



- ### ITEMS CORRESPONDING TO SCHEDULE B-II
- ⑩ DEVELOPMENT AGREEMENT DATED AUGUST 18, 1997, RECORDED AUGUST 19, 1997 IN BOOK 25 OF MISC., PAGE 106, DOCUMENT MENTIONS SUBJECT PROPERTY - NOTHING TO PLOT
 - ⑪ EASEMENTS AND SETBACK LINES AS SHOWN ON THE PLAT OF CORNERSTONE ADDITION, RECORDED JULY 28, 1997 IN BOOK 8, PAGE 521, EASEMENTS AND SETBACK LINES LIE ON SUBJECT PROPERTY - NOTHING TO PLOT
 - ⑫ EASEMENTS AND BUILDING LINES AS SHOWN ON THE PLAT OF OSKALOOSA SHOPPING CENTER LLC SUBDIVISION, RECORDED MARCH 30, 2004 AS DOCUMENT NO. 2004-1124, EASEMENTS AND BUILDING LINES LIE ON SUBJECT PROPERTY - AS SHOWN
 - ⑬ EASEMENTS, COVENANTS, TERMS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF INGRESS/EGRESS EASEMENT DATED FEBRUARY 28, 2006, RECORDED MARCH 27, 2006, AS DOCUMENT NO. 2006-1200, EASEMENTS LIE ON SUBJECT PROPERTY - AS SHOWN

ZONING INFORMATION

INFORMATION NOT YET PROVIDED TO SURVEYOR PER TABLE ITEM 6(A)

MISCELLANEOUS NOTES

- ① (MNI) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- ② (MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO ON ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ③ (MN3) THIS PROPERTY HAS AN AREA OF 85,163 SQUARE FEET OR 1.96 ACRES OF LAND.
- ④ (MN4) THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°47'37\"/>

LEGEND OF SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- BUILDING FEATURE
- BUILDING
- FENCE
- CURB LINE
- DEPRESSED CURB LINE
- RIGHT OF WAY MONUMENT
- FOUND MONUMENT (AS NOTED)
- SET 5/8\"/>

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 19123C0250C BEARS AN EFFECTIVE DATE OF JUNE 16, 2011 AND IS NOT SHOWN IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
3/31/2022	NETWORK COMMENTS		
FIELD WORK: CAP	DRAFTED: KJM	CHECKED BY: BCH	FB & PG:

SIGNIFICANT OBSERVATIONS

① SIDEWALK EXTENDS UP TO 3.0' SOUTH OF THE SUBJECT PROPERTY FOR A DISTANCE OF 17.3' AND IS OUTSIDE THE SIDEWALK EASEMENT PER DOC 2004-1124

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

REAL PROPERTY IN THE CITY OF OSKALOOSA, COUNTY OF MAHASKA, STATE OF IOWA, DESCRIBED AS FOLLOWS:
 LOT ONE, OSKALOOSA SHOPPING CENTER, LLC SUBDIVISION IN THE CITY OF OSKALOOSA, IOWA, MAHASKA COUNTY, IOWA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1116449-9-MICH, DATED MARCH 03, 2022 AT 7:30 AM

ALTA/NSPS LAND TITLE SURVEY

for
COMMERCIAL PORTFOLIO
 NV5 PROJECT NO. 202201263-0028
 209 CORNERSTONE DRIVE, OSKALOOSA, IA 52577

BASED UPON TITLE COMMITMENT NO. NCS-1116449-9-MICH OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MARCH 03, 2022 AT 7:30 AM

Surveyor's Certification
 TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (EXCEPT THOSE STATES EXEMPT), 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 11, 2022.

PRELIMINARY

DAN J. KUEHL SURVEY PERFORMED BY:
 REGISTRATION NO. 19959 8300 42ND STREET WEST
 IN THE STATE OF IOWA ROCK ISLAND, IL 61201
 EXPIRATION: DECEMBER 31, 2023 (O) 309-787-9988
 DATE OF FIELD SURVEY: MARCH 11, 2022 (F) 309-756-5540
 DATE OF LAST REVISION: MARCH 31, 2022 (E) XCEL@XCELCONSULTANTSINC.COM
 NETWORK PROJECT NO. 202201263-0028 ICW XCEL CONSULTANTS INC. XCEL PROJECT #: 223900

SHEET 1 OF 1

Bock & Clark Corporation
 an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
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 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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