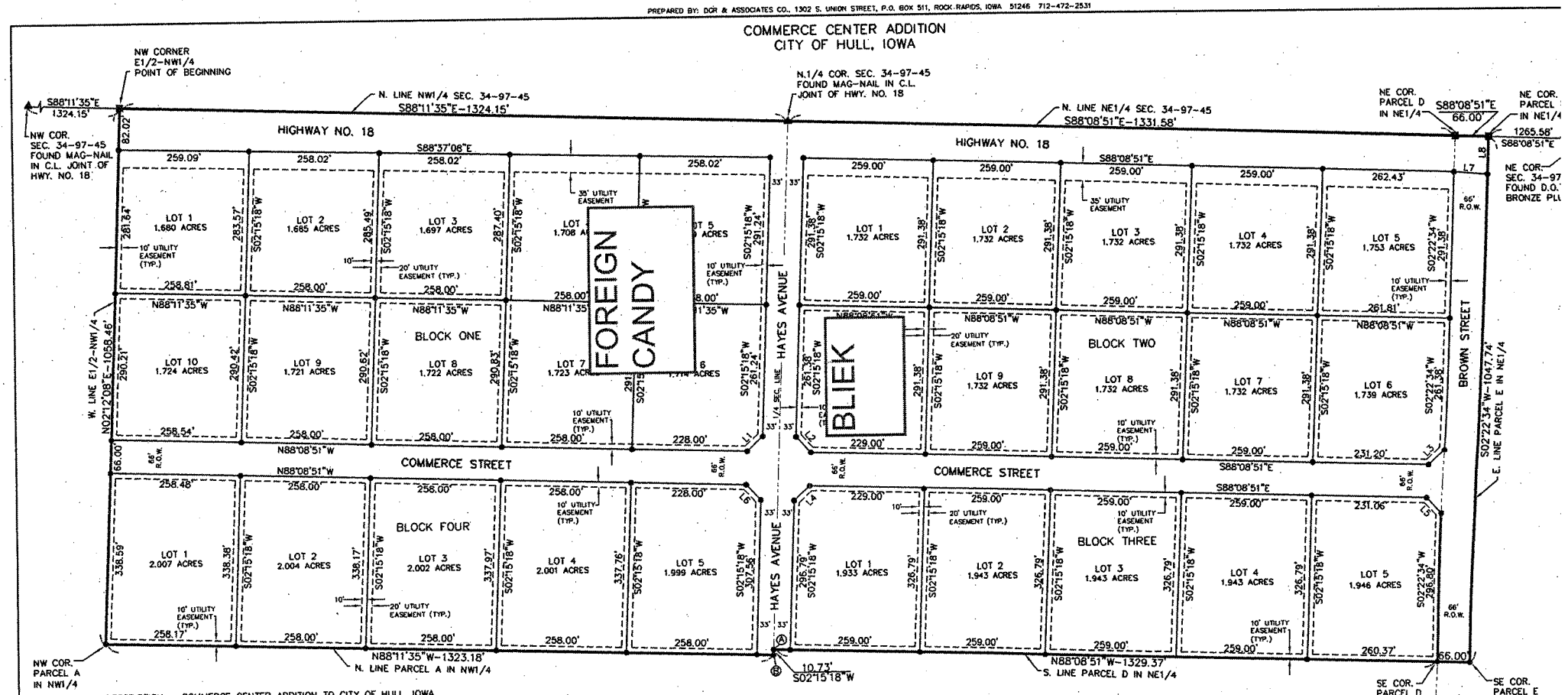
PREPARED BY: DGR & ASSOCIATES CO., 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA 51246 712-472-2531

COMMERCE CENTER ADDITION
CITY OF HULL, IOWA



DESCRIPTION – COMMERCE CENTER ADDITION TO CITY OF HULL, IOWA

The East Half of the Northwest Quarter (E1/2-NW1/4) of Section Thirty-four (34), Township 97 North, Range 45 West of the 5th P.M., Sioux County, Iowa, EXCEPT Parcel A in said NW1/4.

