

SOUTH BRANCH BUSINESS PARK PUD SKETCH

PROPERTY DESCRIPTION:

(QUIT CLAIM DEED BOOK 16333, PAGE 168)
 A PARCEL OF LAND PARTLY IN THE NW1/4 OF THE NW1/4 AND PARTLY IN THE NE1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA IDENTIFIED AS COUNTY AUDITOR PARCEL 2016-198 ON PLAT ON SURVEY EXHIBIT "A", ATTACHED HERETO, WHICH BY REFERENCE IS MADE A PART THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NW CORNER OF SAID SECTION 32; THENCE S00°14'46"E, 254.50 FEET ALONG THE WEST LINE OF SAID NW1/4, THENCE S89°45'43"E, 167.23 FEET TO THE POINT OF BEGINNING; THENCE S83°35'09"E, 408.17 FEET; THENCE S51°28'22"E, 1079.81 FEET; THENCE N89°43'57"E, 1189.22 FEET; THENCE N00°04'23"W, 1005.03 FEET; THENCE N89°42'11"W, 1331.65 FEET; THENCE S85°42'10"W, 586.48 FEET; THENCE S78°36'38"W, 216.76 FEET; THENCE S74°12'20"W, 279.84 FEET TO THE POINT OF BEGINNING, CONTAINING 41.52 ACRES.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

ADDRESS:

S 42ND STREET AND ARMY POST ROAD
 WEST DES MOINES, IOWA

OWNER/APPLICANT:

SPPB JV21, LLC
 5465 MILLS CIVIC PARKWAY, SUITE 235
 WEST DES MOINES, IA 50266

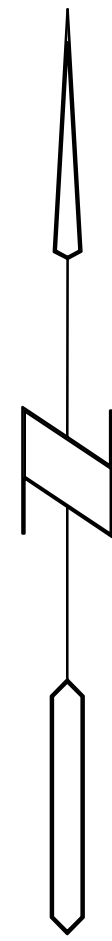
COMPREHENSIVE PLAN LAND USE:

BUSINESS PARK (BP)

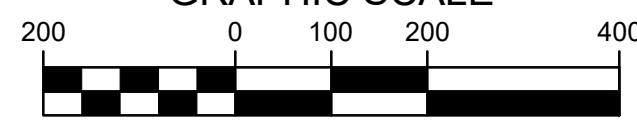
ZONING:

EXISTING: UNZONED
 PROPOSED: PUD

PARCEL A: GENERAL INDUSTRIAL (WEST 12.00 ACRES)
 PARCEL B: BUSINESS PARK (EAST 29.52 ACRES)



