

# INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:  
 ERIN D. GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 ANKENY, IOWA 50023  
 515-964-2020  
 egriffin@snyder-associates.com

SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
 LOTS 1 & 2, BLOCK 39  
 LYON'S ADDITION TO FORT DES MOINES

REQUESTED BY:  
 14 WALNUT LLC

**Recorded: 4/13/2018 at 7:47:37.0 AM**  
**Fee Amount: \$12.00**  
**Revenue Tax:**  
**Polk County, Iowa**  
**Julie M. Haggerty RECORDER**  
**Number: 201700078336**  
**BK: 16881 PG: 394**

## RETRACEMENT PLAT OF SURVEY

### PROPERTY DESCRIPTION

LOTS ONE (1) AND TWO (2) IN BLOCK 39 IN JONATHAN LYON'S ADDITION TO FORT DES MOINES, NOW A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA;

AND

ALL THAT PART OF VACATED WEST 14TH STREET WITHIN THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK 39, OF JONATHAN LYON'S ADDITION TO FORT DES MOINES, NOW THE CITY OF DES MOINES, WHICH IS THE INTERSECTION OF THE WEST LINE OF VACATED 14TH STREET WITH THE SOUTH LINE OF WALNUT STREET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF VACATED WEST 14TH STREET A DISTANCE OF 139.50 FEET TO THE NORTH LINE OF THE EAST AND WEST ALLEY SOUTH OF WALNUT STREET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 31.33 FEET TO THE EAST LINE OF SAID VACATED WEST 14TH STREET; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID VACATED 14TH STREET, A DISTANCE OF 33.84 FEET; THENCE NORTHERLY A DISTANCE OF 101.30 FEET TO THE SOUTH LINE OF WALNUT STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF WALNUT STREET A DISTANCE OF 1.33 FEET TO THE POINT OF BEGINNING;

AND

THE FOLLOWING PORTION OF LOT TWO (2), KEENE & POINDEXTER'S O.P.: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2), THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TWO (2) A DISTANCE OF 9.61 FEET; THENCE NORTHERLY A DISTANCE OF 32.45 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2) THAT IS 33.84 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT TWO (2); THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT TWO (2) TO THE POINT OF BEGINNING.

ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND CONTAINING 0.46 ACRES (19,983 S.F.).

### SITE ADDRESS

1400 WALNUT STREET  
 DES MOINES, IA 50309

### DATE OF SURVEY

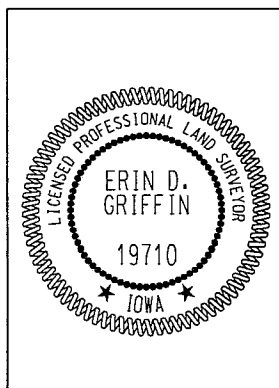
MARCH 24, 2015

### OWNER

14 WALNUT LLC  
 1964 W WAYZATA BOULEVARD  
 SUITE 200  
 LONG LAKE, MINNESOTA 55356

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	



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.

*Erin D. Griffin* 4/12/18  
 Erin D. Griffin, PLS  
 Date

License Number 19710  
 My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:  
 Sheets 1 and 2 of 2

**REQUESTED BY 14 WALNUT LLC**

**RETRACEMENT PLAT OF SURVEY**

SHEET 1 OF 2

PN: 116.0476

FLD BK:9897B PG: 67

DATE: 04/09/18

PM/TECH: EDG/SGK



2727 S.W. SNYDER BLVD.  
 ANKENY, IA 50023 (515) 964-2020

