

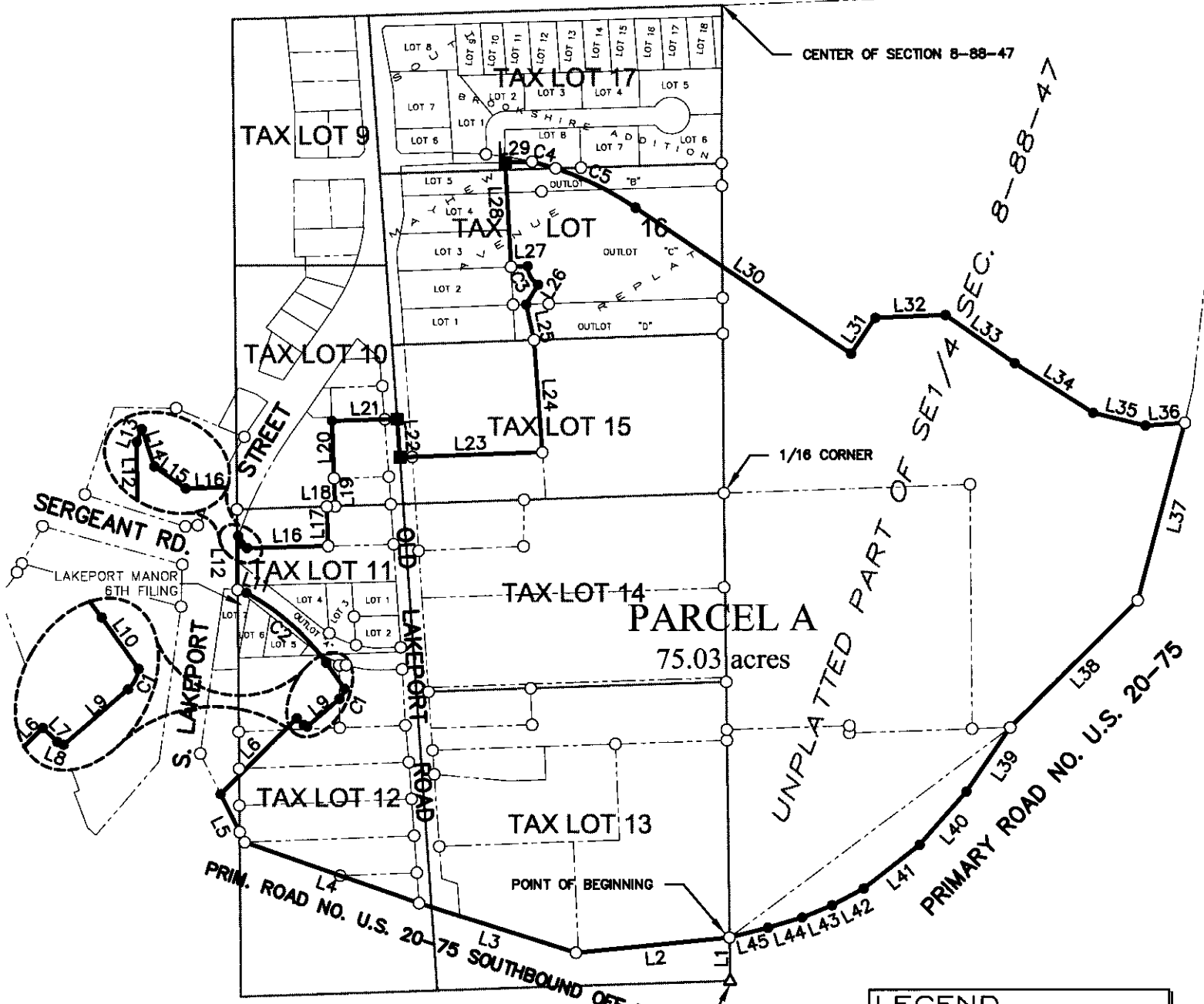
DEC 28 2004

9:40 AM
 PATRICK DALY, Author & Recorder
 170°
 Designer

PREPARED BY: DGR & Assoc. Co., 4425 Singing Hills Blvd., Suite 300 Sioux City, IA 51106 (712) 266-1554

PLAT OF SURVEY

Part of the S1/2 of
 Section 8 T88N-R47W
 City of Sioux City, Woodbury County,



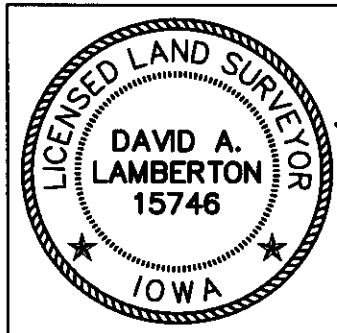
Acreage Breakdown:

SE1/4-SW1/4 = 31.13 ac.
 NE1/4-SW1/4 = 11.53 ac.
 SW1/4-SW1/4 = 0.09 ac.
 SW1/4-SE1/4 = 22.14 ac.
 NW1/4-SE1/4 = 10.14 ac.
 TOTAL AREA = 75.03 ac.