GRAPHIC SCALE

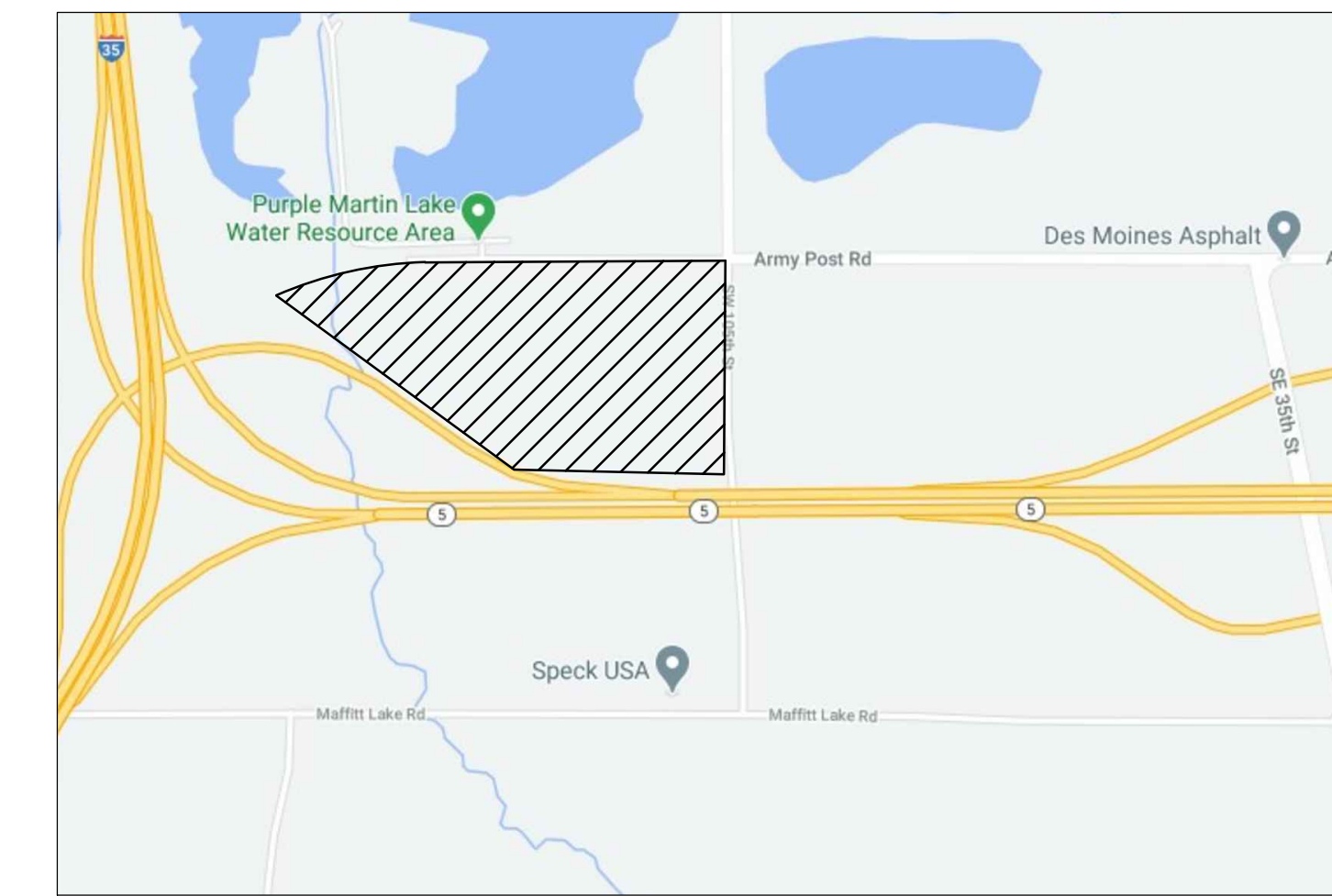


NOTES:

