

INDEX LEGEND SURVEYOR'S NAME / RETURN TO: ERIN D. GRIFFIN SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023 515-964-2020 egriffin@snyder-associates.com SERVICE PROVIDED BY: SNYDER & ASSOCIATES, INC. SURVEY LOCATED: LOT 1 FRIENDLY HILLS & PT NW1/4 NE Frl1/4 SEC. 01-79-24 REQUESTED BY: ILPT ANKENY, LLC	
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EXHIBIT "A-1"

STORMWATER MAINTENANCE AGREEMENT PLAT

STORMWATER MAINTENANCE AGREEMENT DESCRIPTION

AREA "A"

A PART OF LOT 1, FRIENDLY HILLS, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°57'44" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 140.43 FEET; THENCE NORTH 26°31'59" WEST, 68.34 FEET; THENCE NORTH 01°59'36" WEST, 47.55 FEET; THENCE NORTH 89°56'53" EAST, 148.43 FEET; THENCE SOUTH 23°23'48" EAST, 60.97 FEET TO THE SOUTHWEST CORNER OF LOT 1, CHAPMAN BROTHERS FARM PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°02'16" WEST ALONG THE EAST LINE OF SAID LOT 1, FRIENDLY HILLS, 52.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 ACRES (17,028 S.F.).

AREA "B"

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, FRIENDLY HILLS, AN OFFICIAL PLAT; THENCE SOUTH 18°37'29" EAST, 67.03 FEET; THENCE SOUTH 39°54'48" EAST, 85.09 FEET; THENCE SOUTH 00°13'40" EAST, 208.75 FEET; THENCE SOUTH 50°41'31" WEST, 77.32 FEET; THENCE SOUTH 89°48'29" WEST, 90.57 FEET; THENCE NORTH 48°02'31" WEST, 47.16 FEET; THENCE NORTH 11°07'04" EAST, 135.33 FEET; THENCE NORTH 03°28'04" WEST, 121.58 FEET; THENCE NORTH 26°31'59" WEST, 113.15 FEET TO THE SOUTH LINE OF SAID LOT 1, FRIENDLY HILLS; THENCE SOUTH 89°57'44" EAST ALONG SAID SOUTH LINE, 140.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.37 ACRES (59,778 S.F.).


