

INDEX LEGEND		
DATE OF SURVEY: 2/6/2018		
SURVEYOR: Dean A. Wilke, PLS #17048		INDEXED <u>SM</u>
COUNTY: Crawford		FOLLOW UP _____
SECTION: 12 TOWNSHIP: 83N RANGE: 39W		PROOFED _____
ALIQUOT PART: SE1/4 SW1/4		SCANNED _____
PARCEL DESIGNATION(S): Lot 1, Lot 2, Lot 3, & Lot 4		
SITE ADDRESS: 2509 Highway 30 Denison, IA 51442		
PROPRIETOR(S): Self-Storage Company of Iowa (Lots 1 & 3) BNC Properties, LLC (Lots 2 & 4)		
REQUESTED BY: James Reischl & Brad Reischl		

Instrument #: 2018-0319
 02/07/2018 02:56:07 PM Total Pages: 3
 PLS SURVEY PLAT
 Recording Fee: \$17.00 Transfer Tax: \$0
 Denise Meeves, Recorder, Crawford County Iowa

WILKE LAND SURVEYING INC. - 401 1800TH ST. PANAMA, IOWA 51562 - PHONE (712)489-2898 CELL (712)579-0551

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 JOB #2018003

PLAT OF SURVEY
LOTS 1, 2, 3, AND 4 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 12, T83N, R39W OF THE 5TH P.M., CRAWFORD COUNTY, IOWA

PROPERTY DESCRIPTION: LOT 1

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 12, Township 83 North, Range 39 West of the 5th Principal Meridian, in the City of Denison, Crawford County, Iowa, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence South 88°14'45" West (Assumed Bearing) along a portion of the North line of said Southeast Quarter of the Southwest Quarter a distance of 997.94 feet; thence South 01°45'15" East a distance of 93.85 feet to the Northwest Corner of a tract of land described in a deed of record as Inst. No. 2001-0531 at the Crawford County Recorder's Office, being the point of beginning; thence South 01°51'29" East along the West line of said tract of land a distance of 330.33 feet to the Southwest Corner of said tract of land, being on the Northerly right-of-way line of the Union Pacific Railroad; thence Northeasterly along said Northerly right-of-way line containing a portion of a spiral curve concave to the Northwest a distance of 235.07 feet to the Southeast Corner of said tract of land, said Corner being North 86°46'18" East 235.07 feet of the Southwest Corner of said tract of land; thence North 01°51'29" West along a portion of the East line of said tract of land a distance of 293.72 feet; thence North 56°48'37" West a distance of 10.36 feet; thence South 88°14'39" West a distance of 150.80 feet; thence North 01°51'29" West a distance of 24.58 feet to the North line of said tract of land; thence South 88°17'11" West along said North line a distance of 75.72 feet to the point of beginning. Said parcel contains 1.676 acres, more or less, and is subject to any and all easements apparent or of record.

PROPERTY DESCRIPTION: LOT 2

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 12, Township 83 North, Range 39 West of the 5th Principal Meridian, in the City of Denison, Crawford County, Iowa, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence South 88°14'45" West (Assumed Bearing) along a portion of the North line of said Southeast Quarter of the Southwest Quarter a distance of 576.23 feet; thence South 01°45'15" East a distance of 94.15 feet to the Northeast Corner of a tract of land described in a deed of record as Inst. No. 2012-0762 at the Crawford County Recorder's Office, being the point of beginning; thence South 88°17'11" West along the North line of said tract of land a distance of 186.71 feet to the Northwest Corner of said tract of land; thence South 01°51'29" East along a portion of the West line of said tract of land a distance of 30.40 feet; thence South 56°48'37" East a distance of 4.56 feet; thence South 13°15'49" East a distance of 11.33 feet; thence South 01°31'57" East a distance of 279.86 feet to the South line of said tract of land, also being the Northerly right-of-way line of the Union Pacific Railroad and a spiral curve; thence Northeasterly along a portion of said spiral curve concave to the Northwest a distance of 181.37 feet to the Southeast Corner of said tract of land, said Corner being North 85°20'58" East 181.35 feet from the end of the previous course; thence North 01°38'33" West along the East line of said tract of land a distance of 314.68 feet to the point of beginning. Said parcel contains 1.333 acres, more or less, and is subject to any and all easements apparent or of record.

PROPERTY DESCRIPTION: LOT 3

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 12, Township 83 North, Range 39 West of the 5th Principal Meridian, in the City of Denison, Crawford County, Iowa, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence South 88°14'45" West (Assumed Bearing) along a portion of the North line of said Southeast Quarter of the Southwest Quarter a distance of 762.94 feet; thence South 01°45'15" East a distance of 94.02 feet to the Northeast Corner of a tract of land described in a deed of record as Inst. No. 2001-0531 at the Crawford County Recorder's Office, being the point of beginning; thence South 88°17'11" West along a portion of the North line of said tract of land a distance of 159.28 feet; thence South 01°51'29" East a distance of 24.58 feet; thence North 88°14'39" East a distance of 150.80 feet; thence South 56°48'37" East a distance of 10.36 feet to the East line of said tract of land; thence North 01°51'29" West along said East line a distance of 30.40 feet to the point of beginning. Said parcel contains 0.090 acres, more or less, and is subject to any and all easements apparent or of record.

