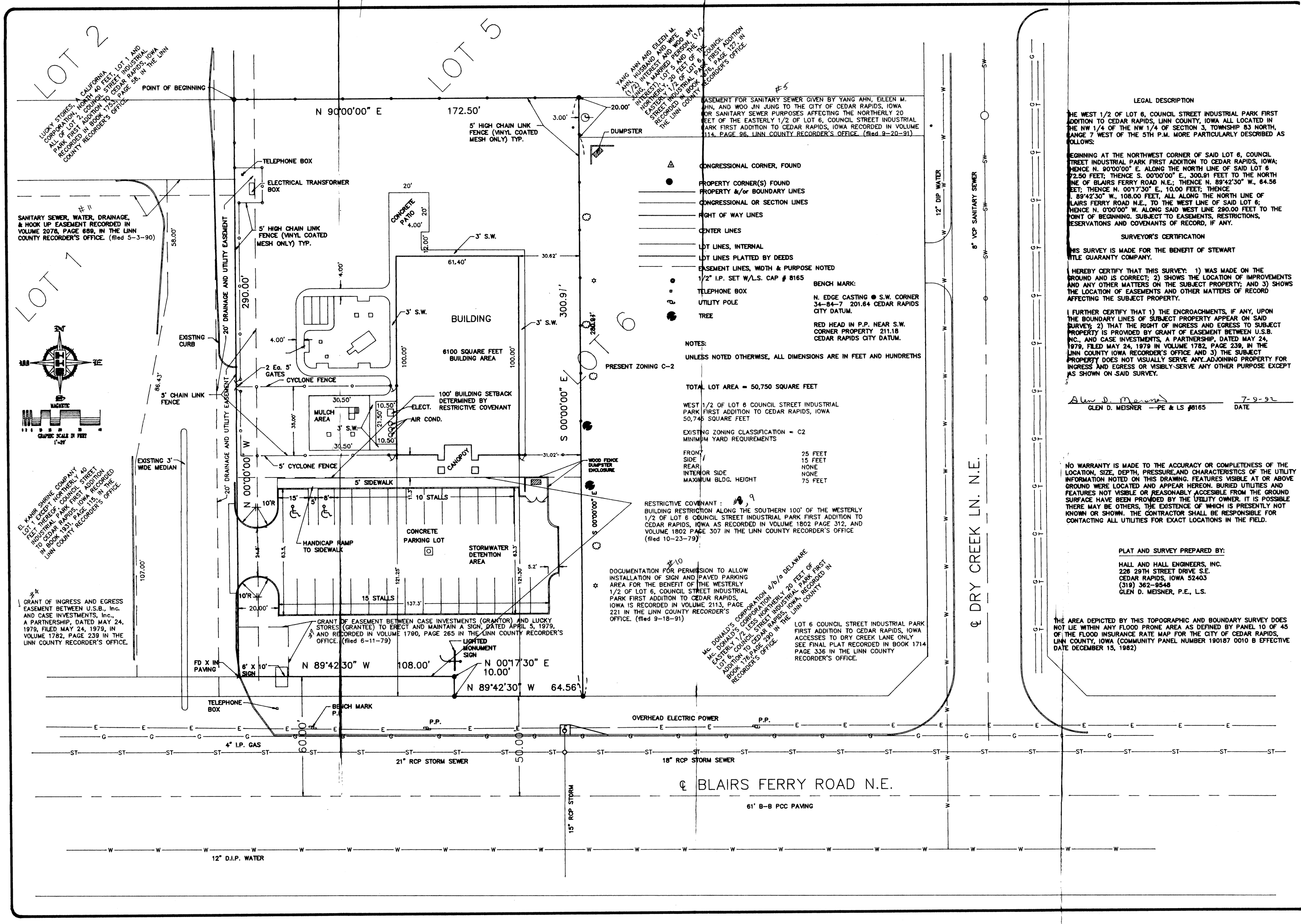

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 6, COUNCIL STREET INDUSTRIAL PARK FIRST ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA ALL LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, COUNCIL STREET INDUSTRIAL PARK FIRST ADDITION TO CEDAR RAPIDS, IOWA; THENCE N. 90°00'00" E. ALONG THE NORTH LINE OF SAID LOT 6 172.50 FEET; THENCE S. 00°00'00" E., 300.91 FEET TO THE NORTH LINE OF BLAIRS FERRY ROAD N.E.; THENCE N. 89°42'30" W., 64.56 FEET; THENCE N. 00°17'30" E., 10.00 FEET; THENCE N. 89°42'30" W., 108.00 FEET, ALL ALONG THE NORTH LINE OF BLAIRS FERRY ROAD N.E., TO THE WEST LINE OF SAID LOT 6; THENCE N. 0°00'00" W. ALONG SAID WEST LINE 290.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF STEWART TITLE GUARANTY COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY: 1) WAS MADE ON THE GROUND AND IS CORRECT; 2) SHOWS THE LOCATION OF IMPROVEMENTS AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY; AND 3) SHOWS THE LOCATION OF EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY.

I FURTHER CERTIFY THAT 1) THE ENCROACHMENTS, IF ANY, UPON THE BOUNDARY LINES OF SUBJECT PROPERTY APPEAR ON SAID SURVEY; 2) THAT THE RIGHT OF INGRESS AND EGRESS TO SUBJECT PROPERTY IS PROVIDED BY GRANT OF EASEMENT BETWEEN U.S.B. INC., AND CASE INVESTMENTS, A PARTNERSHIP, DATED MAY 24, 1979, FILED MAY 24, 1979 IN VOLUME 1782, PAGE 239, IN THE LINN COUNTY IOWA RECORDER'S OFFICE AND 3) THE SUBJECT PROPERTY DOES NOT VISUALLY SERVE ANY ADJOINING PROPERTY FOR INGRESS AND EGRESS OR VISIBLY SERVE ANY OTHER PURPOSE EXCEPT AS SHOWN ON SAID SURVEY.

