

WHEN RECORDED RETURN TO:

Michelle Yuska, City Clerk
City of Ankeny
410 W. First St
Ankeny, IA 50023

PREPARED BY: Mitchell Wedell, PE, City of Ankeny, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

(515) 963-3523

**CERTIFICATE OF TERMINATION OF DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF ANKENY, IOWA AND ABSOLUTE FARMS, LLC**

WHEREAS, Absolute Farms, LLC entered into a Development Agreement with the City of Ankeny, Iowa for purposes of facilitating the development of the property known as Trestle Ridge Estates Plat 6; and

WHEREAS, a Development Agreement was recorded on June 14, 2021 in Book 18584 at Page 821 of the Polk County, Iowa records and referenced real property including the property legally described as:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND PARCEL '2017-171' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16681, PAGE 376, BEING PART OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT TRESTLE RIDGE ESTATES PLATS 1, 2, 3 AND 5, ALL BEING OFFICIAL PLATS IN SAID CITY OF ANKENY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°54'24" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1011.07 FEET TO THE NORTHWEST CORNER OF SAID TRESTLE RIDGE PLAT 3; THENCE SOUTH 00°08'15" WEST ALONG THE WEST LINE OF SAID TRESTLE RIDGE PLAT 3, A DISTANCE OF 77.35 FEET; THENCE SOUTH 02°41'12" EAST CONTINUING ALONG SAID WEST LINE, 86.16 FEET; THENCE SOUTH 08°41'01" EAST CONTINUING ALONG SAID WEST LINE, 86.54 FEET; THENCE SOUTH 14°53'50" EAST CONTINUING ALONG SAID WEST LINE, 92.31 FEET; THENCE SOUTH 21°18'40" EAST CONTINUING ALONG SAID WEST LINE, 92.31 FEET; THENCE SOUTH 27°43'31" EAST CONTINUING ALONG SAID WEST LINE, 92.31 FEET; THENCE SOUTH 33°53'04" EAST CONTINUING ALONG SAID WEST LINE, 92.33 FEET; THENCE SOUTH 36°37'29" EAST CONTINUING ALONG SAID WEST LINE, 70.80 FEET; THENCE SOUTH 28°26'29" EAST CONTINUING ALONG SAID WEST LINE, 67.86 FEET; THENCE SOUTH 19°58'32" EAST CONTINUING ALONG SAID WEST LINE, 72.38 FEET TO THE NORTHWEST CORNER OF SAID TRESTLE RIDGE ESTATES PLAT 5; THENCE SOUTH 11°14'11" EAST ALONG THE WEST LINE OF SAID TRESTLE RIDGE ESTATES PLAT 5, A DISTANCE OF 72.38 FEET; THENCE SOUTH 03°25'22" EAST CONTINUING ALONG SAID WEST LINE, 57.07 FEET; THENCE NORTH 71°08'48" WEST CONTINUING ALONG SAID WEST LINE, 8.75 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WEST LINE, 195.00 FEET; THENCE

SOUTH 71°08'48" EAST CONTINUING ALONG SAID WEST LINE, 4.91 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WEST LINE, 135.00 FEET TO THE NORTH LINE OF SAID TRESTLE RIDGE ESTATES PLAT 2; THENCE NORTH 71°08'48" WEST ALONG THE SAID NORTH LINE, 284.15 FEET; THENCE NORTH 71°32'00" WEST CONTINUING ALONG SAID NORTH LINE, 78.77 FEET; THENCE NORTH 73°58'54" WEST CONTINUING ALONG SAID NORTH LINE, 81.34 FEET; THENCE NORTH 76°45'51" WEST CONTINUING ALONG SAID NORTH LINE, 81.34 FEET; THENCE NORTH 79°32'49" WEST CONTINUING ALONG SAID NORTH LINE, 81.34 FEET; THENCE NORTH 82°19'47" WEST CONTINUING ALONG SAID NORTH LINE, 81.34 FEET; THENCE NORTH 85°06'44" WEST CONTINUING ALONG SAID NORTH LINE, 81.34 FEET; THENCE NORTH 87°48'21" WEST CONTINUING ALONG SAID NORTH LINE, 76.14 FEET; THENCE NORTH 89°35'49" WEST CONTINUING ALONG SAID NORTH LINE, 72.20 FEET; THENCE NORTH 89°39'30" WEST CONTINUING ALONG SAID NORTH LINE, 151.00 FEET; THENCE SOUTH 00°20'30" WEST CONTINUING ALONG SAID NORTH LINE, 49.00 FEET; THENCE NORTH 89°39'30" WEST CONTINUING ALONG SAID NORTH LINE, 150.07 FEET TO THE NORTHWEST CORNER OF SAID TRESTLE RIDGE ESTATES PLAT 2; THENCE NORTH 00°19'37" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1061.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.34 ACRES (,1234,575 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, the Developer has complied with the provisions of the Development Agreement.

NOW, THEREFORE, the City of Ankeny, Iowa, hereby gives this Certificate of Termination evidencing the Developer's compliance with and termination of the Development Agreement recorded on June 14, 2021 in Book 18584 at Page 821 of the Polk County, Iowa records.

DATED this 17th day of April, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of April 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark E. Holm and Michelle Yuska, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Mark E. Holm and Michelle Yuska acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa