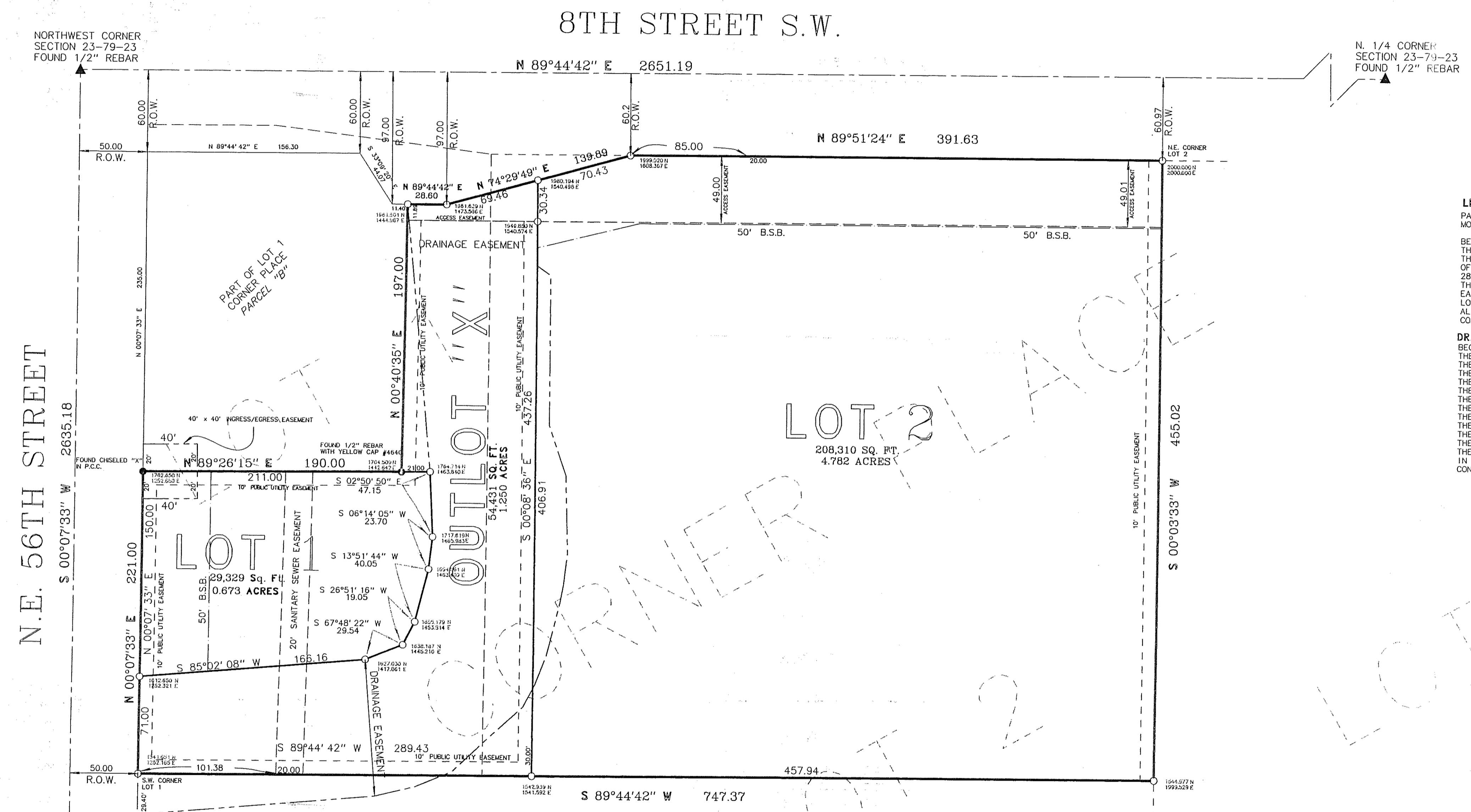
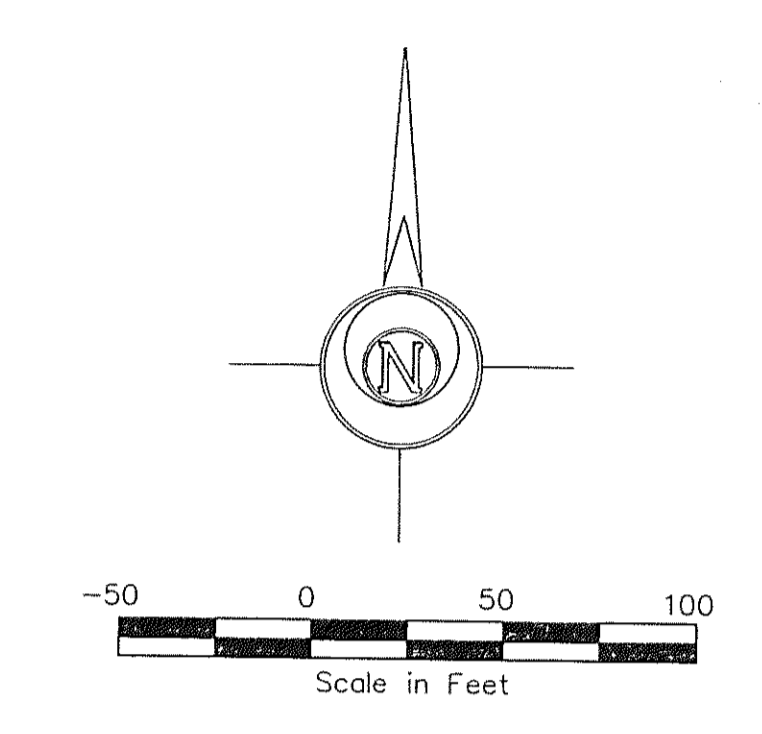


