00' | 3°38'08" | 11.23' | S43°04'48"E |
| C3 | 39.05' | 123.00' | 18°11'27" | 38.89' | S35°48'09"E |
| C4 | 60.79' | 323.00' | 10°46'57" | 60.70' | S21°18'56"E |
| C5 | 110.56' | 250.00' | 25°20'17" | 109.66' | N28°35'36"W |
| C6 | 179.60' | 323.00' | 31°51'31" | 177.29' | S10°46'40"E |
| C7 | 118.81' | 323.00' | 21°04'33" | 118.14' | N5°23'11"W |
| C8 | 8.07' | 323.00' | 1°25'55" | 8.07' | S5°52'03"W |
| C9 | 32.33' | 25.00' | 74°05'07" | 30.12' | S43°37'34"W |
| C10 | 111.13' | 177.00' | 35°58'20" | 109.31' | S62°40'58"W |
| C11 | 45.11' | 177.00' | 14°36'13" | 44.99' | S37°35'46"E |



VICINITY MAP
Scale: 1" = 2000'

PREPARED FOR

City of Ankeny, Iowa
220 West 1st Street
Ankeny, Iowa 50023

PROPRIETOR

Ankeny 12, LLC
1525 NE 36th Street
Ankeny, Iowa 50021

SUBJECT PROPERTY
LEGAL DESCRIPTION

Lot 2, THE DISTRICT AT PRAIRIE TRAIL PLAT 5, an official plat, located in the City of Ankeny, Polk County, Iowa.

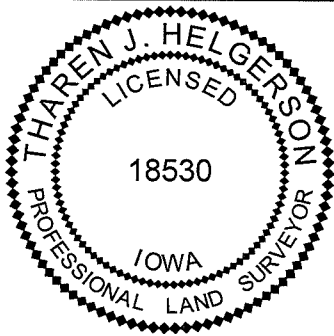
**SEE SHEET 2 FOR
DESCRIPTION OF RIGHT - OF -
WAY ACQUISITION

**SEE SHEET 3 FOR PLAN VIEW
OF RIGHT - OF - WAY
ACQUISITION

LEGEND

| | |
|--------|---|
| P.O.B. | Point of Beginning |
| R.O.W. | Right of Way |
| | Subject acquisition area |
| | Existing boundary line |
| | Found monument 5/8" IR with red cap #18530 unless otherwise noted |
| | Set monument 5/8" IR with red cap #18530 unless otherwise noted |

CERTIFICATION



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.

Signature:
Name: Tharen J. Helgerson, P.L.S. No. 18530

10/31/2017

Date

My license renewal date is December 31, 2018

Date of survey: 10/30/17

Pages or sheets covered by this seal: Sheets 1-3 of 3 sheets



1250 SW STATE STREET
SUITE A
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax

PROJECT:

SW DISTRICT DRIVE

LOCATION:

