



ALTA/ACSM Land Title Survey

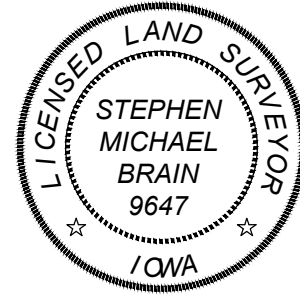
Surveyor Certification

300 W May Street
Marengo, IA 52301
County of Iowa

To: Marengo Memorial Hospital
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 6b, 7b1, 7c, 8, 9, 11b, 16, 17, 18, and 20(a) of Table A thereof. The field work was completed on April 22, 2015.

Stephen Michael Brain, LS
Registered Land Surveyor No. 9647
In the State of Iowa
License Renewal Date is December 31, 2016

Date of Plat or Map: 10/2/2015
Date of last revision: 5/15/2015
Date of this Printing: 10/5/2015



Survey Prepared By:
Brain Engineering Inc
1540 Midland Ct., N.E.
Cedar Rapids, IA 52402
319-294-9424
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Commitment Legal Description

OUTLOT SIX AS PLATTED IN THE ORIGINAL TOWN OF MARENGO, IOWA COUNTY, IOWA. SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON OCTOBER 8, 1951 IN WARRANTY DEED NO. 37 AT PAGE 242.

AND LOTS THREE AND FOUR (3 & 4) IN BLOCK FIVE (5), EXCEPT FOR EAST SEVEN (7) FEET OF SAID LOT THREE (3), BLOCK FIVE (5), ALL IN THE ORIGINAL TOWN, NOW CITY, OF MARENGO, IOWA COUNTY, IOWA, AND THE NORTH ONE HALF (1/2) OF THE WEST ONE HUNDRED FORTY THREE (143) FEET OF THE PLATTED ALLEY IN BLOCK FIVE (5), ORIGINAL TOWN, NOW CITY OF MARENGO, IOWA.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON JUNE 14, 1991 IN BOOK 275 AT PAGE 265.

AND THE NORTH ONE-HALF OF LOTS FIVE (5) AND SIX (6), IN BOOK FIVE (5) OF THE ORIGINAL TOWN, NOW CITY, OF MARENGO, IOWA COUNTY, IOWA.

AND THE SOUTH ONE-HALF OF THE WEST 143 FEET OF THE PLATTED ALLEY IN BLOCK FIVE (5) OF THE ORIGINAL TOWN, NOW CITY, OF MARENGO, IOWA COUNTY, IOWA.

SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON AUGUST 29, 2003 IN BOOK 652 AT PAGE 033.

AND SOUTH HALF OF LOTS 5 AND 6 IN BLOCK 5 TO THE ORIGINAL TOWN OF MARENGO, IOWA COUNTY, IOWA.

SAID DESCRIPTION AS RECORDED WARRANTY DEED AT THE IOWA COUNTY RECORDER'S OFFICE ON JUNE 4, 2004 IN BOOK 690 AT PAGE 164.

EXCEPT

A PORTION OF OUTLOT 6 OF THE ORIGINAL TOWN OF MARENGO, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 6 OF THE ORIGINAL TOWN OF MARENGO, IOWA; THENCE N80°00'00"W ALONG THE NORTH LINE OF SAID OUTLOT 6, A DISTANCE OF 89.34 FEET, TO THE POINT OF BEGINNING; THENCE S00°00'00"E, 58.44 FEET; THENCE N90°00'00"W, 44.00 FEET; THENCE N00°00'00"E, 12.00 FEET; THENCE N90°00'00"W, 80.00 FEET; THENCE N00°00'00"W, 44.44 FEET TO A POINT ON THE SAID NORTH LINE; THENCE S90°00'00"E ALONG THE SAID NORTH LINE, 124.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 6,039 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON OCTOBER 16, 1998 IN BOOK 461 AT PAGE 089.

AND LOTS SEVEN (7) AND EIGHT (8), BLOCK FIVE (5), OF THE ORIGINAL TOWN, NOW CITY, OF MARENGO, IOWA COUNTY, IOWA.

SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON JUNE 23, 2008 IN BOOK 855 AT PAGE 101-102.

