

**INDEX LEGEND**

DATE OF SURVEY: 11/01/2017  
 SURVEYOR: Dean A. Wilke, PLS #17048  
 COUNTY: Shelby  
 SECTION: 2 TOWNSHIP: 78N RANGE: 37W  
 ALIQUOT PART: Government Lot 15  
 PARCEL DESIGNATION(S): Parcel B of Lot 1 of Parcel A  
 Parcel C of Lot 1 of Parcel A  
 SITE ADDRESS: 4020 Main Street Elk Horn, IA 51531  
 FAX ADDRESS: 2531 800th Street Elk Horn, IA 51531  
 PROPRIETOR(S): Village Station, LLC  
 REQUESTED BY: Kohorst Law Firm

File Folder A-1654

Instrument #: 2017-2178  
 11/17/2017 01:42:57 PM Total Pages: 2  
 SUR SURVEY  
 Recording Fee: \$12.00 Transfer Tax: \$0  
 GERALYN S. GREAR, Shelby County Recorder County Iowa



WILKE LAND SURVEYING INC. -- 401 1800TH ST. PANAMA, IOWA 51562 -- PHONE (712)489-2898 CELL (712)579-0551

PAGE 1 OF 2  
 JOB #2017165

**PLAT OF SURVEY**

**PARCEL B AND PARCEL C OF LOT 1 OF PARCEL A OF THE NORTH 15 ACRES OF GOVERNMENT LOT 15 OF SECTION 2, T78N, R37W OF THE 5TH P.M., IN THE TOWN OF ELK HORN, SHELBY COUNTY, IOWA**

**PROPERTY DESCRIPTION: PARCEL B OF LOT 1 OF PARCEL A**

A parcel of land containing part of Lot 1 of Parcel A of the North 15 Acres of Government Lot 15 of Section 2, Township 78 North, Range 37 West of the 5th Principal Meridian, in the Town of Elk Horn, Shelby County, Iowa, described as follows:

Commencing at the Northeast Corner of Government Lot 15 of said Section 2; thence South 00°16'52" East (Assumed Bearing) along a portion of the East line of said Government Lot 15 a distance of 199.87 feet to the Northeast Corner of said Lot 1 of Parcel A of the North 15 acres of Government Lot 15, being the point of beginning; thence continuing South 00°16'52" East along said East line a distance of 294.29 feet to the Southeast Corner of said Lot 1 of Parcel A; thence South 89°47'34" West along a portion of the South line of said Lot 1 of Parcel A a distance of 216.23 feet; thence North 00°36'25" West a distance of 294.53 feet; thence North 89°51'11" East a distance of 217.90 feet to the point of beginning. Said parcel contains 1.467 acres, more or less, including 0.270 acres of highway right-of-way along the East side thereof, and is subject to any and all easements apparent or of record.

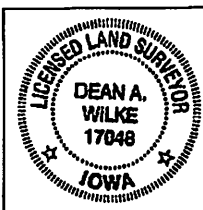
**PROPERTY DESCRIPTION: PARCEL C OF LOT 1 OF PARCEL A**

A parcel of land containing part of Lot 1 of Parcel A of the North 15 Acres of Government Lot 15 of Section 2, Township 78 North, Range 37 West of the 5th Principal Meridian, in the Town of Elk Horn, Shelby County, Iowa, described as follows:

Commencing at the Northeast Corner of Government Lot 15 of said Section 2; thence South 00°16'52" East (Assumed Bearing) along a portion of the East line of said Government Lot 15 a distance of 494.16 feet to the Southeast Corner of said Lot 1 of Parcel A of the North 15 acres of Government Lot 15; thence South 89°47'34" West along a portion of the South line of said Lot 1 of Parcel A a distance of 216.23 feet to the point of beginning; thence continuing South 89°47'34" West along said South line a distance of 277.22 feet to the Southwest Corner of said Lot 1 of Parcel A; thence North 00°17'03" West along the West line of said Lot 1 of Parcel A a distance of 429.53 feet to the Northwest Corner of said Lot 1 of Parcel A; thence South 89°59'48" East along the Northernmost line of said Lot 1 of Parcel A a distance of 293.51 feet; thence South 00°18'29" East a distance of 133.94 feet; thence South 89°51'11" West a distance of 18.00 feet; thence South 00°36'25" East a distance of 294.53 feet to the point of beginning. Said parcel contains 2.775 acres, more or less, and is subject to any and all easements apparent or of record.

**ACCESS EASEMENT DESCRIPTION:**

The South 50.00 feet of Parcel B of Lot 1 of Parcel A of the North 15 acres of Government Lot 15 and the South 50.00 feet of Parcel C of Lot 1 of Parcel A of the North 15 acres of Government Lot 15, all in Section 2, T78N, R37W of the 5th P.M., in the Town of Elk Horn, Shelby County, Iowa.