ANKENY, IOWA

NAI No.:
16143

DRAWN BY:
TJH

DWG No.:
1/3

DATE:
10/30/17

CHECKED BY:
BER

SHEET TITLE:
EX-1

**ACQUISITION PLAT
OF PERMANENT RIGHT-OF-WAY
BEING CONVEYED TO THE CITY OF ANKENY**

DESCRIPTION OF RIGHT - OF - WAY ACQUISITION

That part of Lot 2, THE DISTRICT AT PRAIRIE TRAIL PLAT 5, an official plat, located in the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Commencing at the northwest corner of Lot A, said THE DISTRICT AT PRAIRIE TRAIL PLAT 5; thence South 30 degrees 17 minutes 39 seconds East, along the easterly line of said Lot 2, a distance of 8.29 feet; thence southeasterly 33.88 feet along a curve to the left, tangent to the last described line, continuing along said easterly line of Lot 2, having a radius of 177.00 feet, a delta angle of 10 degrees 58 minutes 06 seconds and a chord distance of 33.83 feet which bears South 35 degrees 46 minutes 42 seconds East, to Point of Beginning #1; thence southeasterly 11.23 feet continuing along said curve to the left, along said easterly line of Lot 2, having a radius of 177.00 feet, a delta angle of 03 degrees 38 minutes 08 seconds and a chord distance of 11.23 feet which bears South 43 degrees 04 minutes 48 seconds East; thence southeasterly 39.05 feet along a reverse curve to the right, tangent to the last described curve, continuing along said easterly line of Lot 2, having a radius of 123.00 feet, a delta angle of 18 degrees 11 minutes 27 seconds and a chord distance of 38.89 feet which bears South 35 degrees 48 minutes 09 seconds East; thence southeasterly 60.79 feet along a compound curve to the right, tangent to the last described curve, continuing along said easterly line of Lot 2, having a radius of 323.00 feet, a delta angle of 10 degrees 46 minutes 57 seconds and a chord distance of 60.70 feet which bears South 21 degrees 18 minutes 56 seconds East; thence northwesterly 110.56 feet along a curve to the left, not tangent to the last described curve, having a radius of 250.00 feet, a delta angle of 25 degrees 20 minutes 17 seconds and a chord distance of 109.66 feet which bears North 28 degrees 35 minutes 36 seconds West, to said Point of Beginning.

Containing 0.002 acres more or less.