ALBRIGHT PLAZA PLAT 1 FINAL PLAT

POLK COUNTY, IOWA
 99 SEP 23 P 2:29.5
 TIMOTHY J. BRIEN
 RECORDER

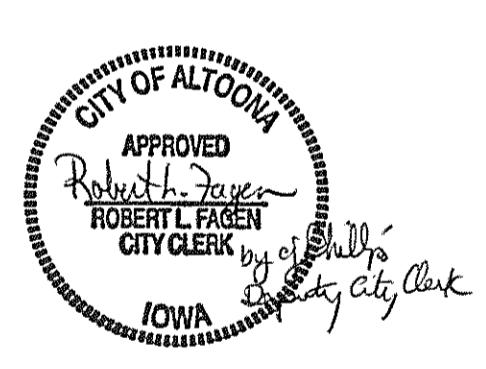
INST # 026469
 RECORDING FEE 3100
 AUDITOR FEE

Doc ID: 06281000011 Type: PLT
 Recorded: 09/23/1999 at 12:00:00 AM
 Fee Amt: Page 1 of 11
 Polk County Iowa
 TIMOTHY J. BRIEN RECORDER
 BK 8328 PG 533-543



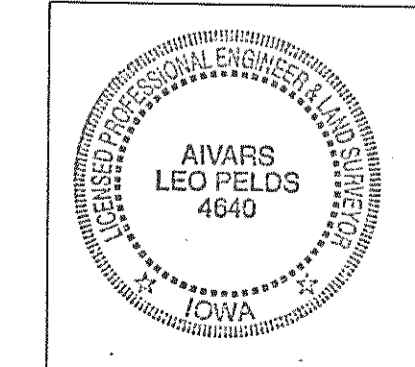
LEGAL DESCRIPTION
 PART OF LOTS ONE (1) AND TWO (2), CORNER PLACE, POLK COUNTY, IOWA,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 00°07'33" E, ALONG
 THE WEST LINE OF SAID LOT 1, 221.00 FEET; THENCE N 89°26'15" E, 190.00 FEET;
 THENCE N 00°04'35" E, 197.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE
 OF EIGHTH STREET S.W.; THENCE N 89°44'42" E, ALONG SAID RIGHT-OF-WAY LINE,
 28.80 FEET; THENCE N 74°29'49" E, ALONG SAID RIGHT-OF-WAY LINE, 139.89 FEET;
 THENCE N 89°51'24" E, ALONG SAID RIGHT-OF-WAY LINE, 391.63 FEET TO THE NORTH-
 EAST CORNER OF SAID LOT 2; THENCE S 00°03'33" W, ALONG THE EAST LINE OF SAID
 LOT 2, 455.02 FEET; THENCE S 89°44'42" W, 747.37 FEET TO THE POINT OF BEGINNING,
 ALL BEING IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, IOWA,
 CONTAINING 6.705 ACRES MORE OR LESS.