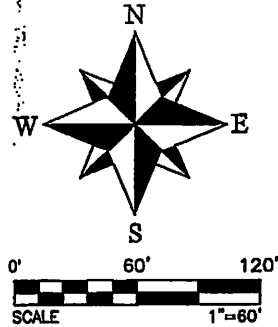
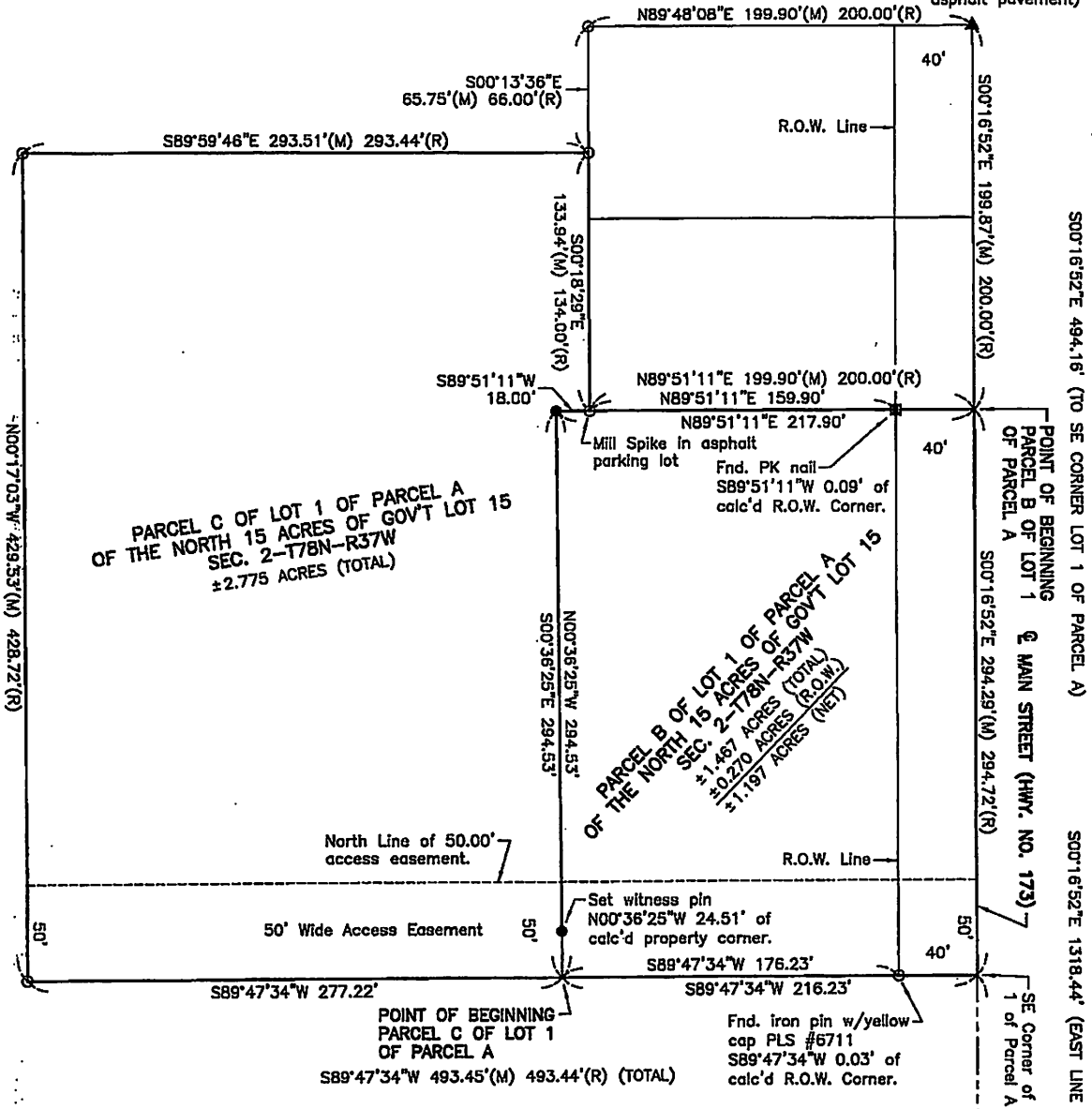


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Dean A. Wilke* 11/15/17  
 Dean A. Wilke Date

License number 17048  
 My license renewal date is December 31, 2017  
 Pages or sheets covered by this seal: Page 1 & 2 of this document.

NE CORNER  
GOV'T LOT 15  
SEC. 2, T78N, R37W  
(Fnd. PK nail in  
asphalt pavement)



**LEGEND**

- ▲ SECTION OR SUBDIVISIONAL CORNER MONUMENT (MATERIAL AS NOTED)
- SET 5/8" DIA. BY 24" REBAR W/ORANGE CAP PLS #17048
- FND. IRON PIN W/YELLOW CAP PLS #6711 (UNLESS OTHERWISE NOTED)
- ▣ FND. PK NAIL
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE (SURVEY: INST. NO. 2006-2871)

\*\*This survey was done using a Leica GS15 GPS Rover connected to the I.D.O.T. RTN Network and a Leica 1203+ Robotic Total Station. Zone 8 of the Iowa Regional Coordinate System was used.\*\*

SE CORNER  
GOV'T LOT 15  
SEC. 2, T78N, R37W  
(Fnd. PK nail in  
asphalt pavement)