See Page 2 for line and curve tables.
 See Page 3 for Description of Parcel A.
 Current Proprietor: LAKEPORT COMMONS, L.L.C.

LEGEND

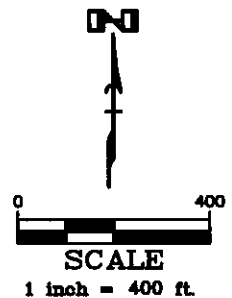
- FOUND MONUMENT
- SET 1/2" x 30" REBAR w/ ORANGE CAP 15746
- SET MAG NAIL IN PAVEMENT



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.

David A. Lambertson 12/28/04
DAVID A. LAMBERTSON License No. 15746 DATE

My license renewal date is December 31, 2006
 Pages or sheets covered by this seal: 1 of 1
 Survey performed at the request of: Lakeport Commons, LLC



DeWild Grant Reckert & Assoc. Co.
 Consulting Engineers
 4425 Singing Hills Blvd., Suite 300, Sioux City, Iowa.
 Tel. 712-266-1554 Fax. 712-266-1707 51106

Date of Field Survey: 10/23/03
 Drawn By: DAL Approved: DAL
 Drawing - P:\P\253060\DWG\253060FP05.DWG

Project No. 253060
 Sheet 1 of 3

PREPARED BY: DGR & Assoc. Co., 4425 Singing Hills Blvd., Suite 300 Sioux City, IA 51106 (712) 266-1554

CURVE TABLE					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	39°41'02"	31.51	45.50	N27°16'32"E	30.89
C2	26°35'48"	288.50	621.50	N48°27'02"W	285.92
C3	57°39'31"	59.88	59.50	N29°23'17"W	57.38
C4	4°33'33"	66.20	832.00	S74°01'45"E	66.19
C5	15°54'56"	240.28	865.00	S63°31'05"E	239.51

LINE TABLE		
Line #	Bearing	Length
L1	N00°36'35"W	117.46'
L2	S84°18'18"W	414.71'
L3	N72°17'30"W	442.75'
L4	N70°35'28"W	496.23'
L5	N26°06'36"W	145.05'
L6	N44°57'31"E	290.53'
L7	S45°32'01"E	26.90'
L8	S65°57'02"E	9.73'
L9	N49°09'42"E	115.00'
L10	N35°09'08"W	85.55'
L11	N69°51'23"W	24.85'
L12	N00°11'27"W	137.68'
L13	N21°31'59"E	7.47'
L14	S18°06'02"E	21.35'
L15	S54°38'54"E	20.57'
L16	N88°33'31"E	218.46'
L17	N01°41'20"W	106.25'
L18	N88°12'30"E	22.42'
L19	N01°59'52"W	75.24'
L20	N01°46'16"W	156.19'
L21	N88°20'07"E	175.50'
L22	S03°45'37"E	104.76'
L23	N88°08'44"E	383.67'
L24	N03°52'58"W	304.76'
L25	N12°13'49"W	97.41'
L26	N31°10'07"E	62.97'
L27	S88°10'01"W	44.81'
L28	N02°49'17"W	282.34'
L29	N88°25'07"E	72.05'
L30	S55°34'01"E	699.65'
L31	N34°25'59"E	116.77'
L32	N87°53'46"E	189.25'
L33	S54°47'38"E	227.12'
L34	S57°37'06"E	250.00'
L35	S76°00'56"E	145.13'
L36	N85°59'50"E	107.03'
L37	S15°11'24"W	495.50'
L38	S45°16'18"W	487.15'
L39	S34°29'48"W	209.79'
L40	S41°25'27"W	191.47'
L41	S52°07'08"W	192.07'
L42	S62°31'23"W	96.26'
L43	S67°36'04"W	87.26'
L44	S73°10'51"W	95.94'
L45	S75°39'37"W	106.75'

See Page 1 for Plat of Survey drawing.
See Page 3 for Description of Parcel A.



