PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT VACATION EXHIBIT

LOT 1

10' LANDSCAPE BUFFER EASEMENT VACATION DESCRIPTION:

A PART OF LOT 1 OF PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING 10.00 FEET WIDE AND LYING SOUTH OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°05'30" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 64.09 FEET; THENCE NORTH 53°54'30" EAST CONTINUING ALONG SAID NORTHERLY LINE, 314.59 FEET TO THE POINT OF TERMINUS.

10' DRAINAGE EASEMENT VACATION DESCRIPTION:

A PART OF LOT 1 OF PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING 10.00 FEET WIDE AND WHOSE NORTHERLY LINE IS 10.00 FEET SOUTH OF AND PARALLEL THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°05'30" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 64.09 FEET; THENCE NORTH 53°54'30" EAST CONTINUING ALONG SAID NORTHERLY LINE, 314.59 FEET AND THEN EXTENDING TO THE WESTERLY LINE OF LOT P OF SAID PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1 TO THE POINT OF TERMINUS.

15' STORM SEWER EASEMENT VACATION:

A PART OF LOT 1 OF PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING 15.00 FEET WIDE AND LYING SOUTH OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°05'30" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 64.09 FEET; THENCE NORTH 53°54'30" EAST CONTINUING ALONG SAID NORTHERLY LINE, 314.59 FEET AND THEN EXTENDING TO THE WESTERLY LINE OF LOT P OF SAID PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1 TO THE POINT OF TERMINUS.

LOT P

15' STORM SEWER EASEMENT DESCRIPTION:

A PART OF LOT P OF PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT P; THENCE SOUTH 26°25'46" EAST ALONG THE WESTERLY LINE OF SAID LOT P, 121.06 FEET; THENCE SOUTH 36°05'30" EAST CONTINUING ALONG SAID WESTERLY LINE, 73.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53°54'30" EAST, 55.00 FEET TO THE POINT OF TERMINUS.

LEGEND

Survey	Found
Section Corner	▲
1/2" Rebar, Orange Cap #11579 (Unless Otherwise Noted)	●
ROW Marker	■
ROW Rail	⌶
Control Point	⊙CP
Bench Mark	⊕
Plotted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	
Section Line	
1/4 Section Line	
1/4 1/4 Section Line	
Easement Line	

OWNER

Lot P - City Of Ankeny
Lot 1 - Hy-Vee, Inc.

LICENSED LAND SURVEYOR
TERRY COADY
18643
IOWA

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.

Terry Coady 10-26-2010
Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2011

Pages or sheets covered by this seal:
Sheets 1 and 2

PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1
EASEMENT VACATION EXHIBIT

SNYDER & ASSOCIATES
Engineers and Planners

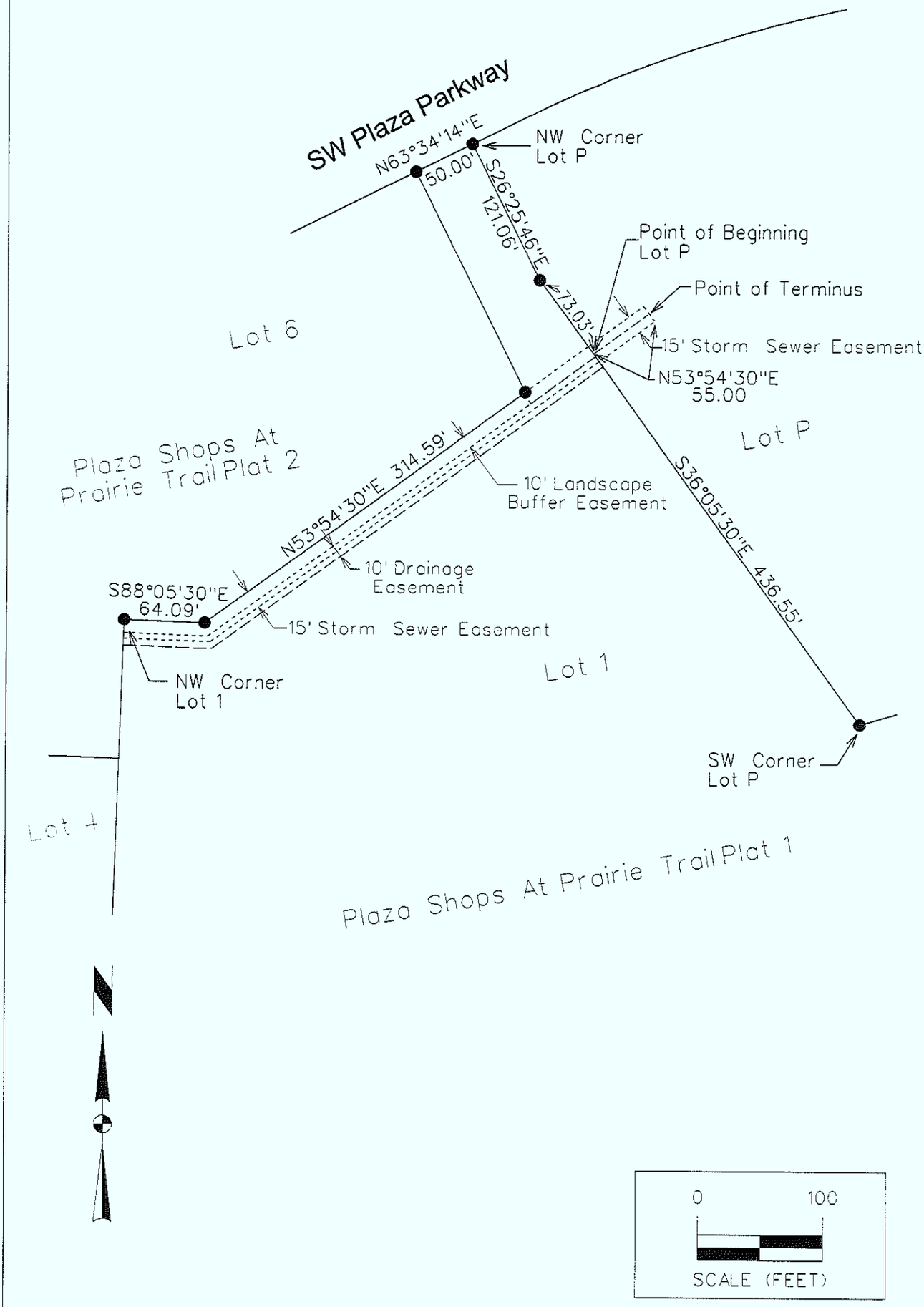
2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 2
PN:	1070651
FN:	PM: TLC
DATE:	10/14/10
TECH:	JCC

V:\print_drivers\Black_Gray\laser_half.plt
V:\PEN\DATE.TBL
Snyder

J:\2007_Projects\107.0651\Cadd\Plats\1070651.vac
10/22/2010
JCC

EASEMENT VACATION EXHIBIT



PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1	SHEET 2 OF 2
PLAZA SHOPS AT PRAIRIE TRAIL PLAT 1	PN: 1070651
	FN: PM: TLC
SNYDER & ASSOCIATES Engineers and Planners 2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020	DATE: 10/14/10
	TECH: JCC

V:\print_drivers\Black_Gray\laser_half.pt
V:\PEN\DATE.TBL
Snyder

J:\2007_Projects\107.0651\Cadd\Plats\1070651.vac
10/22/2010
JCC