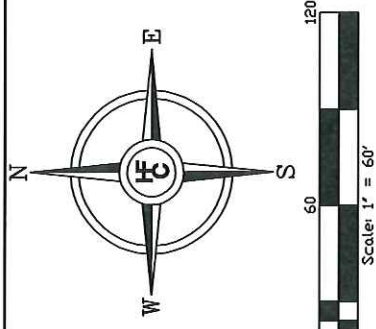
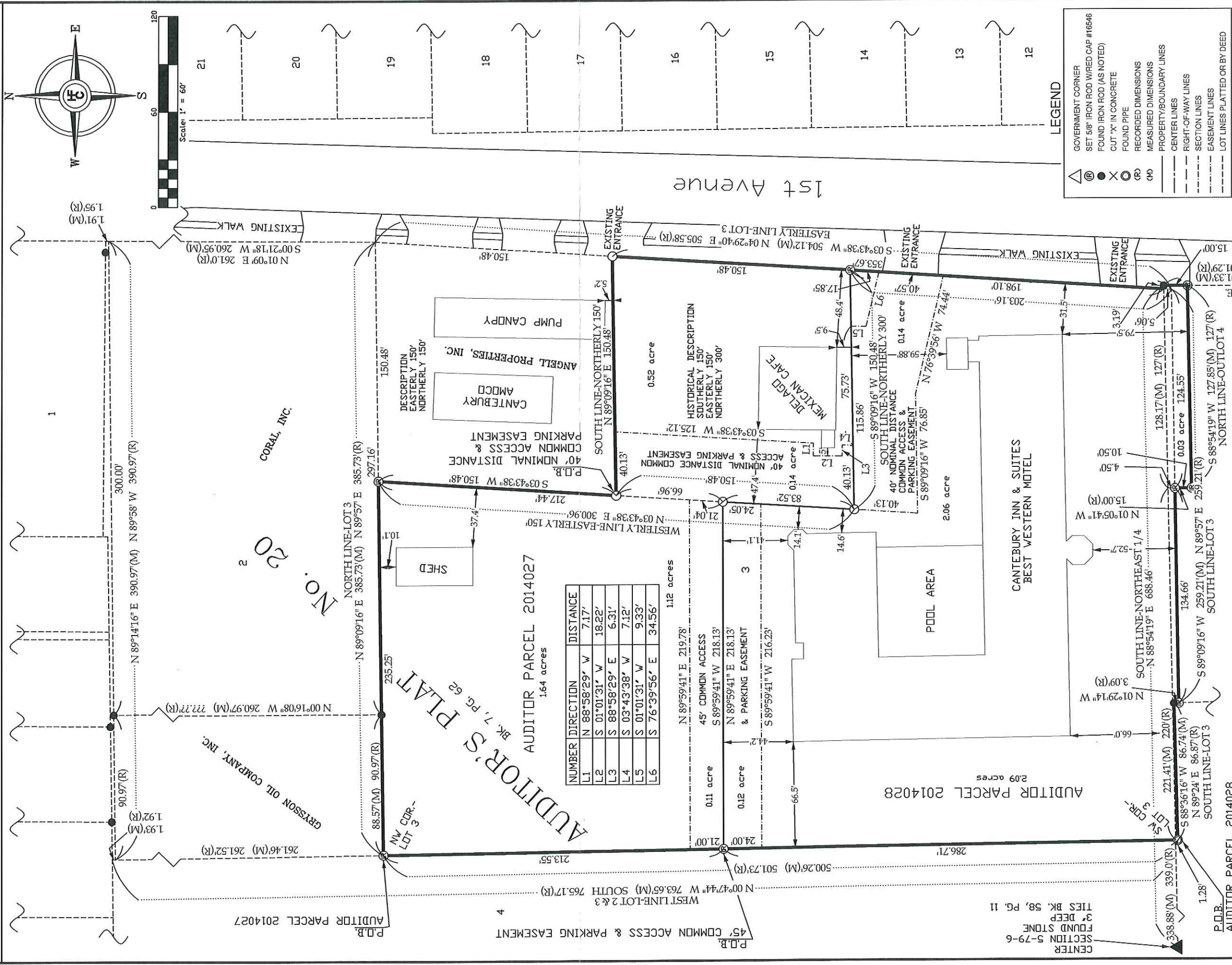




