

Project Name: 6901 Center

Developer: Brian Frost

Location: (address or general description) 6901 Center

Brief Project Description: Split 6901 Center into two (2) parcels

Total Acreage: .876 # of Lots Being Created: \_\_\_\_\_

Proposed Use (s): West Parcel office - warehouse garage - East Storage lot

Proposed Square Footage of Each Use and/or # of Dwelling Units: \_\_\_\_\_

**Project Representative: (Primary Contact Person)**

Name: Brian Frost

Company: WDM Storage

Address: 600 S 19th Street

City, State, Zip: WDM PA 15076

Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**OFFICE USE ONLY**

DRT Date: \_\_\_\_\_

Meeting Item #: \_\_\_\_\_

Meeting Time: \_\_\_\_\_

ENERGOV #: \_\_\_\_\_

Case Advisor: \_\_\_\_\_

Review Engineer: \_\_\_\_\_

Project Types: \_\_\_\_\_

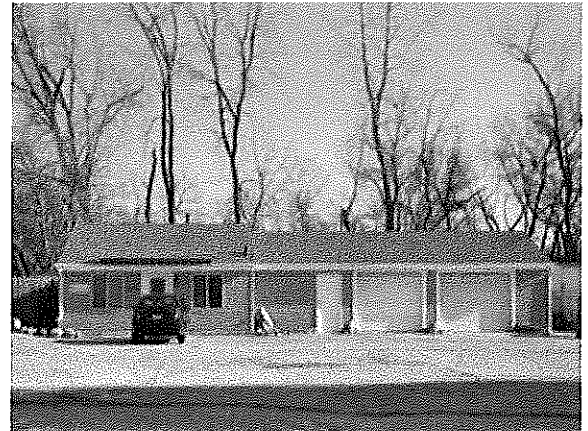
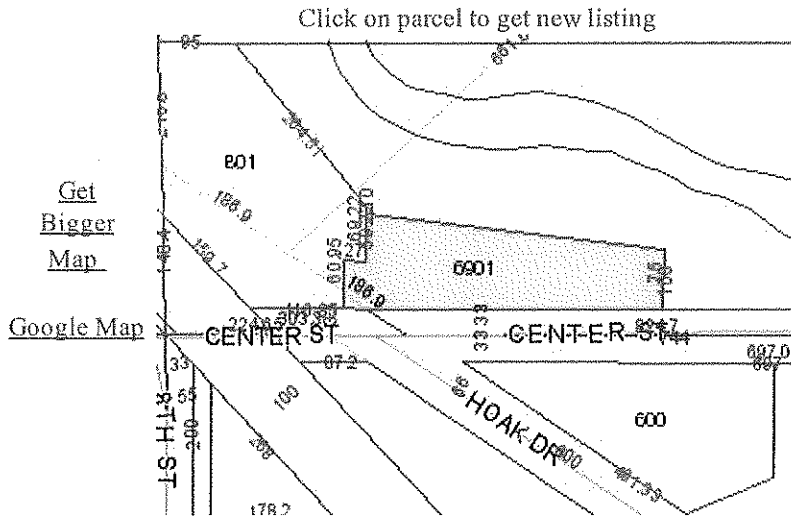
Legal Description: \_\_\_\_\_

PIN: \_\_\_\_\_

**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
292/02126-004-001	7825-02-153-002	0475	WH01/F2	WINDSOR HEIGHTS	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines		Sewer=Urbandale/Windsor Heights Sanitary Sewer			
<b>Street Address</b>			<b>City State Zipcode</b>		
6901 CENTER ST			WINDSOR HEIGHTS IA 50324-1044		



Approximate date of photo 04/15/2014

<b>Mailing Address</b>
BRIAN J FEST 4924 PLUMWOOD DR WEST DES MOINES, IA 50265-5222

<b>Legal Description</b>
BEG 224.65F E & 33F N OF SW COR THN N 22.21F SE 37.77F W30.55F TO POB S1/2 NW 1/4 SEC 2-78-25; AND -EX S33F- BEG 500F W OF SE COR THN N 108F NW TO PT 42F SE OF W LN S 59.22F W 27F S 38.74F SE78.37F E TO POB LT 49 WINDSOR PLACE

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	FEST, BRIAN J	2012-05-18	14275/202	
Title Holder #2	FEST, DIANE M			

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>

Current	Commercial	Full	97,500	49,500	0	147,000
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Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

