

SURVEY PLAT OF PARCEL "C" IN THE SOUTH ONE-HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SEC. 1, TWP. 79N, RANGE 24W REQUESTED BY RICHARD BASCOM

PROPRIETORS: VICTOR G. AND LINDA SCOTT BOOK 6534, PG. 278  
KROSGRUB BROSERS PINK PLAT NO. 19-24  
PROPRIETOR: DENNIS ELWELL  
879.83' PLATTED

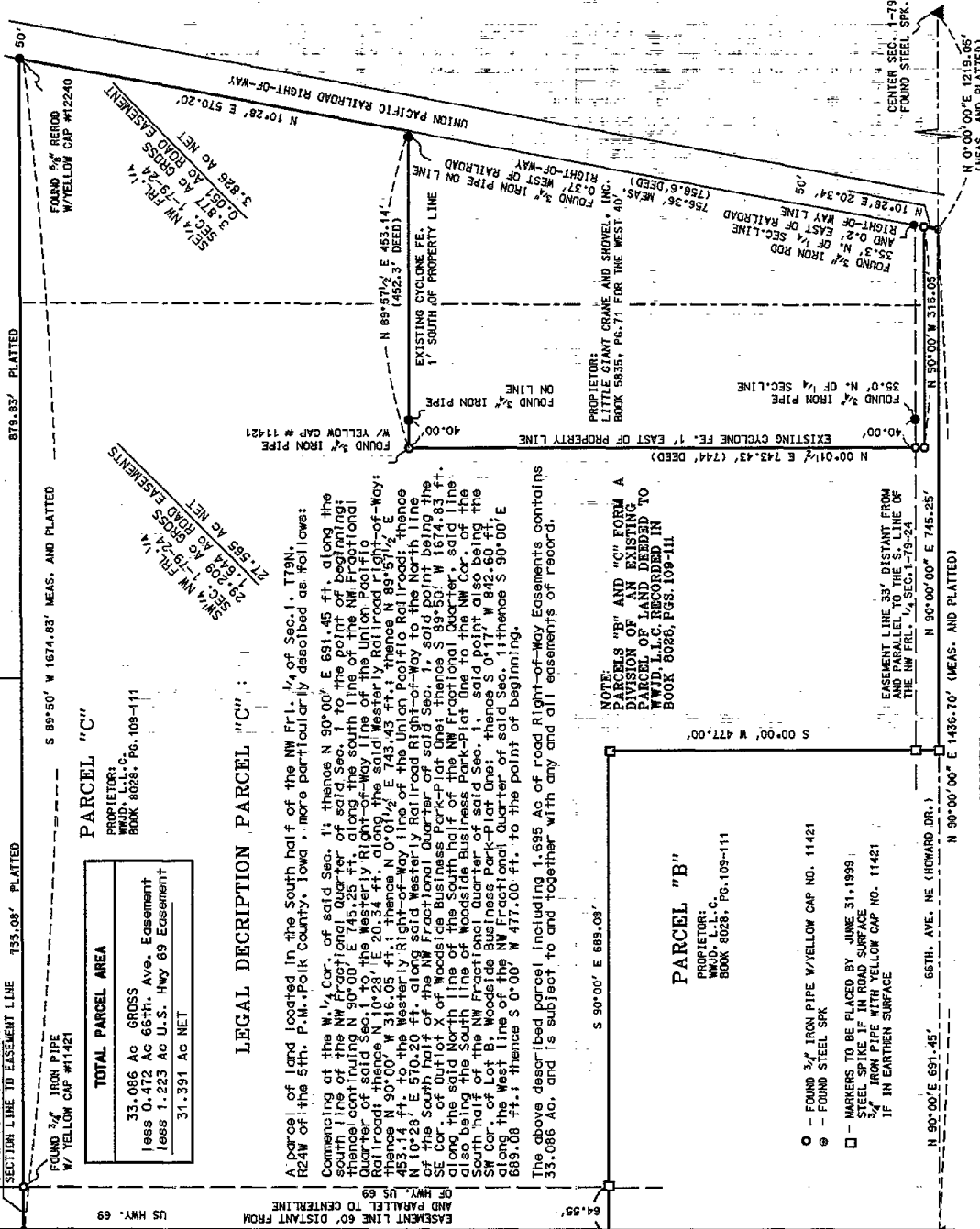
AS BUILT PLAT P-1-57A 1954-00-00 FOUND STEEL SPIKE 509.64' SOUTH AND 3.46' EAST OF NW COR. SEC. 1-79-24  
61.92' MEAS. AND PLATTED SECTION LINE TO EASEMENT LINE 735.05' PLATTED  
FOUND 3/4" IRON PIPE W/ YELLOW CAP #11421

FILED FOR RECORD PULK COUNTY, IOWA  
99 MAR 18 A 9:28 J  
TIMOTHY J. BRIEN RECORDER

RETURN TO:  
Prepared by Norman M. Miller, LS 672 V. Ave., Boone, IA 50036 Ph: 515-432-6364

INST # 082915  
RECORDING FEE 6.00  
AUDITOR FEE

BK 8165 PG 400

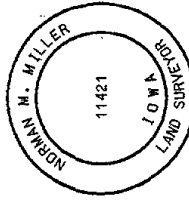


TOTAL PARCEL AREA

33.086 AC GROSS
less 0.472 AC 66th. Ave. Easement
less 1.283 AC U.S. Hwy 69 Easement
31.331 AC NET

LEGAL DESCRIPTION PARCEL "C":  
A parcel of land located in the South half of the NW 1/4 of Sec. 1, Twp. 79N, R. 24W of the 5th P.M. Polk County, Iowa, more particularly described as follows:  
Commencing at the W. 1/4 Cor. of said Sec. 1; thence N 90°00' E 691.45 ft. along the south line of the NW Fractional Quarter of said Sec. 1 to the point of beginning; thence continuing N 90°00' E 745.25 ft. along the south line of the NW Fractional Quarter of said Sec. 1 to the Westery Right-of-Way line of the Union Pacific Railroad; thence S 90°00' E 316.08 ft. along the Westery Right-of-Way line of the Union Pacific Railroad; thence N 89°57 1/2' E 453.14' (452.3' DEED) to the SE Cor. of Outlot X of Woodside Business Park-Plat One; thence N 10°28' E 570.20 ft. along the Westery Right-of-Way line of the Union Pacific Railroad; thence S 90°00' E 453.14' (452.3' DEED) to the SE Cor. of the North line of the South half of the NW Fractional Quarter of said Sec. 1; thence S 90°00' E 453.14' (452.3' DEED) to the SW Cor. of Lot B of Woodside Business Park-Plat One; thence S 0°17' W 842.60 ft. along the line of the NW Fractional Quarter of said Sec. 1; thence S 90°00' E 689.08 ft.; thence S 0°00' W 477.00 ft. to the point of beginning.  
The above described parcel including 1.695 Ac of road Right-of-Way Easements, contains 33.086 Ac. and is subject to and together with any and all easements of Record.

NOTE:  
PARCELS "B" AND "C" FORM A DIVISION OF AN EXISTING PARCEL OF LAND DEEDED TO W. J. B. BROS. RECORDED IN BOOK 6080, PGS. 109-111  
EASEMENT LINE 33' DISTANT FROM AND PARALLEL TO THE S. LINE OF THE NW 1/4 SEC. 1-79-24  
N 90°00'00" E 745.25'  
N 90°00'00" E 1436.70' (MEAS. AND PLATTED)



W. 1/4 COR. SEC. 1-79-24 FOUND STEEL SPIKE 6.03' WEST CL. HWY.