DRAINAGE EASEMENT LEGAL DESCRIPTION
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, ALBRIGHT PLAZA PLAT 1;
 THENCE N 85°02'08" E, 166.16 FEET; THENCE N 67°48'22" E, 29.54 FEET;
 THENCE N 28°51'16" E, 19.05 FEET; THENCE N 13°51'44" E, 40.05 FEET;
 THENCE N 06°14'05" E, 23.70 FEET; THENCE N 02°50'50" W, 47.15 FEET;
 THENCE N 05°25'15" W, 197.67 FEET; THENCE N 89°44'42" E, 28.80 FEET;
 THENCE S 55°09'05" E, 69.46 FEET; THENCE S 0°08'36" E, 63.34 FEET;
 THENCE N 74°29'49" E, 12.21 FEET; THENCE S 0°08'36" E, 110.00 FEET;
 THENCE S 18°57'05" E, 39.03 FEET; THENCE S 01°48'00" E, 56.23 FEET;
 THENCE S 07°36'20" W, 36.98 FEET; THENCE S 13°51'44" W, 40.05 FEET;
 THENCE S 20°21'30" W, 22.63 FEET; THENCE S 28°51'16" W, 19.05 FEET;
 THENCE S 47°19'49" W, 69.96 FEET; THENCE S 67°48'22" W, 29.54 FEET;
 THENCE S 76°25'15" W, 29.96 FEET; THENCE S 85°02'08" W, 175.07 FEET;
 THENCE N 00°07'33" E, 100.40 FEET TO THE POINT OF BEGINNING, ALL BEING
 IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, IOWA, AND
 CONTAINING 1.364 ACRES, MORE OR LESS.



NOTE:
 THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY
 (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'s
 AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY
 OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS
 (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

State of Iowa, Polk County ss
 I certify that the attached plat has been
 entered of record in the offices of the
 Polk County Auditor and Assessor,
 this 23rd day of SEPTEMBER, 1999
 MICHAEL MAURY, County Auditor
 By: *[Signature]*



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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
 LAWS OF THE STATE OF IOWA.

[Signature] 9-23-99
 AIVARS LEO PELDS, IOWA, L.I.C. NO. 4640 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 1999
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL
 (NONE UNLESS INDICATED HERE).

engineers

STANDARD SYMBOLS	MORE OR LESS	UTILITY LINE OR PIPE
● IRON ROD OR P.P.C. FOUND	—+— FENCE LINE	— W. WATER
○ SET 1/2" REBAR WITH YELLOW CAP #4440	—●— FIRE HYDRANT	— G. GAS
▲ SECTION CORNER MONUMENT FOUND	—○— MANHOLE	— S. SANITARY SEWER
△ SECTION CORNER MONUMENT SET	—○— VALVE	— S.S. STORM SEWER
• POWER POLE	—○— SPOT ELEVATION (9 +)	— U/E/T UNDERGROUND ELECTRIC / TELEPHONE
• LIGHT POLE	—○— N.T.S. NOT TO SCALE	— O/E/T OVERHEAD ELECTRIC / TELEPHONE
— FINISHED FLOOR	— A.C.C./P.C.C. ASPHALTIC/PORTLAND CEMENT CONCRETE	— CATY CABLE TELEVISION

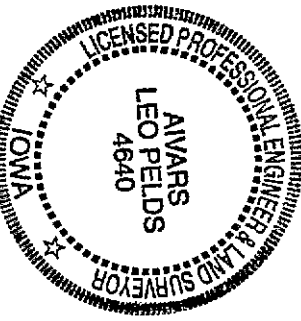
A. LEO PELDS ENGINEERING COMPANY
 1372 E. 12th ST. DES MOINES, IOWA 50306 PH. (515)265-8196
ALBRIGHT PLAZA PLAT 1 - FINAL PLAT