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Drawing - P:\P\253060\DWG\253060FP05.DWG

Project No. 253060
Sheet 2 of 3

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DESCRIPTION OF PARCEL A:

That portion of the S1/2 of Section 8, Township 88 North, Range 47 West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows:

Commencing at the south quarter corner of said Sec. 8; thence North 00°36'35" West along the north-south centerline of said Sec. 8 for a distance of 117.46 feet to the north Right-of-Way line of Primary Road No. U.S. 20-75 and to the Point of Beginning; thence South 84°18'18" West along said Right-of-Way line for a distance of 414.71 feet; thence North 72°17'30" West along said Right-of-Way line for a distance of 442.75 feet; thence North 70°35'28" West along said Right-of-Way line for a distance of 496.23 feet; thence North 26°06'36" West along said Right-of-Way line for a distance of 145.05 feet; thence North 44°57'31" East for a distance of 290.53 feet; thence South 45°32'01" East for a distance of 26.90 feet; thence South 65°57'02" East for a distance of 9.73 feet; thence North 49°09'42" East for a distance of 115.00 feet; thence northeasterly along a non-tangent curve to the left having a radius of 45.50 feet, for a distance along the arc of 31.51 feet, the chord of which bears North 27°16'32" East a distance of 30.89 feet; thence North 35°09'08" West for a distance of 85.55 feet; thence northwesterly along a curve to the left having a radius of 621.50 feet, through a central angle of 26°35'48", for a distance along the arc of 288.50 feet, the chord of which bears North 48°27'02" West a distance of 285.92 feet; thence North 69°51'23" West for a distance of 24.85 feet to the west line of Tax Lot 11, Auditor's Subdivision of the SW1/4 of Section 8-88-47; thence North 00°11'27" West along said west line for a distance of 137.68 feet to the easterly Right-of-Way line of S. Lakeport Street; thence North 21°31'59" East along said Right-of-Way line for a distance of 7.47 feet; thence South 18°06'02" East for a distance of 21.35 feet; thence South 54°38'54" East for a distance of 20.57 feet; thence North 88°33'31" East for a distance of 218.46 feet; thence North 01°41'20" West for a distance of 106.25 feet; thence North 88°12'30" East for a distance of 22.42 feet; thence North 01°59'52" West for a distance of 75.24 feet; thence North 01°46'16" West for a distance of 156.19 feet; thence North 88°20'07" East for a distance of 175.50 feet to the centerline of Old Lakeport Road; thence South 03°45'37" East along said centerline for a distance of 104.76 feet; thence North 88°08'44" East for a distance of 383.67 feet; thence North 03°52'58" West for a distance of 304.76 feet to the north line of Tax Lot 15 and the south line of Outlot D, South Mayhew Avenue Replat; thence North 12°13'49" West for a distance of 97.41 feet to the north line of said Outlot D; thence North 31°10'07" East for a distance of 62.97 feet; thence northwesterly along a non-tangent curve to the right having a radius of 59.50 feet, for a distance along the arc of 59.88 feet, the chord of which bears North 29°23'17" West a distance of 57.38 feet; thence South 88°10'01" West for a distance of 44.81 feet to the northeast corner of Lot 2, South Mayhew Avenue Replat; thence North 02°49'17" West along the west line of Outlot C, South Mayhew Avenue Replat for a distance of 282.34 feet to the south line of Brookshire Addition to the City of Sioux City; thence North 88°25'07" East along said south line for a distance of 72.05 feet; thence continuing along said south line, southeasterly along a non-tangent curve to the right having a radius of 832.00 feet, for a distance along the arc of 66.20 feet, the chord of which bears South 74°01'45" East a distance of 66.19 feet; thence southeasterly along a non-tangent curve to the right having a radius of 865.00 feet, for a distance along the arc of 240.28 feet, the chord of which bears South 63°31'05" East a distance of 239.51 feet; thence South 55°34'01" East for a distance of 699.65 feet; thence North 34°25'59" East for a distance of 116.77 feet; thence North 87°53'46" East for a distance of 189.25 feet; thence South 54°47'38" East for a distance of 227.12 feet; thence South 57°37'06" East for a distance of 250.00 feet; thence South 76°00'56" East for a distance of 145.13 feet; thence North 85°59'50" East for a distance of 107.03 feet to the westerly Right-of-Way line of Primary Road No. U.S. 20-75; thence South 15°11'24" West along said Right-of-Way line for a distance of 495.50 feet; thence South 45°16'18" West along said Right-of-Way line for a distance of 487.15 feet; thence South 34°29'48" West for a distance of 209.79 feet; thence South 41°25'27" West for a distance of 191.47 feet; thence South 52°07'08" West for a distance of 192.07 feet; thence South 62°31'23" West for a distance of 96.26 feet; thence South 67°36'04" West for a distance of 87.26 feet; thence South 73°10'51" West for a distance of 95.94 feet; thence South 75°39'37" West for a distance of 106.75 feet to the Point of Beginning, containing 75.03 acres, subject to easements, if any, of record or apparent.

BASIS OF BEARINGS:

All bearings are referenced to Geodetic North by GPS measurements taken at the south quarter corner of said Sec. 8, said point having State Plane Coordinates of N-3637797.36 E-4154500.9503 NAD83 (1996) U.S. Survey Feet, Iowa State Plane Coordinate System, North Zone. Rotate bearings clockwise 1°55'32" for Grid North.

See Page 1 for Plat of Survey drawing.
See Page 2 for line and curve tables.



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Project No.
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