Doc ID: 025290300001 Type: PLA  
 Kind: SURVEY  
 Recorded: 04/02/2014 at 02:00:46 PM  
 Fee Amt: \$12.00 Page 1 of 1  
 Johnson County Iowa  
 Kim Painter County Recorder  
 BK 58 Pg 208

**HART-FREDERICK CONSULTANTS P.C.**

510 State Street P.O. Box 580 Tiffin, Iowa 52340-0580 Phone: (319) 545-7215  
 www.hart-frederick.com

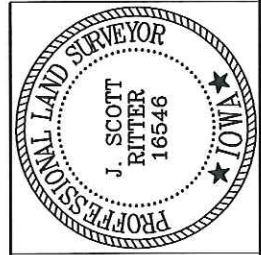


**LEGEND**

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD WIRED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ⊗ CUT "X" IN CONCRETE
- FOUND PIPE
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED

PLAT OF SURVEY  
 AUDITOR PARCEL 2014027  
 AUDITOR PARCEL 2014028  
 PART OF LOT 3 OF  
 AUDITOR'S PLAT No. 20  
 CITY OF CORALVILLE, IOWA

DATE: 3/18/14 DRN: JSR APP:  
 FLD BK: ROBOT PROJ. NO: 137177



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.

J. Scott Ritter, P.L.S.  
 Iowa License Number: 16546  
 My license renewal date is December 31, 2014.  
 Pages covered by this seal: THIS SHEET ONLY

Date: 4/2/14

PROPRIETOR:  
 WEST FIELD HOTELS INC.



# HART-FREDERICK CONSULTANTS P.C.

www.hart-frederick.com



510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

## AUDITOR PARCEL 2014027

Auditor Parcel 2014027 is a part of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder being a part of Dutilot 5 of the Original plat of Clarksville, now Coralville as is recorded in Book 31 on page 636 in the office of the Johnson County Recorder and is more particularly described as follows.

Beginning at the Northwest corner of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder; thence N 89°09'16" E along the North line of said Lot 3, a distance of 235.25 feet to a point on the Westerly line of the Easterly 150 feet of said Lot 3; thence S 03°43'38" W along said Westerly line, a distance of 150.48 feet to a point on the South line of the Northerly 150 feet of said Lot 3; thence N 89°09'16" E along said South line, a distance of 150.48 feet to a point on the Easterly line of said Lot 3 being the West line of 1st Avenue; thence S 03°43'38" W along said Easterly line, a distance of 150.48 feet to a point on the South line of the Northerly 300 feet of said Lot 3; thence S 89°09'16" W along said South line, a distance of 150.48 feet to a point on said Westerly line of the Easterly 150 feet of Lot 3; thence N 03°43'38" E along said Westerly line, a distance of 83.52 feet; thence S 89°59'41" W, a distance of 218.13 feet to a point on the West line of said Lot 3; thence N 00°47'44" W along said West line, a distance of 213.55 feet to the Point of Beginning containing 1.64 acres and being subject to all easements and restrictions of record.

## AUDITOR PARCEL 2014028

Auditor Parcel 2014028 is a part of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder being a part of Dutilot 5 of the Original plat of Clarksville, now Coralville as is recorded in Book 31 on page 636 in the office of the Johnson County Recorder and a part of the vacated 30 foot alley of said Original plat of Clarksville and is more particularly described as follows.

Beginning at the Southwest corner of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder; thence N 00°47'44" W along the West line of said Lot 3, a distance of 286.71 feet; thence N 89°59'41" E, a distance of 218.13 feet to a point on the Westerly line of the Easterly 150 feet of said Lot 3; thence S 03°43'38" W along said Westerly line, a distance of 83.52 feet to a point on the South line of the Northerly 300 feet of said Lot 3; thence N 89°09'16" E along said South line, a distance of 150.48 feet to a point on the Easterly line of said Lot 3 being the West line of 1st Avenue; thence S 03°43'38" W along said Easterly line, a distance of 198.10 feet to a point on the South line of the Northeast 1/4 of Section 5, Township 79 North, Range 6 West of the 5th P.M., City of Coralville, Iowa; thence N 88°54'19" E along said South line, a distance of 319 feet to a point on the West line of 1st Avenue; thence S 00°06'25" W along said West line, a distance of 15.00 feet to a point on the North line of Dutilot 4 of the Original plat of Clarksville, now Coralville as is recorded in Book 31 on page 636 in the office of the Johnson County Recorder; thence S 88°54'19" W along said North line, a distance of 127.85 feet; thence N 01°05'41" W, a distance of 10.50 feet to a point on the South line of said Lot 3; thence S 89°09'16" W along said South line, a distance of 134.66 feet; thence N 01°29'14" W along said South line, a distance of 3.09 feet; thence S 88°36'16" W along said South line, a distance of 86.74 feet to the Point of Beginning containing 2.09 acres and being subject to all easements and restrictions of record.