REVISIONS: 07-08-98 (REVIEW COMMENTS) 07-22-98 (REVIEW COMMENTS) 05-19-99 (REVISED LOT LAYOUTS) 06-02-99 (ADDRESS REVIEW COMMENTS) 08-09-99 (CORRECTED TYPO IN LEGAL)	9-23-99 BENCHMARK NORTHWEST CORNER SECTION 23-79-23 ELEV. = 925.894	SCALE: 1" = 50' DRAWN BY: VLP D.W.G. NO. 10307
--	---	--

BK 8328 PG 533

**ALBRIGHT PLAZA PLAT 1:
PLATTED AND RECORDED DIMENSIONS**

DESCRIPTION	PLATTED DIMENSIONS		PREVIOUSLY RECORDED DIMENSIONS			
	BEARING	DISTANCE (IN FEET)	BEARING	DISTANCE (IN FEET)	BOOK	PAGE
WEST 1/4 CORNER TO NORTHWEST CORNER OF SECTION 23	S00°07'33"W	2,635.18	S00°06'59"W	2,635.18	7366	816
			S00°06'59"W	2,635.18	7642	956
NORTHWEST CORNER TO NORTH 1/4 CORNER OF SECTION 23	N89°44'42"E	2,651.19	N89°44'08"E	2,635.19	7366	816
			S89°55'1/2"E	2,651.19	5724	800
SOUTH LINE OF LOT 1	S85°02'08"W	166.16	S85°01'34"W	166.16	7642	956
WEST LINE OF LOT 1	N00°07'33"E	150.00	N00°06'59"E	150.00	7642	956
NORTH LINE OF LOT 1	N89°26'15"E	211.00	N89°25'48"E	211.00	7642	956
			S02°50'50"E	47.15	7642	956
EAST LINES OF LOT 1, FROM NORTH TO SOUTH	S06°14'05"W	23.70	S06°13'31"E	23.69	7642	956
			S13°51'44"W	40.05	7642	956
SOUTH LINE OF PLAT	S89°44'42"W	747.37	S26°50'42"W	19.05	7642	956
			S67°48'22"W	29.54	7642	956
WEST LINE OF PARCEL "B"	N00°07'33"E	235.00	N89°44'42"E	746.65	7642	945
NORTH LINE OF PARCEL "B"	N89°44'42"E	156.30	N00°06'59"E	235.00	7366	816
NORTHEAST LINE OF PARCEL "B"	S33°09'20"E	44.07	N89°44'42"E	156.30	7366	816
			S33°13'52"E	44.10	7366	816
MOST NORTHEASTERLY LINE OF PARCEL "B"			S33°13'52"E	11.40	7366	816



I hereby certify that the engineering data was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Aivars Leo Felds
 Aivars L. Felds P.E. IA Lic. No. 4640 Date 9-23-99

My license renewal date is December 31, 1999.
 Additional pages or sheets covered by this seal (none unless indicated here):

1
105
MS

RETURN TO:
SKINNER LAW FIRM
204 8TH ST SE
ALTOONA, IA 50009

CONSENT OF OWNERS

STATE OF IOWA :
 : ss
POLK COUNTY :

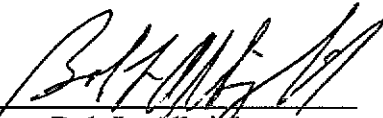
That, Country Club Crossing, Inc., an Iowa Corporation, and Bob L. Albright and Bonny J. Albright, husband and wife, being the Owners of the following described real estate described as follows to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein as though fully set out herein.


to be subdivided and platted as the final plat of Albright Plaza Plat 1, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa and that said platting is done with the free consent and in accordance with the desire of this owner.


DATED THIS 10th DAY OF September, 1999.

COUNTRY CLUB CROSSING, INC.


By: Bob L. Albright
Its: President


Bob L. Albright, Individually


By: Ed Skinner
Its: Secretary


Bonny J. Albright, Individually

STATE OF IOWA, POLK COUNTY, ss:

On This 10th day of September, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared **Bob L. Albright**, to me personally known, who being by me duly sworn, did say that he is the **President**, respectively, of the corporation executing the within and foregoing instrument that no seal has been procured by the corporation, that the instrument was signed on behalf of the corporation by authority of its Board of Directors and that **Bob L. Albright** as officer acknowledged the execution o the foregoing instrument to be the voluntary act and deed of the corporation by it and by them voluntarily executed.

