

# TEMPORARY EASEMENT

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE STATE OF IOWA  
IA 160/ SE ORALABOR ROAD & SE DELAWARE AVENUE  
ROADWAY & TRAFFIC SIGNAL IMPROVEMENTS  
PARCEL 21

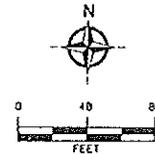
**PROPERTY OWNER:**

GRAND CAPITAL, L.C.  
P.O. BOX 1159  
DEERFIELD, IL 60015  
BOOK 10639, PAGES 611-612

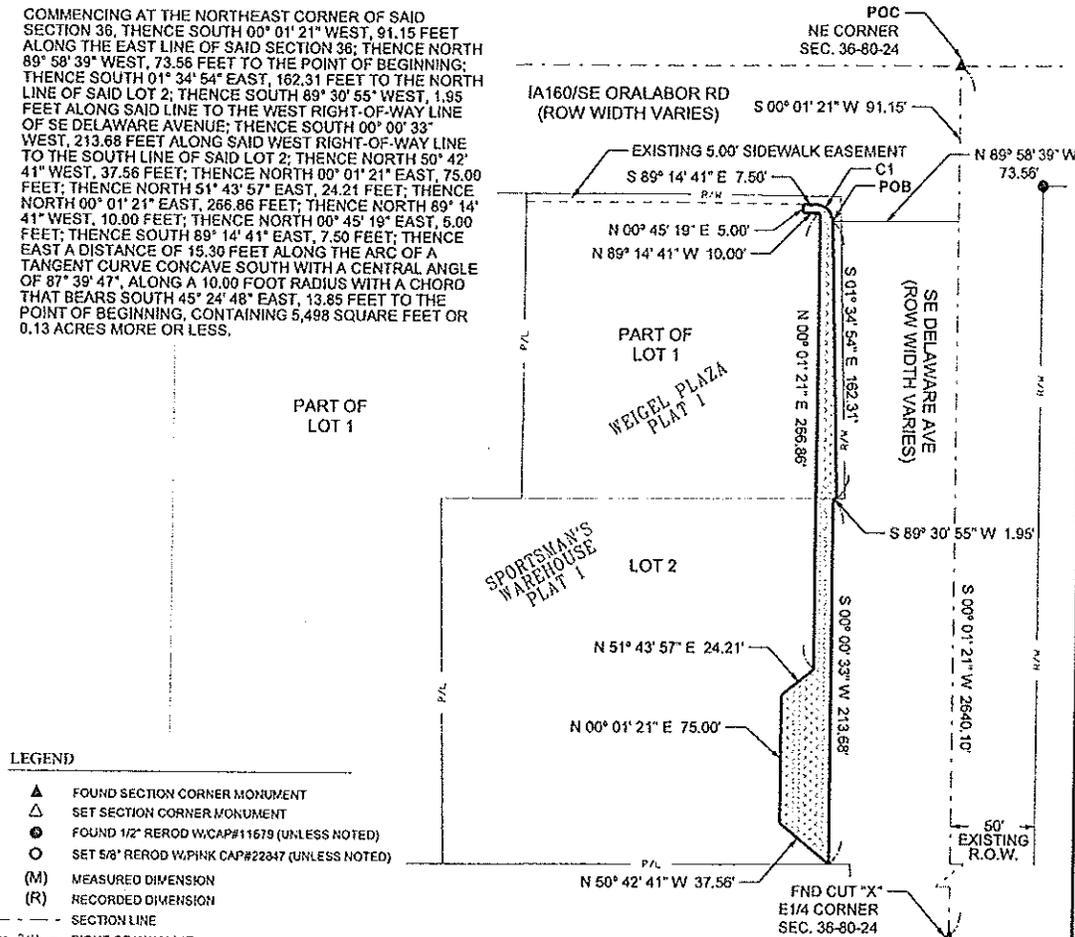
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN LOT 2 OF SPORTSMAN'S WAREHOUSE PLAT 1 AND IN PART OF LOT 1 OF WEIGEL PLAZA PLAT 1, BOTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, THENCE SOUTH 00° 01' 21" WEST, 91.15 FEET ALONG THE EAST LINE OF SAID SECTION 36; THENCE NORTH 89° 58' 39" WEST, 73.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 34' 54" EAST, 162.31 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89° 30' 55" WEST, 1.95 FEET ALONG SAID LINE TO THE WEST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE; THENCE SOUTH 00° 00' 33" WEST, 213.68 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 50° 42' 41" WEST, 37.56 FEET; THENCE NORTH 00° 01' 21" EAST, 75.00 FEET; THENCE NORTH 51° 43' 57" EAST, 24.21 FEET; THENCE NORTH 00° 01' 21" EAST, 266.86 FEET; THENCE NORTH 89° 14' 41" WEST, 10.00 FEET; THENCE NORTH 00° 45' 19" EAST, 5.00 FEET; THENCE SOUTH 89° 14' 41" EAST, 7.50 FEET; THENCE EAST A DISTANCE OF 15.30 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTH WITH A CENTRAL ANGLE OF 87° 39' 47", ALONG A 10.00 FOOT RADIUS WITH A CHORD THAT BEARS SOUTH 45° 24' 48" EAST, 13.85 FEET TO THE POINT OF BEGINNING, CONTAINING 5,488 SQUARE FEET OR 0.13 ACRES MORE OR LESS.



NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED



**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD W/CAP#11579 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22347 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SECTION LINE
- R/W --- RIGHT-OF-WAY LINE
- EASEMENT LINE
- P/L --- PROPERTY LINE

TEMPORARY CONSTRUCTION EASEMENT

FIELD SURVEY COMPLETED: SEPTEMBER 2015

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD BEARING	DELTA	TAN
C1	15.30'	10.00'	13.85'	S45°24'48"E	87°39'47"	9.60'

SURVEY FOR:  
CITY OF ANKENY  
220 WEST FIRST STREET  
ANKENY, IA 50023  
PHONE: (515) 965-6400

FOTH PROJECT NO. 15A008-01 DATE: 4/22/2016



Foth Infrastructure & Environment, LLC  
8191 Birchwood Court, Suite L  
Johnston, IA 50131-2331  
Phone: 515-254-1393 Fax: 515-254-1642

SHEET  
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