

#0588

[TOP PAGE]

A.D., 1988 at 2:15 o'clock P.M.

Developers Diversified

TO

the Public

County Recorder

219

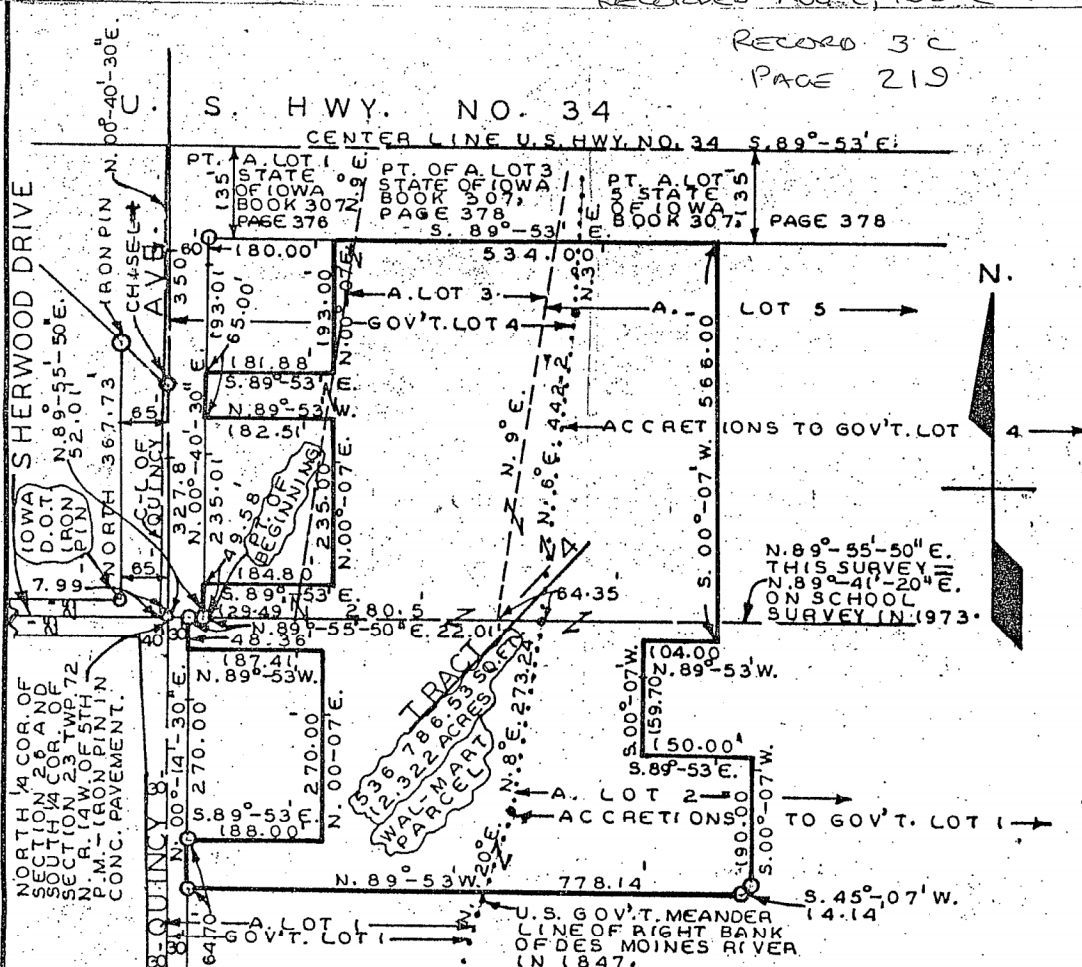
Doc # 0588

RECORD FEES 1000

RECORDED AUG. 2, 1988 @ 2:15 PM

RECORD 3 C

PAGE 219



CERTIFICATE

I hereby certify that I am a duly Registered Land Surveyor under the laws of the State of Iowa; that this Plat, Map, Survey or Report was made by me or under my direct personal supervision; that said Plat correctly shows the Tract of Land surveyed and the monuments that are set at the present time; that all Corner Monuments will be set and or re-set after all of the grading work has been completed; that the Description on the attached sheet is the Description of the Tract of Land surveyed, all to be correct to the best of my knowledge and belief.



Lewis E. Graham, Jr.
Lewis E. Graham, Jr. R. L. S.
Iowa Reg. No. 3955

Sheet: 1 of 2

Survey For:
DEVELOPERS DIVERSIFIED
MORELAND HILLS, OHIO

Graham & Associates
Lewis E. Graham, Jr.
Professional Land Surveyor
Iowa Reg. No. 3955
728 Grace St. Ottumwa, Iowa 52501

DRAWN BY: L. E. G.

