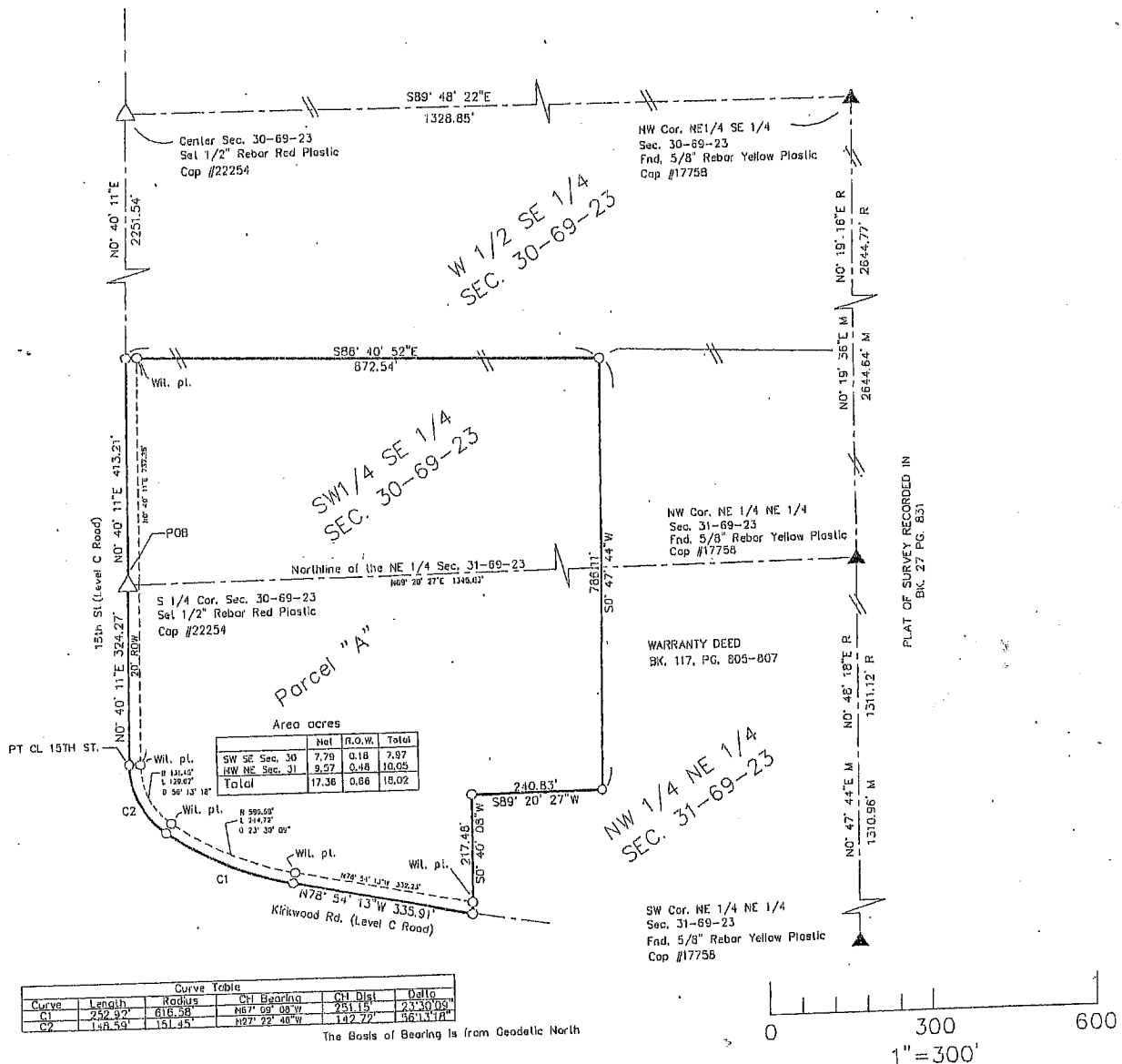


PLAT OF SURVEY

Parcel "A" IN THE SW1/4 SE1/4 SEC. 30 AND IN THE NW1/4 NE1/4 SEC. 31 ALL IN T-69N R-23W WAYNE COUNTY, IOWA

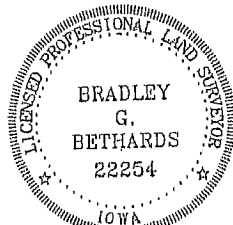
PARCEL DESCRIPTION:
 PARCEL "A" IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31 ALL IN TOWNSHIP 69 NORTH, RANGE 23 WEST OF THE 5TH PM., WAYNE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" REBAR AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; ALSO BEING ON THE CENTERLINE OF 15TH STREET; THENCE N00°40'11" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, ALSO BEING THE CENTERLINE OF SAID 15TH STREET 413.21 FEET; THENCE S 88°40'52" E 872.54 FEET; THENCE S 00°47'44" W 786.11 FEET; THENCE S 89°20'27" W 240.83 FEET; THENCE S 00°40'08" W 217.48 FEET TO A POINT ON THE CENTERLINE OF KIRKWOOD ROAD; THENCE N 78°54'13" W ALONG SAID CENTERLINE 335.91 FEET; THENCE NORTHWESTERLY ON A 616.58 FEET RADIUS CURVE TO THE RIGHT 252.92 FEET ALONG THE CENTERLINE OF SAID KIRKWOOD ROAD, SAID CURVE HAS A CHORD WHICH BEARS N 67°09'08" W A DISTANCE OF 251.15 FEET; THENCE NORTHWESTERLY ON A 151.45 FEET RADIUS CURVE TO THE RIGHT 148.59 FEET ALONG THE CENTERLINE OF SAID KIRKWOOD ROAD, SAID CURVE HAS A CHORD WHICH BEARS N 27°22'46" W A DISTANCE OF 142.72 FEET TO A POINT OF TANGENCY; THENCE N00°40'11" E ALONG THE CENTERLINE OF SAID 15TH STREET 324.27 FEET, TO THE POINT OF BEGINNING. THIS PARCEL SURVEY DOES NOT CERTIFY TO 18.02 ACRES MORE OR LESS, MAY BE SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD. THIS PARCEL SURVEY DOES NOT CERTIFY TO OWNERSHIP. NOTE: IT IS ASSUMED THAT THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30 BEARS S N 00°40'11" E FOR THIS SURVEY. END OF PARCEL DESCRIPTION.



Legend:

- ▲ Found Section Corner
- Set Section Corner
- ◆ Found 1/2" rebar
- Set 1/2"x24" rebar with red plastic cap #22254
- R Recorded Distance from previous survey
- M Measured Distance from previous survey

PROPRIETOR:
 Scott Chapin and Vickie Chapin, P.O. Box 28 Desoto, Iowa 50009
 Survey for:
 Scott Chapin



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 Professional Land Surveyor under the laws of the State of Iowa.