DATE OF SURVEY
DECEMBER 12, 2018

OWNER
AREA "A": ILPT ANKENY, LLC
AREA "B": CHAPMAN BROTHERS FARM, LC

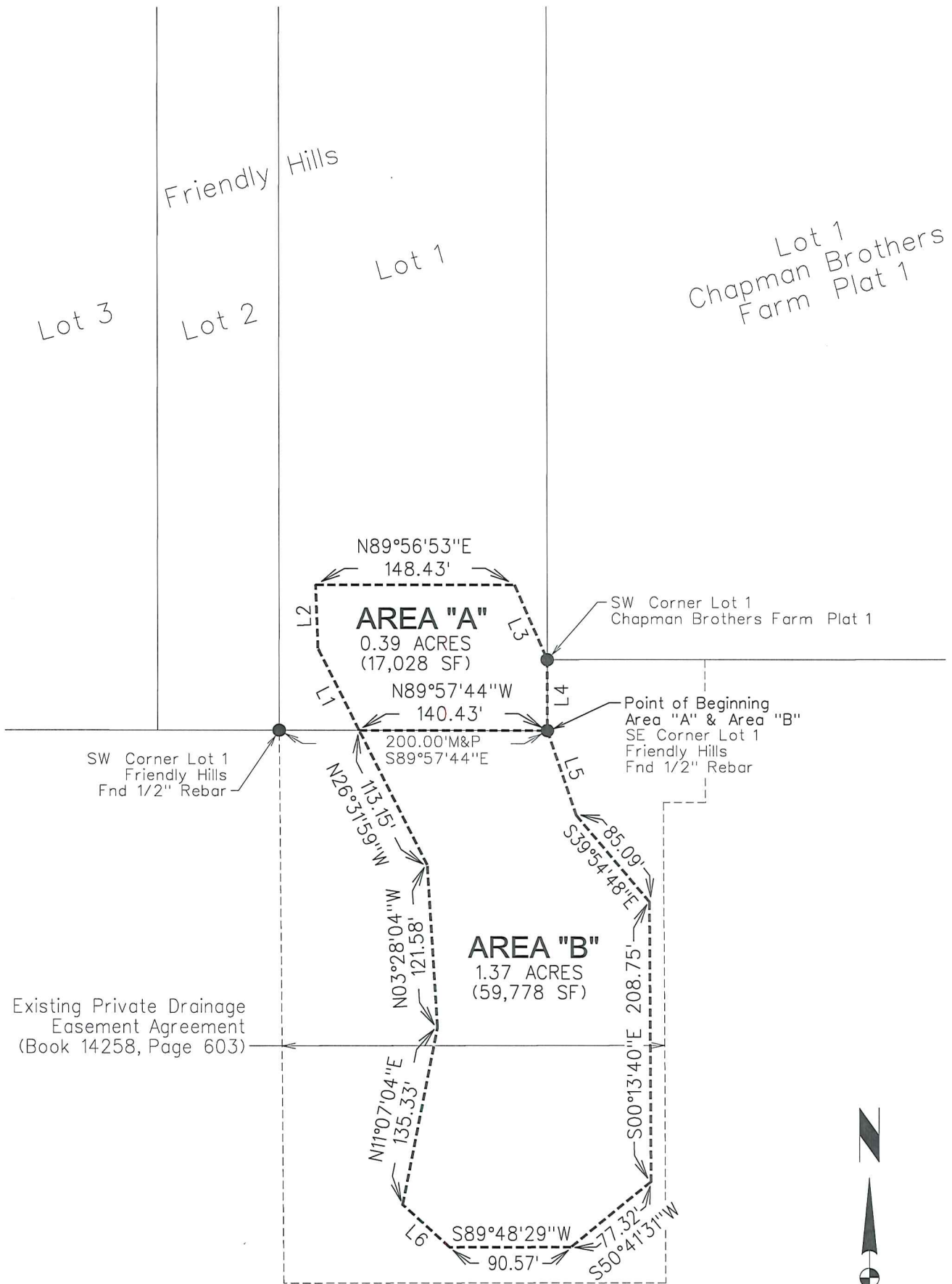
LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	⚡	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	

	<p>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.</p> <p><i>Erin D. Griffin</i> 4/29/19 Erin D. Griffin, FLS Date License Number 19710 My License Renewal Date is December 31, 2019 Pages or sheets covered by this seal: Sheets 1 & 2 of 2</p>
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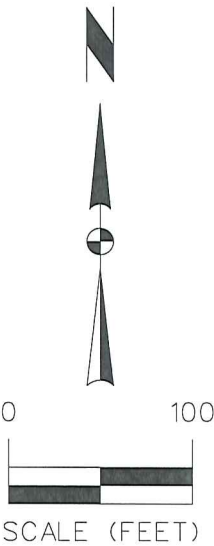
PT. LOT 1, FRIENDLY HILLS & PT. NW1/4 NE FRL. 1/4	SHEET 1 OF 2
STORMWATER MAINTENANCE AGREEMENT PLAT	PN: 1181003
 SNYDER & ASSOCIATES 2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020	FLD BK: PG:
	DATE: 02/16/19
	PM/TECH: EDG/SGK

STORMWATER MAINTENANCE AGREEMENT PLAT



LINE TABLE

L1	N26°31'59"W	68.34'
L2	N01°59'36"W	47.55'
L3	S23°23'48"E	60.97'
L4	N00°02'16"E	52.93'
L5	S18°37'29"E	67.03'
L6	N48°02'31"W	47.16'



PT. LOT 1, FRIENDLY HILLS & PT. NW1/4 NE FRL. 1/4
STORMWATER MAINTENANCE AGREEMENT PLAT



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

SHEET	2 OF 2
PN:	1181003
FLD BK:	PG:
DATE:	02/16/19
PM/TECH:	EDG/SGK