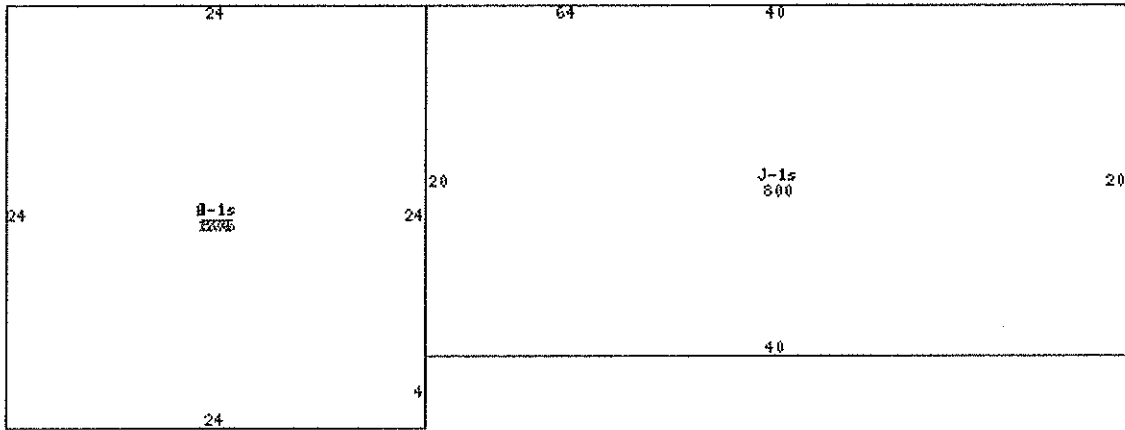
Zoning	Description	SF	Assessor Zoning
GC	General Commercial District		Commercial

Source: City of Windsor Heights Published: 1997-12-01 Contact: City Hall 515 279 3662

Land					
SQUARE FEET	38,150	ACRES	0.876	SHAPE	IR/Irregular
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	25C/Office & Warehouse	WEIGHTED AGE	1955	STORY HEIGHT	1
LAND AREA	38,150	GROSS AREA	1,376	FINISH AREA	576
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
SECT MULTIPL	1	OCCUPANCY	25C/Office & Warehouse	FOUNDATION	CN/Concrete
SUBMERGED	N/No	EXT WALL	SS/Siding/Shingle	INSULATION	Y/Yes
ROOF	G/Gable	ROOF MATERL	A/Asphalt Shingle	MAN OVRHD SF	70
WIRING	A/Adequate	PLUMBING	A/Adequate	TOTAL ST HT	1
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up
TOT SCT AREA	1,376	GRND FL AREA	1,376	PERIMETER	176
GRADE	5	GRADE ADJUST	+00	YEAR BUILT	1955
YEAR REMODEL	1986	CONDITION	NM/Normal		



Cgroup # 101 1					
USE CODE	400/Office General	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	576	BASE FL AREA	576	WALL HEIGHT	8
HEATING	F/Forced Air	AIR COND	Y	NIGHT DEP	N
AUTO BNK SYS	N	SECURITY SYS	N	EXHAUST SYS	N/No

Cgroup # 101 2					
USE CODE	320/Warehouse	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	800	BASE FL AREA	800	WALL HEIGHT	8
HEATING	F/Forced Air	AIR COND	N	NIGHT DEP	N
AUTO BNK SYS	N	SECURITY SYS	N	EXHAUST SYS	N/No

<b>COMMENT</b>	J=THE SAILING CENTER
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<b>Detached # 101</b>					
<b>OCCUPANCY</b>	PVC/Concrete Paving	<b>MEASCODE</b>	S/Square Feet	<b>MEASURE1</b>	9,790
<b>GRADE</b>	5	<b>YEAR BUILT</b>	1980	<b>CONDITION</b>	VP/Very Poor

<b>Detached # 201</b>					
<b>OCCUPANCY</b>	FNC/Fence	<b>CONSTR TYPE</b>	CL/Chain Link	<b>MEASCODE</b>	L/Lineal Feet
<b>MEASURE1</b>	730	<b>MEASURE2</b>	6	<b>GRADE</b>	4
<b>YEAR BUILT</b>	2013	<b>CONDITION</b>	NM/Normal		

<b>Detached # 301</b>					
<b>OCCUPANCY</b>	FNG/Fence Gate	<b>CONSTR TYPE</b>	CL/Chain Link	<b>MEASCODE</b>	L/Lineal Feet
<b>MEASURE1</b>	40	<b>MEASURE2</b>	6	<b>GRADE</b>	2
<b>YEAR BUILT</b>	2013	<b>CONDITION</b>	NM/Normal		