PROPERTY DESCRIPTION: LOT 4

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 12, Township 83 North, Range 39 West of the 5th Principal Meridian, in the City of Denison, Crawford County, Iowa, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence South 88°14'45" West (Assumed Bearing) along a portion of the North line of said Southeast Quarter of the Southwest Quarter a distance of 762.94 feet; thence South 01°45'15" East a distance of 94.02 feet to the Northeast Corner of a tract of land described in a deed of record as Inst. No. 2012-0762 at the Crawford County Recorder's Office; thence South 01°51'29" East along a portion of the West line of said tract of land a distance of 30.40 feet to the point of beginning; thence continuing South 01°51'29" East along said West line a distance of 293.72 feet to the Southwest Corner of said tract of land, being on the Northerly right-of-way line of the Union Pacific Railroad and a spiral curve; thence Northeasterly along a portion of said spiral curve concave to the Northwest a distance of 4.39 feet to a point being North 86°21'57" East 4.39 feet of Southwest Corner of said tract of land; thence North 01°31'57" West a distance of 279.86 feet; thence North 13°15'49" West a distance of 11.33 feet; thence North 56°48'37" West a distance of 4.56 feet to the point of beginning. Said parcel contains 0.035 acres, more or less, and is subject to any and all easements apparent or of record.

PRIVATE STORM WATER SEWER EASEMENT DESCRIPTION:

A 20.00 foot wide easement to use and maintain an existing private underground storm water sewer across a portion of Lot 1 of the Southeast Quarter of the Southwest Quarter of Section 12, Township 83 North, Range 39 West of the 5th Principal Meridian, in the City of Denison, Crawford County, Iowa, described as follows:

Commencing at the Southwest Corner of Lot 3 of the Southeast Quarter of the Southwest Quarter of said Section 12; thence North 88°14'39" East (Assumed Bearing) along a portion of the South line of said Lot 3, also being the North line of said Lot 1, a distance of 40.76 feet to the point of beginning; thence continuing North 88°14'39" East along said North line a distance of 20.00 feet; thence South 01°40'47" East a distance of 302.55 feet to the South line of said Lot 1, also being the Northerly right-of-way line of the Union Pacific Railroad and a spiral curve; thence Southwesterly along a portion of said spiral curve concave to the Northwest a distance of 20.01 feet to a point being South 86°47'07" West 20.01 feet from the end of previous course; thence North 01°40'47" West a distance of 303.06 feet to the point of beginning.

INGRESS & EGRESS EASEMENT DESCRIPTION:

The West 54.00 feet of Lot 3 of the Southeast Quarter of the Southwest Quarter of Section 12, Township 83 North, Range 39 West of the 5th Principal Meridian, in the City of Denison, Crawford County, Iowa, described as follows:

LICENSED LAND SURVEYOR

DEAN A. WILKE

17048

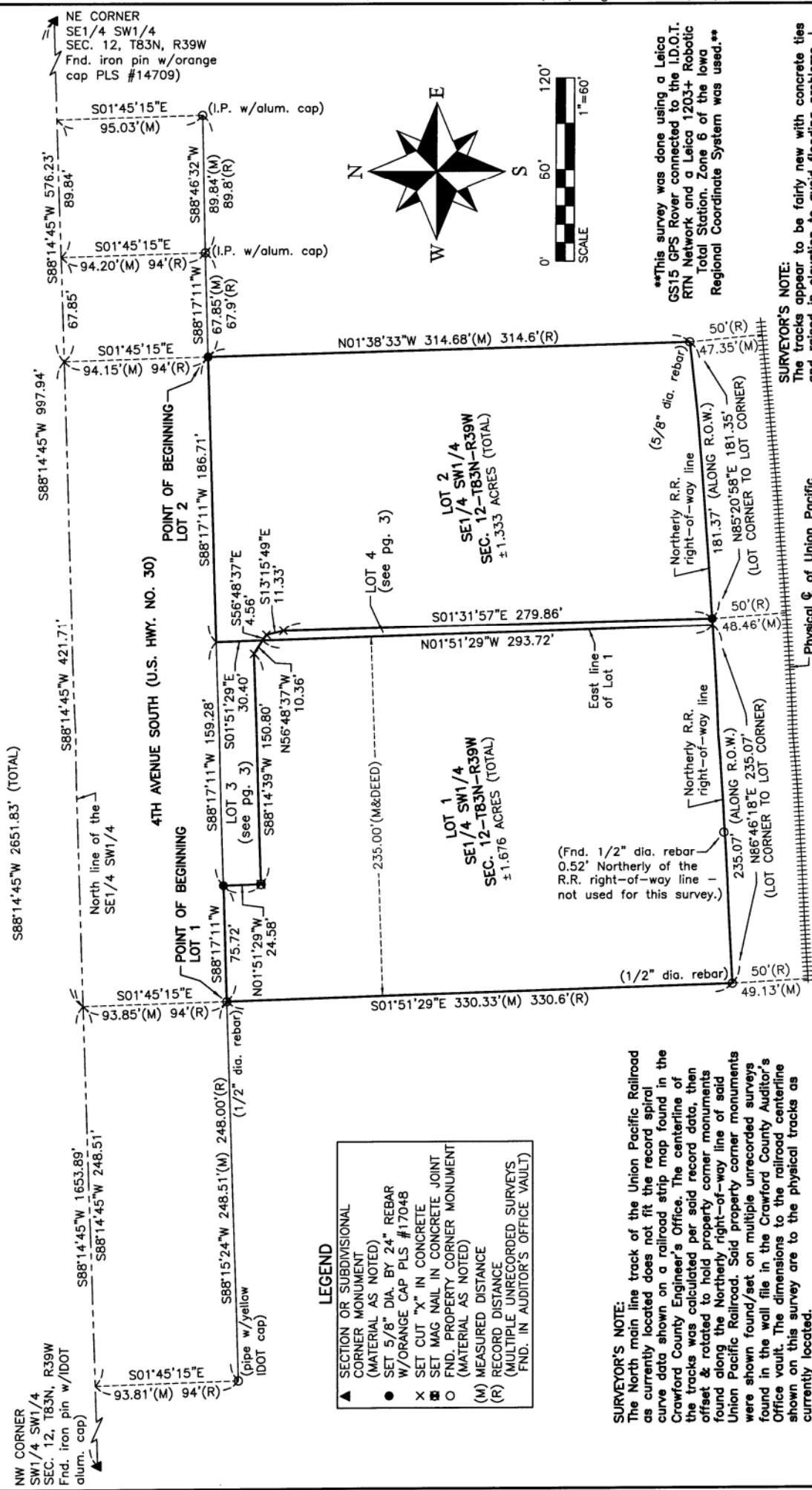
IOWA

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 Land Surveyor under the laws of the State of Iowa.

Dean A. Wilke 2/05/18

Dean A. Wilke Date

License number 17048
 My license renewal date is December 31, 2019
 Pages or sheets covered by this seal: Pages 1-3 of this document.



LEGEND

- ▲ SECTION OR SUBDIVISIONAL CORNER MONUMENT (MATERIAL AS NOTED)
- SET 5/8" DIA. BY 24" REBAR W/ORANGE CAP PLS #17048
- X SET CUT "X" IN CONCRETE
- SET MAG NAIL IN CONCRETE JOINT
- FND. PROPERTY CORNER MONUMENT (MATERIAL AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (MULTIPLE UNRECORDED SURVEYS FND. IN AUDITOR'S OFFICE VAULT)

SURVEYOR'S NOTE:
The North main line track of the Union Pacific Railroad as currently located does not fit the record spiral curve data shown on a railroad strip map found in the Crawford County Engineer's Office. The centerline of the tracks was calculated per said record data, then offset & related to hold property corner monuments found along the Northerly right-of-way line of said Union Pacific Railroad. Said property corner monuments were shown found/set on multiple unrecorded surveys found in the wall file in the Crawford County Auditor's Office vault. The dimensions to the railroad centerline shown on this survey are to the physical tracks as currently located.