Glen D. Meisner — 7-9-92
GLEN D. MEISNER —PE & LS #8165 DATE

NO WARRANTY IS MADE TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, SIZE, DEPTH, PRESSURE, AND CHARACTERISTICS OF THE UTILITY INFORMATION NOTED ON THIS DRAWING. FEATURES VISIBLE AT OR ABOVE GROUND WERE LOCATED AND APPEAR HEREON. BURIED UTILITIES AND FEATURES NOT VISIBLE OR REASONABLY ACCESIBLE FROM THE GROUND SURFACE HAVE BEEN PROVIDED BY THE UTILITY OWNER. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES FOR EXACT LOCATIONS IN THE FIELD.

PLAT AND SURVEY PREPARED BY:

HALL AND HALL ENGINEERS, INC.
226 29TH STREET DRIVE S.E.
CEDAR RAPIDS, IOWA 52403
(319) 362-9548
GLEN D. MEISNER, P.E., L.S.

THE AREA DEPICTED BY THIS TOPOGRAPHIC AND BOUNDARY SURVEY DOES NOT LIE WITHIN ANY FLOOD PRONE AREA AS DEFINED BY PANEL 10 OF 45 OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA (COMMUNITY PANEL NUMBER 190187 0010 B EFFECTIVE DATE DECEMBER 15, 1982)

Revision No. & Date	Description
070-V-448348	

HALL AND HALL ENGINEERS, INC.
226 29TH STREET DRIVE S.E.
CEDAR RAPIDS, IOWA 52403
(319) 362-9548
◇ CIVIL ENGINEERING ◇ LAND SURVEYING
◇ LANDSCAPE ARCHITECTURE ◇ ARCHITECTURE
◇ SITE AND LAND DEVELOPMENT PLANNING

Sheet Title: AS BUILT SURVEY
Project Title: LAPETITE ACADEMY, CEDAR RAPIDS, IA

Designed by:	DJB
Drawn by:	DJB
Checked by:	GDM
Date:	7-2-92
Field Book No:	NONE
Scale:	1"=20'
Sheet	1 of 1 Sheets
Project Number:	4704