Bradley G. Bethards
 BRADLEY G. BETHARDS

Date: 3-15-15
 License number: 22254
 My licence renewal date is December 31, 2015.
 Pages or sheets covered by this seal: 1

ABSTRACT OF TITLE

TO

Parcel A in the Southwest Quarter of the Southeast Quarter of Section Thirty and the Northwest Quarter of the Northeast Quarter of Section Thirty-one, all in Township Sixty-nine North, Range Twenty-three West of the Fifth P.M. in Wayne County, Iowa, as shown in Plat of Survey filed March 16, 2015 in Book 31, Page 248, more particularly described as follows: Beginning at a One-half inch rebar at the South Quarter corner of said Section Thirty; also being on the centerline of Fifteenth Street; thence N 00°40'11" E along the West line of the Southeast Quarter of said Section Thirty, also being the centerline of said Fifteenth Street 413.21 feet; thence S 88°40'52" E 872.54 feet; thence S 00°47'44" W 786.11 feet; thence S 89°20'27" W 240.83 feet; thence S 00°40'08" W 217.48 feet to a point on the centerline of Kirkwood Road; thence N 78°54'13" W along said centerline 335.91 feet; thence Northwesterly on a 616.58 feet radius curve to the right 252.92 feet along the centerline of said Kirkwood Road, said curve has a chord which bears N 67°09'08" W a distance of 251.15 feet; thence Northwesterly on a 151.45 feet radius curve to the right 148.59 feet along the centerline of said Kirkwood Road, said curve has a chord which bears N 27°22'46" W a distance of 142.72 feet to a point of tangency; thence N 00°40'11" E along the centerline of said Fifteenth Street 324.27 feet, to the point of beginning, containing 18.02 acres more or less.

ALL INSTRUMENTS PROPERLY ACKNOWLEDGED UNLESS OTHERWISE SHOWN

Notice is hereby given that this abstract is prepared pursuant to Section 614.29 through 614.38 of the Code of Iowa, Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association.

All matters of record prior to the date of the recording of the root of title are omitted herefrom except:

1. Plats and surveys.
2. Easements.
3. Party wall and other boundary line agreements.
4. Unexpired recorded leases.

John H. Rider
Abstracts of Title