 
MARCY PITSTICK
MY COMMISSION EXPIRES
June 4, 2000
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

STATE OF IOWA :
: SS
POLK COUNTY :

On This 10th day of September, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared **Ed Skinner**, to me personally known, who being by me duly sworn, did say that he is the **Secretary**, respectively, of the corporation executing the within and foregoing instrument that no seal has been procured by the corporation, that the instrument was signed on behalf of the corporation by authority of its Board of Directors and that **Ed Skinner** as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation by it and by them voluntarily executed.

 Marcy Pitstick
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

STATE OF IOWA, COUNTY OF POLK, ss:

On this 10th day of September, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared **Bob L. Albright, Individually**, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

 Marcy Pitstick
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

STATE OF IOWA, COUNTY OF POLK, ss:

On this 10th day of September, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared **Bonny J. Albright, Individually**, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

 Marcy Pitstick
NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

EXHIBIT "A"

Part of Lots 1 and 2 of CORNER PLACE, Polk County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence N00°07'33"E, along the West line of said Lot 1, 221.00 feet; thence N89°26'15"E, 190.00 feet; thence N00°04'35"E, 197.00 feet to a point on the South Right-of-Way line of Eighth Street S.W.; thence N89°44'42"E, along said Right-of-Way line 28.60 feet; thence N74°29'49"E, along said Right-of-Way line, 139.89 feet; thence N89°51'24"E, along said Right-of-Way line, 391.63 feet to the Northeast corner of said Lot 2; thence S00°03'33"W, along the East line of said Lot 2, 455.02 feet; thence S89°44'42"W, 747.37 feet to the Point of Beginning, all being in and forming a part of the City of Altoona, Polk County, Iowa, containing 6.705 acres more or less.

ALTOONA

City of Altoona, Iowa

RESOLUTION # 6-7-99# 9

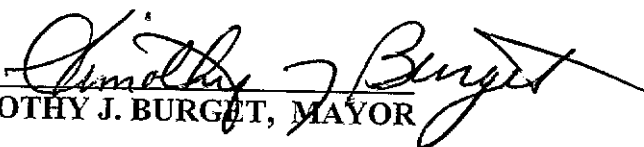
RESOLUTION APPROVING THE FINAL PLAT ALBRIGHT PLAZA PLAT 1

WHEREAS, the City of Altoona has received a request for approval of the above mentioned final plat; and

WHEREAS, the Altoona City Council has reviewed said final plat and finds it to be in true order.

THEREFORE, BE IT RESOLVED BY THE ALTOONA CITY COUNCIL to approve the request for the above referenced final plat.

PASSED THIS 7th DAY OF JUNE, 1999


TIMOTHY J. BURGET, MAYOR

ATTEST:


ROBERT L. FAGEN, CITY CLERK

COUNCIL MEMBER PIRILLO INTRODUCED AND MOVED FOR THE THE ADOPTION OF RESOLUTION 6-7-99# 9 SECONDED BY WHITE

VOTE:

CONKLING	<input checked="" type="checkbox"/>	_____	_____
FRANKLIN	<input checked="" type="checkbox"/>	_____	_____
JONES	<input checked="" type="checkbox"/>	_____	_____
PIRILLO	<input checked="" type="checkbox"/>	_____	_____
WHITE	<input checked="" type="checkbox"/>	_____	_____

SKINNER LAW OFFICE

ATTORNEYS AT LAW

A Professional Corporation

Ed Skinner
R. Bradley Skinner
Troy A. Skinner

204 8th Street S.E.
P.O. Box 367
Altoona, Iowa 50009

Telephone (515) 967-4264
Facsimile (515) 967-6486

September 10, 1999

TITLE OPINION

RE: Proposed real estate of ALBRIGHT PLAZA PLAT 1, FINAL PLAT

TO WHOM IT MAY CONCERN:

I hereby certify that I have examined the abstract of title to the following described real estate to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET OUT HEREIN.