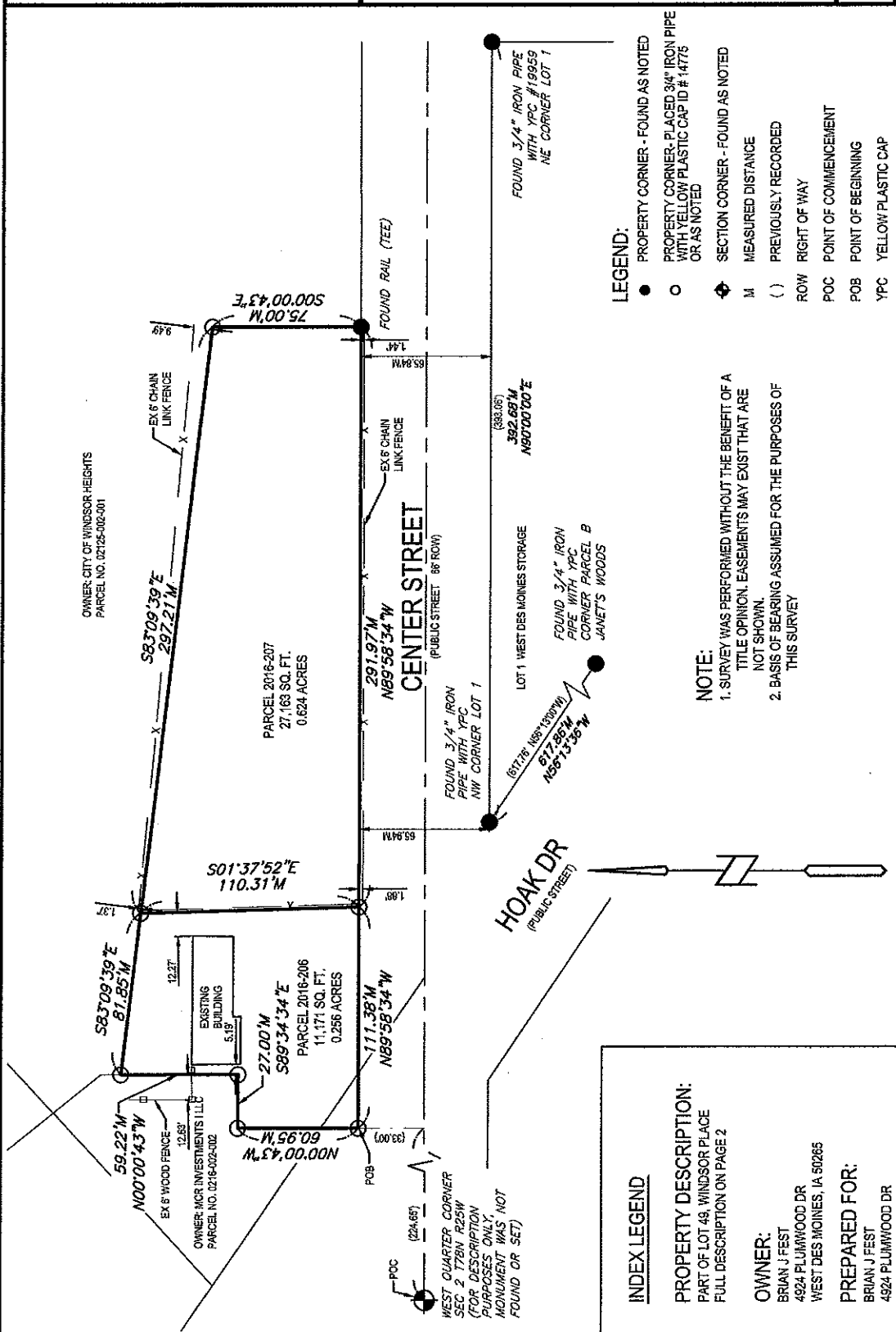
Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RICE, WILLIAM H	FEST, BRIAN J	2012-04-06	95,000	D/Deed	14228/814
RICE, WILLIAM H	KNIGHT, GOLDA	2007-07-31	125,000	C/Contract	12315/216

