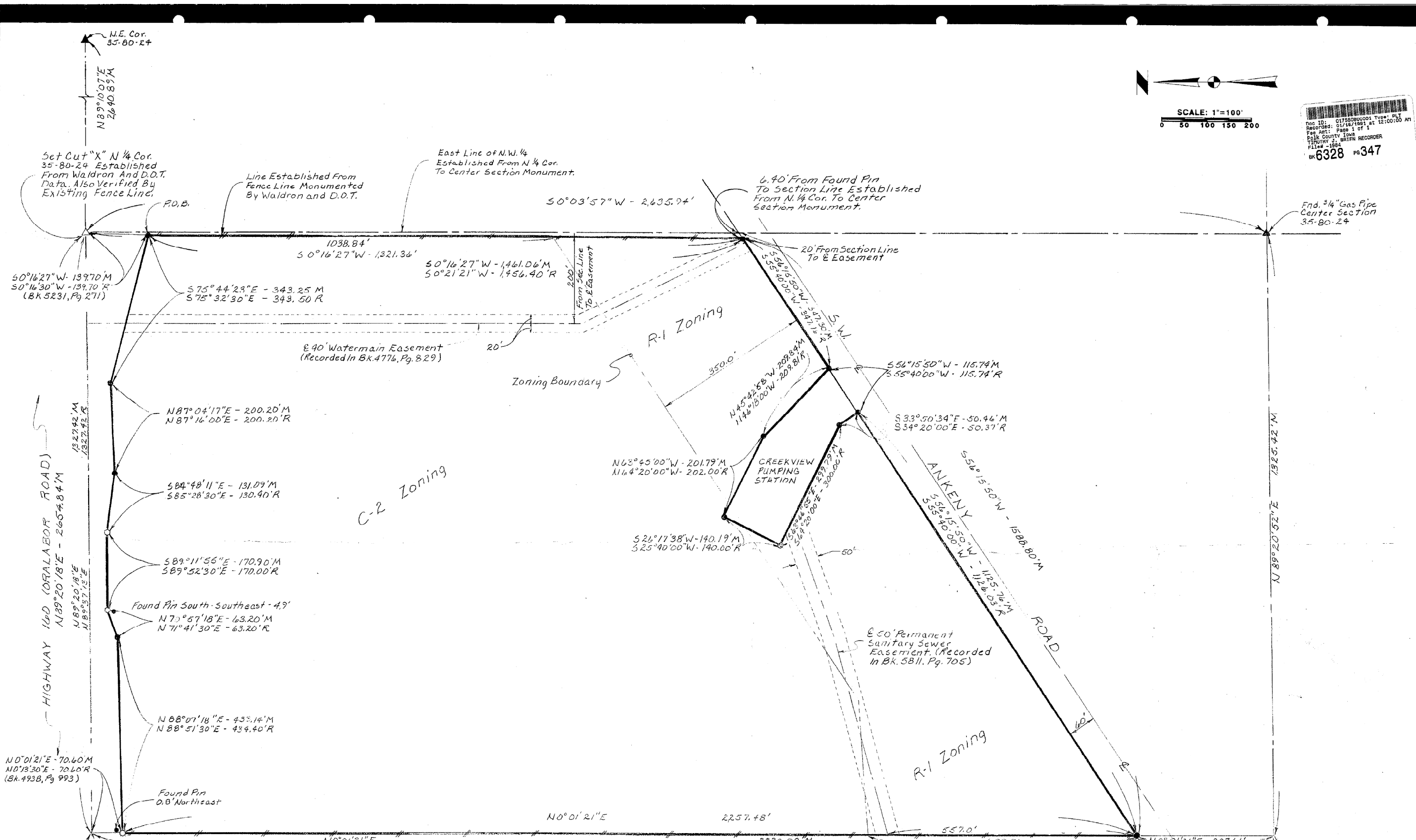

LEGAL DESCRIPTION

OVERALL PROPERTY DESCRIPTION

A PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 89°20'18" EAST, ASSUMED FOR PURPOSE OF THIS DESCRIPTION, ALONG THE NORTH LINE OF SAID SECTION 35, 2654.84 FEET TO THE NORTH QUARTER CORNER THEREOF; THENCE SOUTH 0°16'27" WEST, 139.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 160 (ORALABOR ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°16'27" WEST, 1321.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ANKENY ROAD; THENCE SOUTH 56°15'50" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 347.30 FEET; THENCE NORTH 45°42'58" WEST, 209.84 FEET; THENCE NORTH 63°45'00" WEST, 201.79 FEET; THENCE SOUTH 26°17'38" WEST, 140.19 FEET; THENCE SOUTH 63°46'55" EAST, 299.79 FEET; THENCE SOUTH 33°50'34" EAST, 50.46 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ANKENY ROAD; THENCE SOUTH 56°15'50" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1125.76 FEET TO A POINT ON THE WEST LINE OF THE SAID EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 35; THENCE NORTH 0°01'21" EAST ALONG SAID LINE, 2257.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 160 (ORALABOR ROAD); THENCE NORTH 88°07'18" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE, 433.14 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 70°57'18" EAST, 63.20 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 89°11'56" EAST, 170.90 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 84°48'11" EAST, 131.09 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 87°04'17" EAST, 200.20 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 75°44'23" EAST, 343.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.3965 ACRES (2,369,510 S.F.) MORE OR LESS.

PROPERTY SURVEYED SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

▲	SEC COR MONUMENT/MARKER FOUND
△	SEC COR MONUMENT/IRON ROD SET
●	IRON MONUMENT/MARKER FOUND
○	IRON ROD SET WITH L.S. CAP
■	R.O.W. MONUMENT FOUND
P.	PLATTED DISTANCE
M	MEASURED BEARING AND DISTANCE
R	RECORDED AS
D	DEED DISTANCE
C	CALCULATED DISTANCE
———	SURVEY BOUNDARY LINE
—//—//—	FENCE LINE

REGISTERED PROF. LAND SURVEYOR MICHAEL G. GEIER 11804 IOWA

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED Michael G. Geier DATE Jan. 10, 1991

MICHAEL G. GEIER, L.S. IOWA REG. NO. 11804

INST. NO. 037903
POLK COUNTY, IOWA 30.00
8:03 FILED FOR RECORD
AT JAN 15 1991 P.M.
TIMOTHY J. BRIEN Recorder
By [signature] Deputy

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VERN REINERT

PLAT OF SURVEY

SNYDER & ASSOCIATES

CONSULTING ENGINEERS

301 NORTH ANKENY BOULEVARD
SUITE 214 - ANKENY, IOWA 50021

Engineer: MGG | Checked By: MGG | Scale: 1" = 100'
Technician: GJC | Date: DEC. 1990 | Field Bk. 206 Pg. 13
Project No: 90-416-L
File No: D-675

90-416-L D-675

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