Said real estate is to be known as:

ALBRIGHT PLAZA PLAT 1 FINAL PLAT, consisting of 6.705 acres more or less in Polk County, Iowa;

being abstract of title of Iowa Title Company from the date of Root of Title to the date of May 28, 1999 at 7:00 A.M. and the pencil note continuation thereof by Iowa Title Company being their No. 383085, at which time title to the said property stood in the name of:

COUNTRY CLUB CROSSING, INC. and BOB L. ALBRIGHT and BONNY J. ALBRIGHT, HUSBAND AND WIFE

Subject to the following:

1. There are no mortgages or liens against the subject real estate.
2. All real estate taxes against the subject real estate are paid to a current condition.
3. I hereby certify that title to the subject real estate stands in the name of:

***COUNTRY CLUB CROSSING, INC. and BOB L. ALBRIGHT and BONNY J.
ALBRIGHT, HUSBAND AND WIFE***

4. The Articles of Incorporation require the signature of the President or the Vice-President and authorize them to execute any documents necessary to purchase or convey said real estate.
5. This opinion is rendered pursuant to Chapter 354.11 (3) of the 1999 Code of Iowa for platting purposes only.

Respectfully submitted:
SKINNER LAW OFFICE, P.C.



Ed Skinner
Title Guaranty No. 2557

EWS/mjp

Enc.

EXHIBIT "A"

Part of Lots 1 and 2 of CORNER PLACE, Polk County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence N00°07'33"E, along the West line of said Lot 1, 221.00 feet; thence N89°26'15"E, 190.00 feet; thence N00°04'35"E, 197.00 feet to a point on the South Right-of-Way line of Eighth Street S.W.; thence N89°44'42"E, along said Right-of-Way line 28.60 feet; thence N74°29'49"E, along said Right-of-Way line, 139.89 feet; thence N89°51'24"E, along said Right-of-Way line, 391.63 feet to the Northeast corner of said Lot 2; thence S00°03'33"W, along the East line of said Lot 2, 455.02 feet; thence S89°44'42"W, 747.37 feet to the Point of Beginning, all being in and forming a part of the City of Altoona, Polk County, Iowa, containing 6.705 acres more or less.

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

ALBRIGHT PLAZA PLAT 1 FINAL PLAT ,
an Official Plat,
Polk County, Iowa

do hereby certify that same is free from all certified taxes, special assessments and special rates and charges.

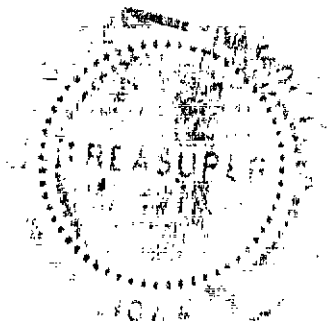
Nor are there any taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land against

COUNTRY CLUB CROSSING, INC.
and BOB L. ALBRIGHT & BONNY J. ALBRIGHT,
who are the record title holders of said real estate.

Prepared by Jill Beattie. Dated at Des Moines, IA this day, day 10 in the month of SEPTEMBER, 1999.

MARY MALONEY
POLK COUNTY TREASURER

by *Jodi Jesvik*



(Treasurer's Seal)

Subscribed and sworn to before me this day,
DAY 10 in the month of SEPTEMBER, 1999.

by *Rachel Hegul*
Notary Public in and for Polk County, Iowa

expires 6/30/2002

(Notary Seal)

EXHIBIT "A"

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Beginning at the Southwest corner of said Lot 1; thence N00°07'33"E, along the West line of said Lot 1, 221.00 feet; thence N89°26'15"E, 190.00 feet; thence N00°04'35"E, 197.00 feet to a point on the South Right-of-Way line of Eighth Street S.W.; thence N89°44'42"E, along said Right-of-Way line 28.60 feet; thence N74°29'49"E, along said Right-of-Way line, 139.89 feet; thence N89°51'24"E, along said Right-of-Way line, 391.63 feet to the Northeast corner of said Lot 2; thence S00°03'33"W, along the East line of said Lot 2, 455.02 feet; thence S89°44'42"W, 747.37 feet to the Point of Beginning, all being in and forming a part of the City of Altoona, Polk County, Iowa, containing 6.705 acres more or less.