REVISED: ORIG. DATE
14 MAY 1988

Date: 26 JUL
1988

Scale: 1"=100'

No. 88-26 A-1

END PAGE 1

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DESCRIPTIONWal-Mart Parcel (Dept. Store "A") or Tract-4

A part of Government Lot Four (4), in Section Twenty-three (23), Township Seventy-two (72) North, Range Fourteen (14) West of the 5th P.M., in the City of Ottumwa, Wapello County, Iowa together with a part of the Accretions belonging to said part of Government Lot Four (4), being otherwise known and described as a part of Auditor's Lot One (1), a part of Auditor's Lot Three (3) and a part of Auditor's Lot Five (5) of said Government Lot Four (4) located in a part of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 23, ALSO, a part of Government Lot One (1), in Section Twenty-six (26), Township Seventy-two (72) North, Range Fourteen (14) West of the 5th P.M., in the City of Ottumwa, Wapello County, Iowa, together with all of the accretions belonging to said part of Government Lot One (1), being otherwise known and described as a part of Auditor's Lot One (1) and a part of Auditor's Lot Two (2) of said Government Lot One (1) located in the Northeast Quarter (NE $\frac{1}{4}$) of said Section 26, being more particularly described as follows, to-wit:

A part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 23 and also a part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, all in Township 72 North, Range 14 West of the 5th P.M., in the City of Ottumwa, Wapello County, Iowa, described as follows, to-wit: Commencing at the North One-quarter (N $\frac{1}{4}$) Corner of said Section 26; thence North 89°-55'-50" East along the North line of said Section 26, a distance of 52.01 feet to the Southeast Corner of the right of way acquired by the State of Iowa by Warranty Deed from David J. Thorne and Anna Thorne, filed for Record on the 5th Day of February 1963 in Book 307, Page 376 in the Office of the Recorder, Wapello County, Iowa, said point also being the point of beginning of the Tract of Land herein described; thence North 00°-40'-30" East along the East right of way line of Quincy Ave., a distance of 49.58 feet; thence leaving the said right of way line and running South 89°-53' East, a distance of 184.80 feet; thence North 00°-07' East, a distance of 235.00 feet; thence North 89°-53' West, a distance of 182.51 feet to a point on the said East right of way line of Quincy Ave.; thence North 00°-40'-30" East along the said East right of way line of Quincy Ave., a distance of 65.00 feet; thence leaving the said right of way line and running South 89°-53' East, a distance of 181.88 feet; thence North 00°-07' East, a distance of 193.00 feet to a point on the South right of way line of U. S. Highway No. 34 as found described of Record in said Book 307, Page 376; thence South 89°-53' East along the said South right of way line of U. S. Highway No. 34 as found described in Book 307, Page 376 and also found described in Book 307, Page 378, in the said Office of the Recorder, Wapello County, Iowa on a line that is 135 feet normally distant Southerly from centerline of Primary Road No. U. S. 34, a distance of 534.00 feet; thence leaving the said right of way line and running South 00°-07' West, a distance of 566.00 feet; thence North 89°-53' West, a distance of 104.00 feet; thence South 00°-07' West, a distance of 152.70 feet; thence South 89°-53' East, a distance of 150.00 feet; thence South 00°-07' West, a distance of 190.00 feet; thence South 45°-07' West, a distance of 14.14 feet; thence North 89°-53' West, a distance of 778.14 feet to a point on the East right of way line of the said Quincy Ave., said point also being 30.00 feet East of the West line of the said NE $\frac{1}{4}$ of Section 26; thence North 00°-14'-30" East along the said East right of way line of Quincy Ave., a distance of 64.70 feet; thence leaving the said right of way line and running South 89°-53' East, a distance of 188.00 feet; thence North 00°-07' East, a distance of 270.00 feet; thence North 89°-53' West, a distance of 187.41 feet to a point on the said East right of way line of Quincy Ave.; thence North 00°-14'-30" East along the said East right of way line of Quincy Ave., a distance of 48.36 feet to a point on the North line of the said NE $\frac{1}{4}$ of Section 26; thence North 89°-55'-50" East along the said North line of the NE $\frac{1}{4}$ of Section 26, a distance of 22.01 feet to the point of beginning, containing 536,786.53 square feet or 12.322 Acres.



Sheet: 2 of 2

Survey For:

Developers Diversified
34555 Chagrin Boulevard
Moreland Hills, Ohio 44022

Graham & Associates

Lewis E. Graham, Jr.
Professional Land Surveyor
Iowa Reg. No. 3955

728 Grace St. Ottumwa, Iowa 52501

DRAWN BY:

L. E. G.

REVISED: 23 MAY 1988
UPDATE: 17 JUNE 1988

Date: 14 May
1988

Scale: -----

No. 88-26 A-1