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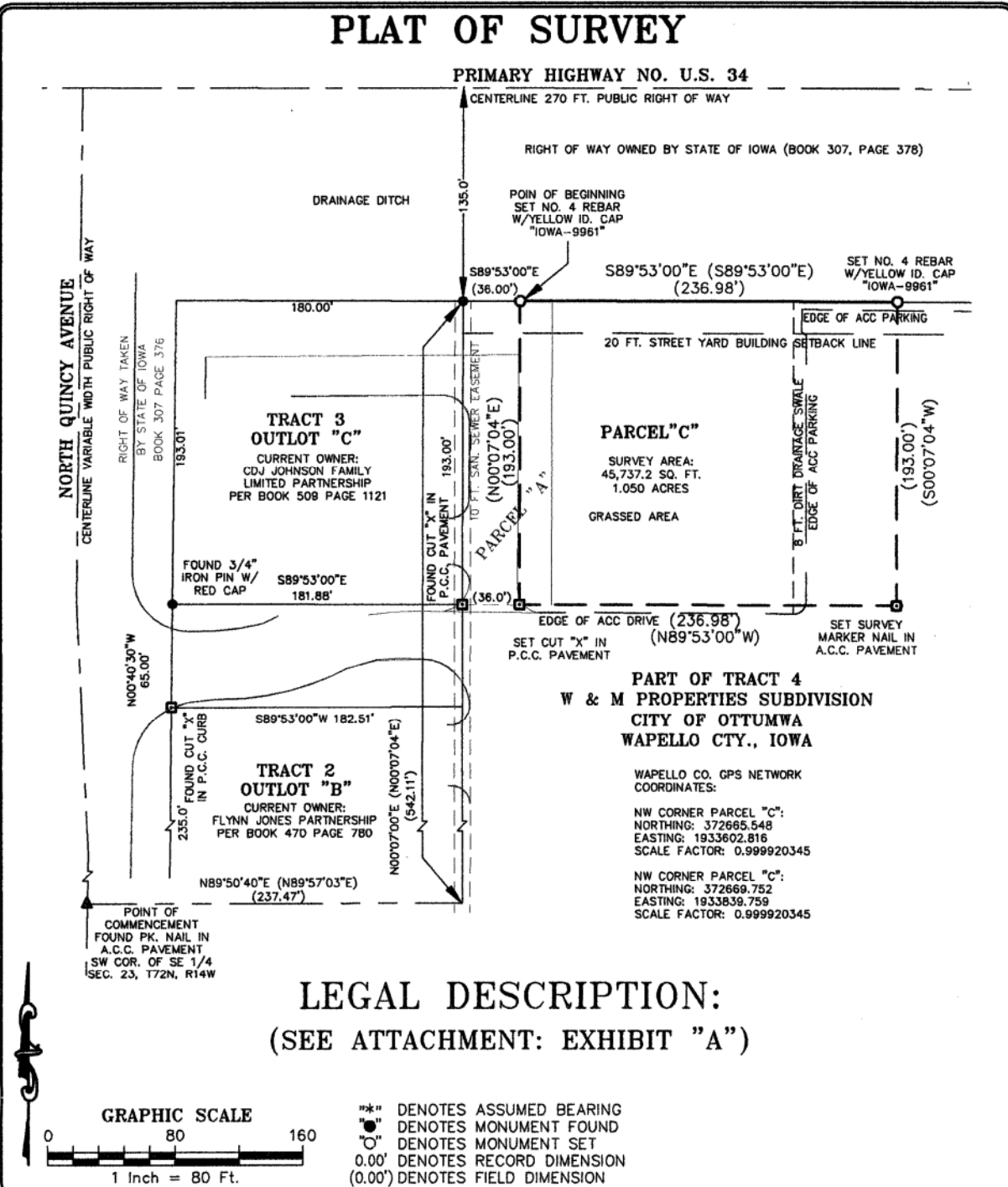
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JOYCE HASS, RECORDER  
WAPELLO COUNTY IOWA

1200 pd.  
(E) KESS & ASSOC. INC  
Waterloo, IA

Kirk D. Eschliman, P.L.S. Iowa Lic. No. 9961, 819 Sycamore Street, Waterloo, Iowa 50703-4729 - Phone: 319-234-0509

## PLAT OF SURVEY



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.