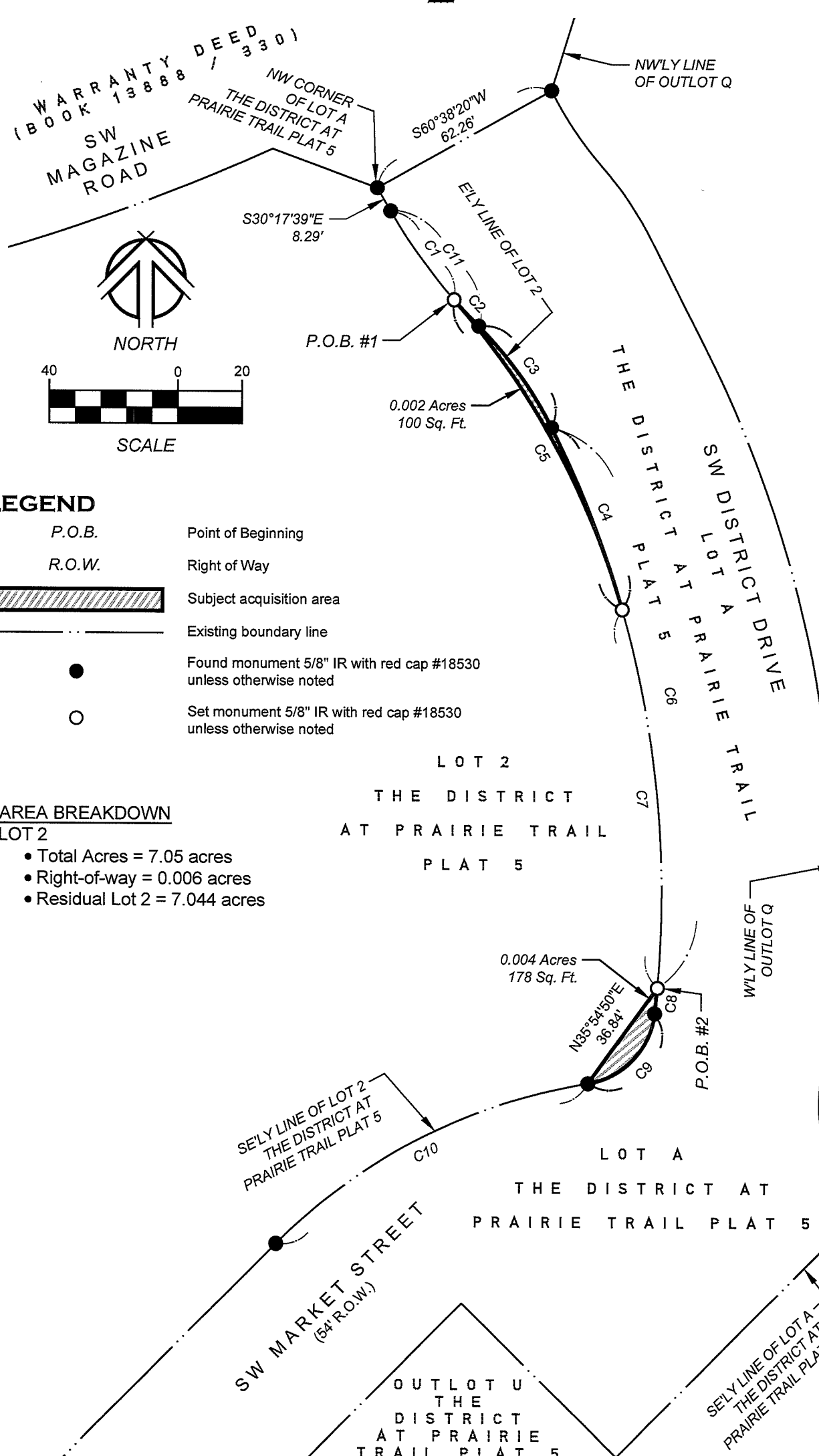
AND

That part of Lot 2, THE DISTRICT AT PRAIRIE TRAIL PLAT 5, an official plat, located in the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Commencing at the northwest corner of Lot A, said THE DISTRICT AT PRAIRIE TRAIL PLAT 5; thence South 30 degrees 17 minutes 39 seconds East, along the easterly line of said Lot 2, a distance of 8.29 feet; thence southeasterly 45.11 feet along a curve to the left, tangent to the last described line, continuing along said easterly line of Lot 2, having a radius of 177.00 feet, a delta angle of 14 degrees 36 minutes 13 seconds and a chord distance of 44.99 feet which bears South 37 degrees 35 minutes 46 seconds East; thence southeasterly 39.05 feet along a reverse curve to the right, tangent to the last described curve, continuing along said easterly line of Lot 2, having a radius of 123.00 feet, a delta angle of 18 degrees 11 minutes 27 seconds and a chord distance of 38.89 feet which bears South 35 degrees 48 minutes 09 seconds East; thence southeasterly 179.60 feet along a compound curve to the right, tangent to the last described curve, continuing along said easterly line of Lot 2, having a radius of 323.00 feet, a delta angle of 31 degrees 51 minutes 31 seconds and a chord distance of 177.29 feet which bears South 10 degrees 46 minutes 40 seconds East, to Point of Beginning #2; thence southwesterly 8.07 feet continuing along said curve to the right, along said easterly line of Lot 2, having a radius of 323.00 feet, a delta angle of 01 degree 25 minutes 55 seconds and a chord distance of 8.07 feet which bears South 05 degrees 52 minutes 03 seconds West; thence southwesterly 32.33 feet along a compound curve to the right, tangent to the last described curve, continuing along said easterly line of Lot 2, having a radius of 25.00 feet, a delta angle of 74 degrees 05 minutes 07 seconds and a chord distance of 30.12 feet which bears South 43 degrees 37 minutes 34 seconds West; thence North 35 degrees 54 minutes 50 seconds East, a distance of 36.84 feet, to said Point of Beginning.

Containing 0.004 acres more or less.

ACQUISITION PLAT
OF PERMANENT RIGHT-OF-WAY
BEING CONVEYED TO THE CITY OF ANKENY



LEGEND

- P.O.B. Point of Beginning
- R.O.W. Right of Way
- Subject acquisition area
- Existing boundary line
- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted

AREA BREAKDOWN
LOT 2

- Total Acres = 7.05 acres
- Right-of-way = 0.006 acres
- Residual Lot 2 = 7.044 acres

1250 SW STATE STREET
SUITE A
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax
www.nillesinc.com

PROJECT: SW DISTRICT DRIVE

LOCATION: ANKENY, IOWA

| | | |
|----------------|-----------------|-------------------|
| NAI No.: 16143 | DRAWN BY: TJH | DWG No.: 3/3 |
| DATE: 10/30/17 | CHECKED BY: BER | SHEET TITLE: EX-3 |