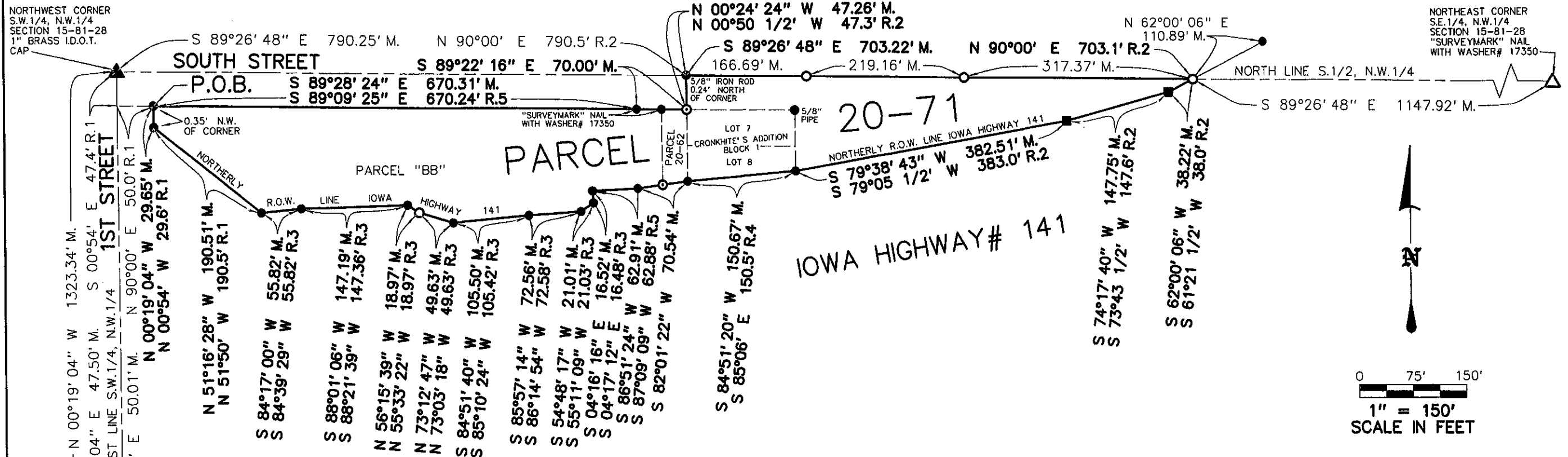


PLAT OF SURVEY

PARCEL 20-71 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-81-28

SURVEYED: 8-20-20 - 12-2-20



PARCEL 20-71 LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 81 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, NOW IN AND FORMING A PART OF THE CITY OF PERRY, DALLAS COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

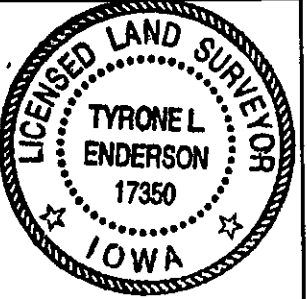
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00°19'04" E 47.50 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 89°28'24" E 670.31 FEET; THENCE S 89°22'16" E 70.00 FEET; THENCE N 00°24'24" W 47.26 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE ALONG SAID NORTH LINE S 89°26'48" E 703.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY# 141; THENCE ALONG SAID NORTHERLY LINE S 62°00'06" W 38.22 FEET; THENCE ALONG SAID NORTHERLY LINE S 74°17'40" W 147.75 FEET; THENCE ALONG SAID NORTHERLY LINE S 79°38'43" W 382.51 FEET; THENCE ALONG SAID NORTHERLY LINE S 84°51'20" W 150.67 FEET; THENCE ALONG SAID NORTHERLY LINE S 82°01'22" W 70.54 FEET; THENCE ALONG SAID NORTHERLY LINE S 86°51'24" W 62.91 FEET; THENCE ALONG SAID NORTHERLY LINE S 04°16'16" E 16.52 FEET; THENCE ALONG SAID NORTHERLY LINE S 54°48'17" W 21.01 FEET; THENCE ALONG SAID NORTHERLY LINE S 85°57'14" W 72.56 FEET; THENCE ALONG SAID NORTHERLY LINE S 84°51'40" W 105.50 FEET; THENCE ALONG SAID NORTHERLY LINE N 73°12'47" W 49.63 FEET; THENCE ALONG SAID NORTHERLY LINE N 56°15'39" W 18.97 FEET; THENCE ALONG SAID NORTHERLY LINE S 88°01'06" W 147.19 FEET; THENCE ALONG SAID NORTHERLY LINE S 84°17'00" W 55.82 FEET; THENCE ALONG SAID NORTHERLY LINE S 84°17'00" W 55.82 FEET; THENCE ALONG SAID NORTHERLY LINE S 82°01'22" W 70.54 FEET; THENCE ALONG SAID NORTHERLY LINE N 00°19'04" W 29.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.608 ACRES MORE OR LESS.

SURVEYOR'S NOTE:

- 1) THE ABOVE LEGAL DESCRIPTION FOR PARCEL 20-71 IS COMBINING THE FOLLOWING PARCELS INTO ONE PARCEL: DEED RECORDED IN BOOK-809, PAGES 469-471; PLAT OF SURVEY FOR PARCEL "BB" RECORDED IN BOOK-2013, PAGE-2419; WARRANTY DEED RECORDED IN BOOK-2020, PAGE 86; WARRANTY DEED RECORDED IN BOOK-2020, PAGE-31540; ALL RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
- 2) ACQUIRED LOCATIONS AND BEARINGS USING A 2012 SOKKIA GRX 1 G.P.S. (NAD83 SOUTH IOWA DATUM)
- 3) PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD.

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Tyrone L. Anderson 12-2-20
 TYRONE L. ANDERSON IOWA LIC. NO. 17350 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.
 PAGES CERTIFIED ONE



TY-END SURVEYING, L.L.C.
 1820 1ST ST. - PERRY, IOWA 50220
 CELL - (515)250-2833

LEGEND:
 P.O.B. POINT OF BEGINNING
 FOUND SECTION CORNER

▲ SET SECTION CORNER
 FOUND 5/8" REBAR WITH I.D.O.T. ALUMINUM CAP (UNLESS NOTED)

■ FOUND R.O.W. RAIL
 ○ FOUND 1/2" REBAR WITH ORANGE CAP# 17350

○ SET 1/2" REBAR WITH ORANGE CAP# 17350
 M. MEASURED
 R.1 RECORDED BOOK-827, PAGE-813

R.2 RECORDED BOOK-556, PAGE-227
 R.3 RECORDED BOOK-2008, PAGE-1401
 R.4 RECORDED PLAT BOOK-4, PAGE-431
 R.5 RECORDED BOOK-2013, PAGE-2419

INDEX LEGEND

PLAT OF SURVEY
 LOCATION: PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-81-28 NOW IN AND FORMING A PART OF THE CITY OF PERRY, DALLAS COUNTY, IOWA
 OWNER: MCKEE AUTO CENTER, INC.
 SURVEY FOR: MCKEE AUTO CENTER, INC.
 SURVEYOR: TYRONE L. ANDERSON, P.L.S.# 17350
 PREPARED BY: TY-END SURVEYING, L.L.C.
 & RETURN TO: 1820 1ST ST., PERRY, IA. 50220
 PHONE (515) 465-2901