Kirk D. Eschliman, P.L.S. IOWA LIC. NO. 9961  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009  
PAGES OR SHEETS COVERED BY THIS SIGNATURE & SEAL: SHEET 1 & 2 OF 2



CURRENT OWNER: DEVELOPERS DIVERSIFIED REALTY CORPORATION  
PER WAPELLO COUNTY RECORDER'S OFFICE:  
DOC. NO. 2006 3459 & BOOK 527, PAGE 99

FOR:  
DEVELOPERS DIVERSIFIED REALTY CORPORATION  
UNASSIGNED ADDR. N. QUINCY AVE.  
OTTUMWA, IA 52501  
REQ. BY: JOSEPH F. STARCEVIC, ATTY.  
ALBIA, IA 52531

**KESS & ASSOCIATES, INC.**  
819 SYCAMORE ST., WATERLOO, IOWA 50703-4729 PHONE: (319) 234-0509

DATE OF FIELD WORK: 05/21/2008 DRAWN BY: BJYK  
DWG. DATE: 05/22/2008 PROJECT NO.: 08A70  
CADD FILE: 08A70PS1.DWG SHEET 1 OF 2

**ATTACHMENT: EXHIBIT "A"**

**LEGAL DESCRIPTION:**

A SURVEY OF PARCEL "C" IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 72 NORTH (T72N), RANGE 14 WEST (R14W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), IN THE CITY OF OTTUMWA, WAPELLO COUNTY, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 72 NORTH (T72N), RANGE 14 WEST (R14W); THENCE N89°57'03"E (RECORDED AS N89°50'40"E) 237.47 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 3, OUT LOT "C" ("ARBY'S"); THENCE N00°07'04"E (RECORDED AS N00°07'00"E) 542.11 FEET, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 3, OUT LOT "C" ("ARBY'S"), AND SAID EAST LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRIMARY HIGHWAY NO. U.S. 34, SAID POINT ALSO KNOWN AS THE NORTHEAST CORNER OF SAID TRACT 3, OUT LOT "C" ("ARBY'S"); THENCE S89°53'00"E (RECORDED AS S89°53'00"E) 36.00 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PRIMARY HIGHWAY NO. U.S. 34, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S89°53'00"E (RECORDED AS S89°53'00"E) 236.98 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PRIMARY HIGHWAY NO. U.S. 34, TO A POINT; THENCE S00°07'04"W 193.00 FEET, ALONG A LINE PARALLEL TO AND NORMALLY DISTANT FROM THE EAST LINE OF TRACT 3, OUT LOT "C" ("ARBY'S"), TO A POINT; THENCE N89°53'00"W 236.98 FEET, ALONG A LINE PARALLEL TO AND NORMALLY DISTANT FROM THE SOUTHERLY RIGHT OF WAY LINE OF SAID PRIMARY HIGHWAY NO. U.S. 34, TO A POINT; THENCE N00°07'04"E 193.00 FEET, ALONG A LINE PARALLEL TO AND NORMALLY DISTANT FROM THE EAST LINE OF TRACT 3, OUT LOT "C" ("ARBY'S"), TO THE POINT OF BEGINNING, CONTAINING 45,737.2 SQUARE FEET, OR 1.050 ACRES.

**LOCALIZATION WAPELLO COUNTY G.P.S. CONTROL NETWORK:**

REFERENCE: MONUMENT RECORD FALL 1993

IOWA COORDINATE SYSTEM: SOUTH ZONE (1402)

U.S. SURVEY FEET / NAD83

POINT NUMBER: 029  
NORTHING: (FEET) 374670.411  
EASTING: (FEET) 1930663.828  
ELEVATION: 647.42 NGVD 1929  
COMB. FACTOR: 0.999922169  
DESIGNATION: 93-29 W. C. G.P.S. C. P.

POINT NUMBER: 033  
NORTHING: (FEET) 361610.725  
EASTING: (FEET) 1941382.372  
ELEVATION: 640.23 NGVD 1929  
COMB. FACTOR: 0.999924656  
DESIGNATION: 93-33 W. C. G.P.S. C. P.

POINT NUMBER: 034  
NORTHING: (FEET) 377578.803  
EASTING: (FEET) 1941415.109  
ELEVATION: 805.43 NGVD 1929  
COMB. FACTOR: 0.999914211  
DESIGNATION: 93-34 W. C. G.P.S. C. P.