AND

Parcels D & E in the Northeast Quarter (NE1/4) of Section Thirty-four (34), Township 97 North, Range 45 West of the 5th P.M., Sioux County, Iowa.

The above described property can be more particularly described as follows:

That part of the North Half (N1/2) of Section Thirty-four (34), Township 97 North, Range 45 West of the 5th P.M., City of Hull, Sioux County, Iowa, described as follows:

Beginning at the Northwest Corner of the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Thirty-four (34), Township 97 North, Range 45 West of the 5th P.M., City of Hull, Sioux County, Iowa; thence South 88°11'35" East along the north line of the NW1/4 of said Section 34 for a distance of 1,324.15 feet to the North Quarter Corner of said Section 34; thence South 88°08'51" East along the north line of the NE1/4 of said Section 34 and along the north line of Parcel D in said NE1/4 for a distance of 1,331.58 feet to the Northeast Corner of said Parcel D; thence continuing South 88°08'51" East along the north line of the NE1/4 and along the north line of Parcel E in said NE1/4 for a distance of 66.00 feet to the Northeast Corner of said Parcel E; thence South 02°22'34" West along the east line of said Parcel E for a distance of 1,047.74 feet to the Southeast Corner of said Parcel E; thence North 88°08'51" West along the south line of said Parcel E for a distance of 66.00 feet to the Southeast Corner of Parcel D in said NE1/4; thence North 88°08'51" West along the south line of Parcel D in said NE1/4 for a distance of 1329.37 feet to the Southwest Corner of said Parcel D and to the east line of the NW1/4 of said Section 34; thence South 02°15'18" West along the east line of said NW1/4 for a distance of 10.73 feet to the Northeast Corner of Parcel A in the NW1/4 of said Section 34; thence North 88°11'35" West along the north line of said Parcel A for a distance of 1,323.18 feet to the Northwest Corner of said Parcel A and to the west line of the E1/2-NW1/4 of said Section 34; thence North 02°12'08" East along the west line of said E1/2-NW1/4 for a distance of 1,058.46 feet to the Point of Beginning, containing 65.75 acres, inclusive of 4.66 acres of existing public road right-of-way for Highway No. 18 along the north side thereof.

Note: The Plat of Survey for Parcel A in the NW1/4, & Parcels D & E in the NE1/4, is recorded in File 2012, Card 709, Sioux County Recorder's Office.

A IS SW COR. PARCEL D IN NE1/4
B IS NE COR. PARCEL A IN NW1/4

LINE TABLE	
LINE	DIMENSION
L1	S47°03'14"W-42.58'
L2	N42°56'46"W-42.28'
L3	S47°06'52"W-42.62'
L4	N47°03'14"E-42.58'
L5	S42°53'08"E-42.23'
L6	S42°56'46"E-42.28'
L7	S85°24'34"E-66.05'
L8	S02°22'34"W-75.33'

0 150
SCALE IN FEET

BASIS OF BEARINGS–IOWA SPC, NORTH ZONE NAD 83 (1996), US FOOT

LEGEND:
- ▲ SECTION CORNER AS NOTED
- ● SET 1/2" X 30" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041
- ■ SET MAG-NAIL IN CONCRETE SURFACE
- UTILITY EASEMENT AS NOTED

ACRES BY ALIQUOT PART			
PART	TOTAL	HWY. NO. 18	NET
NE1/4-NW1/4	32.15	2.34	29.82
NW1/4-NE1/4	32.00	2.21	29.79
NE1/4-NE1/4	1.59	0.11	1.48
TOTALS	65.75	4.66	61.09

KEVIN D. JONGERIUS LICENSED 10041 IOWA LAND SURVEYOR

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.

By _____ (date)
Kevin D. Jongerius, P.L.S.
License Number 10041
My license renewal date is December 31, 2012
Survey performed at the request of: HULL INDUSTRIAL DEVELOPMENT CORPORATION

SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

DATE OF FIELD WORK–NOVEMBER, 2011
CURRENT PROPRIETORS – HULL INDUSTRIAL DEVELOPMENT CORPORATION

DeWild Grant Reckert & Associates Co. | Date 5-11-12 |