Year	Type	Status	Application	Permit/Pickup Description
2014	P/Permit	NA/No Add	2013-04-30	AL/SIGNS (3 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Commercial	Full	97,500	49,500	0	147,000
2014	Board Action	Commercial	Full	97,500	27,500	0	125,000
2013	Assessment Roll	Commercial	Full	97,500	27,500	0	125,000
2011	Assessment Roll	Commercial	Full	97,500	27,500	0	125,000
2009	Assessment Roll	Commercial	Full	97,500	27,500	0	125,000
2007	Assessment Roll	Commercial	Full	97,500	27,500	0	125,000
2005	Assessment Roll	Commercial	Full	93,000	26,500	0	119,500
2003	Assessment Roll	Commercial	Full	80,900	24,700	0	105,600
2001	Assessment Roll	Commercial	Full	76,300	23,300	0	99,600
1999	Assessment Roll	Commercial	Full	10,900	23,300	0	34,200
1999	Was Prior Year	Commercial	Full	10,100	21,570	0	31,670

email this page

*Room 195, 111 Court Avenue, Des Moines, IA 50309*  
*Phone 515 286-3140 / Fax 515 286-3386*  
*[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)*



**INDEX LEGEND:**

**PROPERTY DESCRIPTION:**  
 PART OF LOT 49, WINDSOR PLACE  
 FULL DESCRIPTION ON PAGE 2

**OWNER:**  
 BRIAN J FEST  
 4924 PLUMWOOD DR  
 WEST DES MOINES, IA 50265

**PREPARED FOR:**  
 BRIAN J FEST  
 4924 PLUMWOOD DR  
 WEST DES MOINES, IA 50265

**PREPARED BY:**  
 LARRY D HYLER  
 BISHOP ENGINEERING CO, INC  
 3501 104th STREET  
 URBANDALE, IOWA 50322

**NOTE:**  
 1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.  
 2. BASIS OF BEARING ASSUMED FOR THE PURPOSES OF THIS SURVEY

**LEGEND:**

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ◆ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

**GRAPHIC SCALE**  
 0 25 50  
 SCALE: 1" = 50'

**FIELD WORK COMPLETED ON:** 10-07-2016

**PROFESSIONAL LAND SURVEYOR OF IOWA**  
 LARRY D. HYLER, P.L.S., 14775  
 LICENSE RENEWAL DATE: DEC. 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

**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.**

SIGNED: \_\_\_\_\_ PRELIMINARY  
 DATE: \_\_\_\_\_

**PROPERTY DESCRIPTION:**

PARCEL 2016-206

AN IRREGULAR SHAPED PORTION OF VACATED HOAK DRIVE AND A PORTION OF LOT 49, WINDSOR PLACE, AN OFFICIAL PLAT, WINDSOR HEIGHTS, POLK COUNTY, IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 224.65 FEET; THENCE NORTH 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CENTER STREET AS ITS PRESENTLY ESTABLISHED AND TO THE POINT OF BEGINNING; THENCE N00°00'43"W, A DISTANCE OF 60.35 FEET; THENCE S89°34'34"E, A DISTANCE OF 27.00 FEET; THENCE N00°00'43"W, A DISTANCE OF 59.22 FEET; THENCE S83°09'39"E, A DISTANCE OF 81.85 FEET; THENCE S07°37'52"E, A DISTANCE OF 110.31 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CENTER STREET; THENCE N89°58'34"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 111.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.256 ACRES (11,171 SQUARE FEET).

**PROPERTY DESCRIPTION:**

PARCEL 2016-207

AN IRREGULAR SHAPED PORTION OF LOT 49, WINDSOR PLACE, AN OFFICIAL PLAT, WINDSOR HEIGHTS, POLK COUNTY, IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 224.65 FEET; THENCE NORTH 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CENTER STREET AS ITS PRESENTLY ESTABLISHED; THENCE S89°58'34"E ALONG THE NORTH RIGHT OF WAY LINE OF SAID CENTER STREET, A DISTANCE OF 111.38 FEET TO THE POINT OF BEGINNING; THENCE N01°37'52"W, A DISTANCE OF 110.31 FEET; THENCE S83°09'39"E, A DISTANCE OF 297.21 FEET; THENCE S00°00'43"E, A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CENTER STREET; THENCE N89°58'34"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 291.97 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.624 ACRES (27,163 SQUARE FEET).

6901 CENTER STREET  
WINDSOR HEIGHTS, IOWA 50324

**PLAT OF SURVEY**



**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:

DRAWN BY:  
MAE

PROJECT NUMBER:  
160421

SHEET NUMBER:  
2 OF 2