## 40' COMMON ACCESS & PARKING EASEMENT

Being a part of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder being a part of Dutilot 5 of the Original plat of Clarksville, now Coralville as is recorded in Book 31 on page 636 in the office of the Johnson County Recorder and is described as Commencing at the Northwest corner of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder; thence N 89°09'16" E along the North line of said Lot 3, a distance of 235.25 feet to a point on the Westerly line of the Easterly 150 feet of said Lot 3; thence S 03°43'38" W along said Westerly line, a distance of 150.48 feet to a point on the South line of the Northerly 150 feet of said Lot 3 being the Point of Beginning; thence N 89°09'16" E along said South line, a distance of 40.13 feet; thence S 03°43'38" W, a distance of 125.13 feet; thence N 88°58'29" W, a distance of 7.17 feet; thence S 01°01'31" W, a distance of 18.22 feet; thence S 88°58'29" E, a distance of 6.31 feet; thence S 03°43'38" W, a distance of 7.12 feet to a point on the South line of the Northerly 300 feet of said Lot 3; thence N 89°09'16" E along said South line, a distance of 75.73 feet; thence S 01°01'31" W, a distance of 9.33 feet; thence S 76°39'56" E, a distance of 34.56 feet to a point on Easterly line of said Lot 3 being the West line of 1st Avenue; thence S 03°43'38" W along said Easterly line, a distance of 40.57 feet; thence N 76°39'56" W, a distance of 74.44 feet; thence S 89°09'16" W, a distance of 76.85 feet; thence N 03°43'38" E along said Westerly line of the Easterly 150 feet of Lot 3 and its extension thereof, a distance of 190.61 feet to the Point of Beginning containing 0.28 acre.

## 45' COMMON ACCESS & PARKING EASEMENT

Being a part of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder being a part of Dutilot 5 of the Original plat of Clarksville, now Coralville as is recorded in Book 31 on page 636 in the office of the Johnson County Recorder and is described as Commencing at the Southwest corner of Lot 3 of Auditor's Plat No. 20 of Coralville, Iowa as is recorded in Book 7 on page 62 in the office of the Johnson County Recorder; thence N 00°47'44" W along the West line of said Lot 3, a distance of 286.71 feet to the Point of Beginning; thence continuing N 00°47'44" W along said West line, a distance of 21.00 feet; thence N 89°59'41" E, a distance of 219.78 feet to a point on the Westerly line of the Easterly 150 feet of said Lot 3; thence S 03°43'38" W along said Westerly line, a distance of 45.09 feet; thence S 89°59'41" W, a distance of 216.23 feet to a point on said West line of Lot 3; thence N 00°47'44" W along said West line, a distance of 24.00 feet to the Point of Beginning containing 0.23 acre.

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.

*J. Scott Ritter* Date 4/2/14

J. Scott Ritter, P.L.S.  
Iowa License Number: 16546

My license renewal date is December 31, 2014.

Pages covered by this seal: THIS SHEET ONLY

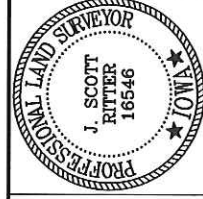


EXHIBIT A  
AUDITOR PARCEL 2014027  
AUDITOR PARCEL 2014028  
PART OF LOT 3 OF  
AUDITOR'S PLAT NO. 20  
CITY OF CORALVILLE, IOWA

DATE: 3/18/14 DRN: JSR APP:  
FLD BK: GPS PROJ. NO: 137177