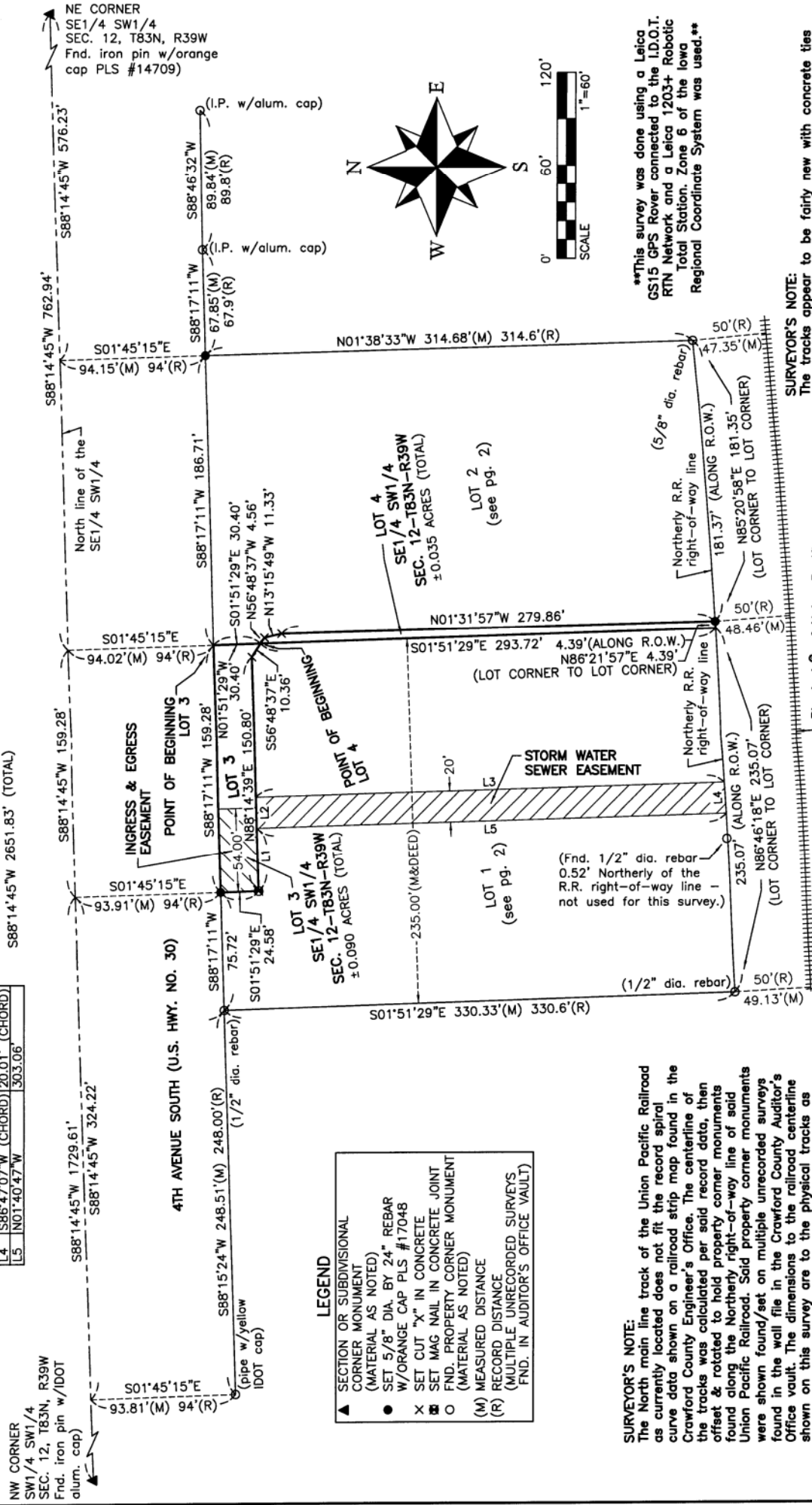
****This survey was done using a Leica GS15 GPS Rover connected to the I.D.O.T. RTN Network and a Leica 1203+ Robotic Total Station, Zone 6 of the Iowa Regional Coordinate System was used.****

SURVEYOR'S NOTE:
The tracks appear to be fairly new with concrete ties and raised in elevation to avoid flooding problems. I assume the horizontal location of the tracks isn't the same as when the old property surveys were done.

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STORM WATER SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°14'39"E	40.76'
L2	N88°14'39"E	20.00'
L3	S01°40'47"E	302.55'
L4	S86°47'07"W (CHORD)	20.01'
L5	N01°40'47"W	303.06'



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 - FND. PROPERTY CORNER MONUMENT (MATERIAL AS NOTED)
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE (MULTIPLE UNRECORDED SURVEYS, FND. IN AUDITOR'S OFFICE VAULT)

SURVEYOR'S NOTE:
The North main line track of the Union Pacific Railroad as currently located does not fit the record spiral curve data shown on a railroad strip map found in the Crawford County Engineer's Office. The centerline of the tracks was calculated per said record data, then offset & rotated to hold property corner monuments found along the Northernly right-of-way line of said Union Pacific Railroad. Said property corner monuments were shown found/set on multiple unrecorded surveys found in the wall file in the Crawford County Auditor's Office vault. The dimensions to the railroad centerline shown on this survey are to the physical tracks as currently located.

This survey was done using a Leica GS15 GPS Rover connected to the I.D.O.T. RTN Network and a Leica 1203+ Robotic Total Station, Zone 6 of the Iowa Regional Coordinate System was used.

SURVEYOR'S NOTE:
The tracks appear to be fairly new with concrete ties and raised in elevation to avoid flooding problems. I assume the horizontal location of the tracks isn't the same as when the old property surveys were done.

Physical C of Union Pacific R.R. main line (North Tracks being a spiral curve)