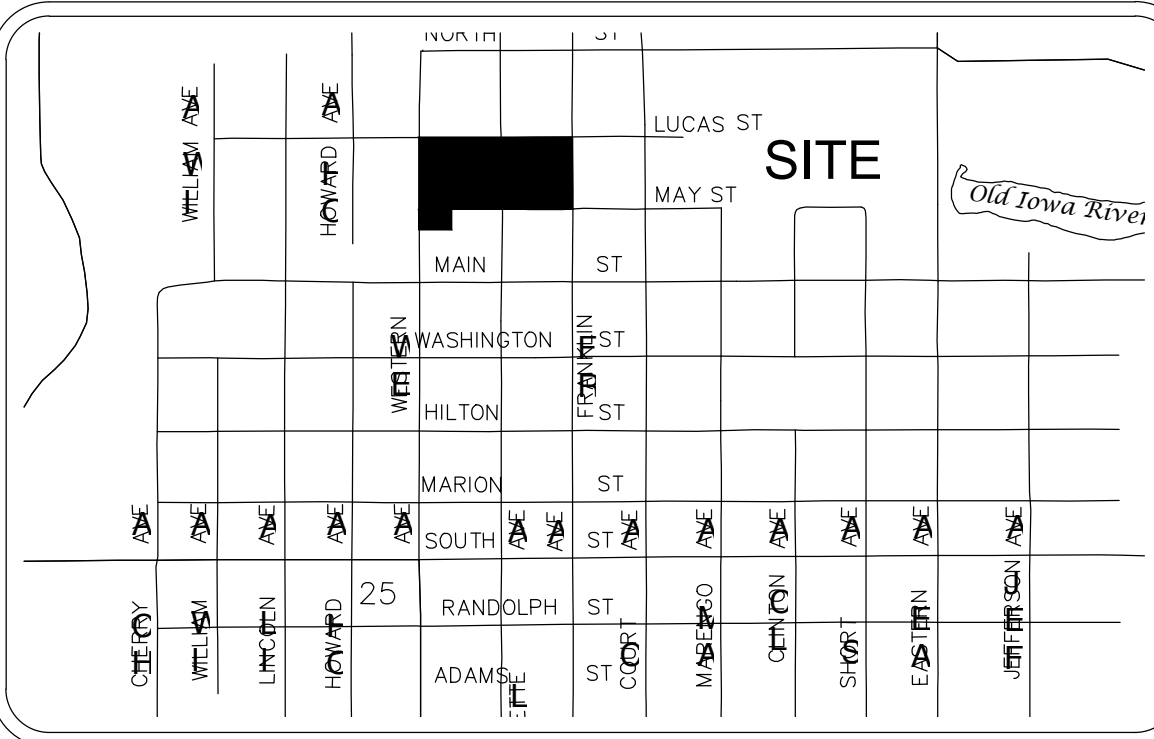
AND 300 FEET OF LAFAYETTE STREET BETWEEN LUCAS STREET AND MAY STREET IN THE ORIGINAL TOWN OF MARENGO, IOWA COUNTY, IOWA AS SHOWN BY PLAT RECORDED IN LAND DEED RECORD 1, PAGE 293 OF THE IOWA COUNTY RECORDER'S OFFICE, SUBJECT TO EASEMENTS OF RECORD.

SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON JULY 6, 2004 IN BOOK 694 AT PAGE 312.

AND COMMENCING AT THE NORTHWEST CORNER OF OUTLOT 7 OF THE ORIGINAL TOWN, NOW CITY OF MARENGO, IOWA, THENCE 101 FEET IN A SOUTHERLY DIRECTION ALONG THE WESTERN BOUNDARY LINE OF SAID OUTLOT 7; THENCE 172-1/2 FEET IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE SOUTHERN BOUNDARY LINE OF SAID OUTLOT 7; THENCE 101 FEET IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE WESTERN BOUNDARY LINE OF SAID OUTLOT 7 TO THE NORTH LINE OF SAID OUTLOT 7; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OUTLOT 7 TO THE POINT OF BEGINNING.

SAID DESCRIPTION AS RECORDED AT THE IOWA COUNTY RECORDER'S OFFICE ON SEPTEMBER 16, 2008 IN BOOK 860 AT PAGE 416-418.

AND SAID TRACTS OF LAND CONTAIN 4.61 ACRES.



Vicinity Map

(Not to Scale)

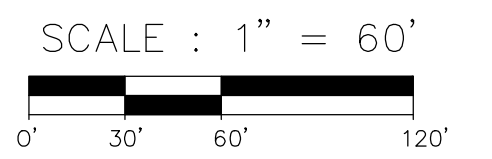
Legend of Symbols & Abbreviations

Deciduous Tree w/size	Gas Meter	N.	North	Ft.	Feet	UG EL	Underground Electric Line
Power Pole	Sanitary Clean Out	S.	South	Vol.	Volume	RCP	Reinforced Concrete Pipe
Sign	Water Valve	E.	East	Pg.	Page	YPC	Yellow Plastic Cap
Electric Transformer	Fire Hydrant	W.	West	()	Recorded as	B-B	Back to Back
Telephone Manhole	Manhole	°	Degrees	UE	Utility Easement	SS	Sanitary Sewer
Telephone Pedestal	Found 1/2" Rebar w/YPC #9647	'	Feet or Minutes	BH	Building Height	TEL	Telephone
Electric Meter	Set 1/2" Rebar w/YPC #9647	"	Inches or Seconds	ROW	Right of Way	ST	Storm Sewer
Light Pole	Benchmark	Sq.	Square	CL	Centerline	TELE	Underground Telephone
Flag Pole	Indicates Handicapped Parking						
HVAC							

Utility Notes

Iowa Code 480, underground facilities information, requires verbal notice to Iowa one-call, 1-800-292-8989, not less than 48 hours before excavation, excluding weekends and legal holidays.

The locations of underground utilities as shown hereon are based on the above ground structures, utility company locations or public records and may vary from the actual location. Additional buried utilities and structures may be encountered and should be considered and verification made from various utilities and government agencies prior to any excavation.



Miscellaneous Notes

All measurements in feet and decimals thereof.

The basis of bearings for this survey is grid north of the Iowa State Plane Coordinate System NAD1983 datum. The north right of way line of W. May Street bears S89°45'56"W.

There is no observable evidence of any cemeteries on the subject property.

There are no ponds, lakes, springs or rivers located on or running through the subject property except as shown on the survey.

W. May Street and W. Lucas Street are public streets and provides access to the subject property.

At time of survey, there was observable evidence of earth moving equipment and building construction.

There was no observable evidence of recent street or sidewalk construction or repairs. No changes in the street right-of-way lines either completed or proposed are available from the controlling jurisdiction.

Owner and Address of subject property is:
Marengo Memorial Hospital
300 W. May Street, Marengo, Iowa 52301

There was no observable evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

The right-of-way lines of the adjoining streets are contiguous with the property lines of the subject property.

Notes Corresponding to Schedule B

No title commitment was provided.

Encroachment Statements

None.

FLOOD NOTE:

By graphic plotting only, this property is located inside of Zone "X" of the Flood Insurance Rate Map, Community Panel No. 19095C0062E, which bears an effective date of August 2, 2011 plot and is NOT in a special flood hazard area.