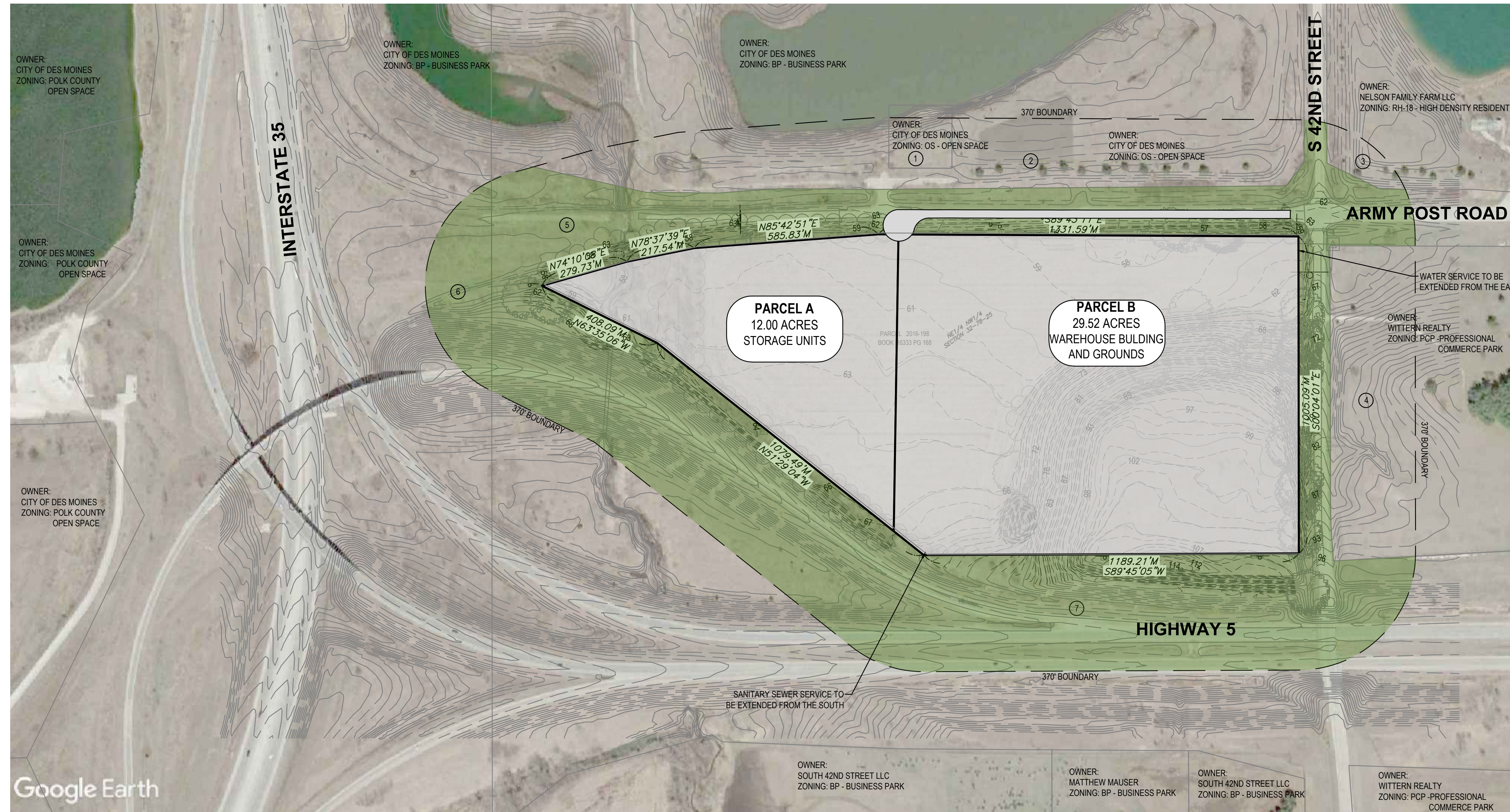
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
- PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



VICINITY MAP
 SCALE: 1" = 1,000'



RIGHT-OF-WAY WITHIN 370' NOTIFICATION AREA

No.	Lot Address	Owner	Contact Address	Area within 250' (SF)	Area within 250' (AC)	Percent within 250'	Zoning
1	N/A	BOARD OF WATER WORKS TRUSTEES	2201 GEORGE FLAG PKWY DES MOINES, IA 50321	31,929	0.733	4.16%	GOV
2	N/A	BOARD OF WATER WORKS TRUSTEES	2201 GEORGE FLAG PKWY DES MOINES, IA 50321	442,061	10.148	57.57%	GOV
3	N/A	NELSON FAMILY FARMS LLC	1800 S 42ND ST. WEST DES MOINES, IA 50265	27,116	0.622	3.53%	COM
4	N/A	WITTERN REALTY INC	8040 UNIVERSITY BLVD DES MOINES, IA 50325	266,816	6.125	34.75%	AG
5	N/A	CITY OF WEST DES MOINES	POB 65320 WEST DES MOINES, IA 50265	671,963	15.426	EX-ROW	GOV
6	3098 SW 54TH ST WEST DES MOINES, IA 50265	STATE OF IOWA	800 LINCOLN WAY AMES IA 50010	100,470	2.306	EX-ROW	GOV
7	N/A	STATE OF IOWA	800 LINCOLN WAY AMES IA 50010	1,145,817	26.304	EX-ROW	GOV

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 Civil Engineering & Land Surveying Established 1959

SOUTH BRANCH BUSINESS PARK
 WEST DES MOINES, IOWA

PUD SKETCH

REFERENCE NUMBER:

DRAWN BY:
 CEJ

CHECKED BY:

REVISION DATE:
 01-14-2021 CITY#1
 03-05-2021 CITY#2

PROJECT NUMBER:
190562

SHEET NUMBER:
1 OF 1

