

INDEX LEGEND

LOCATION: OUTLOT C IN GATEWAY COMMERCIAL PARK SUBDIVISION
OSKALOOSA, IOWA

PROPRIETOR: COMMUNITY DEVELOPMENT, LLC

REQUESTED BY: COMMUNITY DEVELOPMENT, LLC

PREPARED BY: BOBBY J. MADDALENO

COMPANY: GARDEN & ASSOCIATES, LTD.

RETURN TO: P.O. BOX 451, OSKALOOSA, IOWA 52577



GARDEN & ASSOC.

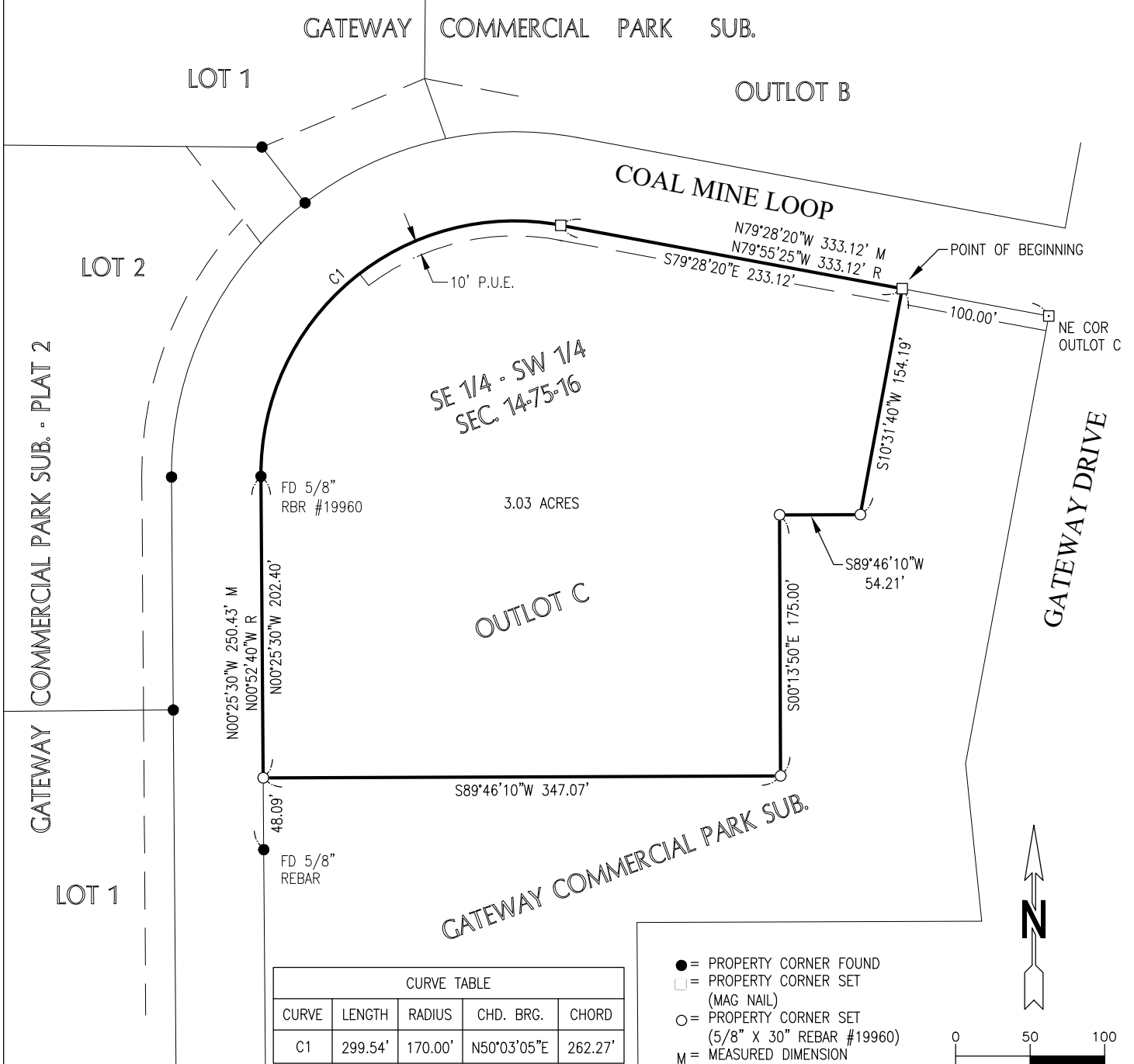
P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

RESERVED FOR RECORDER'S USE

PLAT OF SURVEY

A tract of land being a part of Outlot C of Gateway Commercial Park Subdivision located in Oskaloosa, Iowa, being more particularly described as follows:

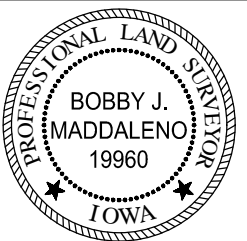
Commencing at the Northeast corner of said Outlot C as shown on the Plat recorded in Plat Book 9 on Page 167 in the Office of the Mahaska County Recorder; thence North 79°28'20" West 100.00 feet along the North line of said Outlot C to the Point of Beginning; thence South 10°31'40" West 154.19 feet; thence South 89°46'10" West 54.21 feet; thence South 00°13'50" East 175.00 feet; thence South 89°46'10" West 347.07 feet to the West line of said Outlot C; thence North 00°25'30" West 202.40 feet along said West line; thence Northeasterly 299.54 feet along the Westerly and Northerly line of said Outlot C along a 170.00 foot radius curve concave Southeasterly and having a chord which bears North 50°03'05" East 262.27 feet; thence South 79°28'20" East 233.12 feet along the North line of said Outlot C to the Point of Beginning, containing 3.03 acres.



DATE OF FIELDWORK: 5/10/23
BASIS OF BEARINGS: IOWA RCS, ZONE 9

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.

Bobby J. Maddaleno, P.L.S. _____ Date _____
License number: 19960
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: _____



COMMUNITY DEVELOPMENT, LLC
PART OF OUTLOT C
GATEWAY COMMERCIAL PARK SUB.
OSKALOOSA, IOWA

DATE: 5/10/23	DRN. TJH	APP.
FLD.BK.	PROJ.NO. 6023100	