

VICINITY MAP - NOT TO SCALE SITE SITE A Ave W A Ave W

ITEMS CORRESPONDING TO SCHEDULE B-II

- DEVELOPMENT AGREEMENT DATED AUGUST 18, 1997, RECORDED AUGUST 19, 1997 IN BOOK 25 OF MISC., PAGE 106. <u>DOCUMENT MENTIONS SUBJECT PROPERTY NOTHING TO PLOT</u>
- 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 A ITEM 6(A)

MISCELLANEOUS NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR
- 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.
- THIS PROPERTY HAS AN AREA OF 85,163 SQUARE FEET OR 1.96 ACRES OF
- THE BASIS OF BEARINGS FOR THIS SURVEY IS N89'47'37"E AS THE NORTH LINE OF LOT 1 OF OSKALOOSA SHOPPING CENTER LLC.
- THERE ARE 100 REGULAR PARKING SPACES AND 4 HANDICAPPED PARKING SPACES 104 TOTAL SPACES ON THE SUBJECT PROPERTY.
- EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF

- AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT—OF—WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO CORNERSTONE DRIVE, AS INDICATED.
- THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. BEFORE DIGGING IN THIS
- AREA CALL IOWA ONE CALL 1-800-292-8989.

 THE PHYSICAL SITE ADDRESS WAS OBSERVED ON THE BUILDING AS 209

CORNERSTONE DRIVE IN OSKALOOSA, IOWA.

THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY EVIDENCE OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

LEGEND OF SYMBOLS & ABBREVIATIONS

PROPERTY LINE

— ADJACENT PROPERTY LINE

— PARCEL LINE

— BUILDING SETBACK LINE

— EASEMENT LINE

— RIGHT OF WAY LINE

— BUILDING

— BUILDING

— CURB LINE

— CURB LINE

— DEPRESSED CURB LINE

— RIGHT OF WAY MONUMENT

FOUND MONUMENT (AS NO

FOUND MONUMENT (AS NOTED)

SET 5/8" XCEL CAPPED IR

TITLE EXCEPTION NUMBER

SIGNIFICANT OBSERVATION LETTER

PARKING COUNT

SANITARY MANHOLE

METER (ELECTRIC, GAS)

FV FIBER OPTIC VAULT

CONCRETE BOLLARD

TRANSFORMER

FIRE DEPARTMENT CONNECTION

IR IRON ROD

IP IRON PIPE

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

★ BUILDING HEIGHT LOCATION

(M&R) MEASURED & RECORD

S.F. SQUARE FEET

BC BACK OF CURB

CONCRETE SURFACE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 19123C025OC 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	NETV	VORK COMMENTS			
FIELD WORK: CAP		DRAFTED: KJM	CHECKED BY: BCH		FB & PG:

SIGNIFICANT OBSERVATIONS

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

GRAPHIC SCALE

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

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

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, 7B1, 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
REGISTRATION NO. 19959
IN THE STATE OF IOWA
EXPIRATION: DECEMBER 31, 2023
DATE OF FIELD SURVEY: MARCH 11, 2022
DATE OF LAST REVISION: MARCH 31, 2022
NETWORK PROJECT NO. 202201263-0028 ICW

SURVEY PERFORMED BY:

8300 42ND STREET WEST ROCK ISLAND, IL 61201 (0) 309-787-9988 (F) 309-756-5540 (E) XCEL@XCELCONSULTANTSINC.COM XCEL PROJECT #: 223900

Consultants
SHEET 1 OF 1

Bock & Clark Corporation an NV5 Company

Transaction Services

1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333` www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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