

EASEMENT VACATION DESCRIPTION

EASEMENT VACATION EXHIBIT

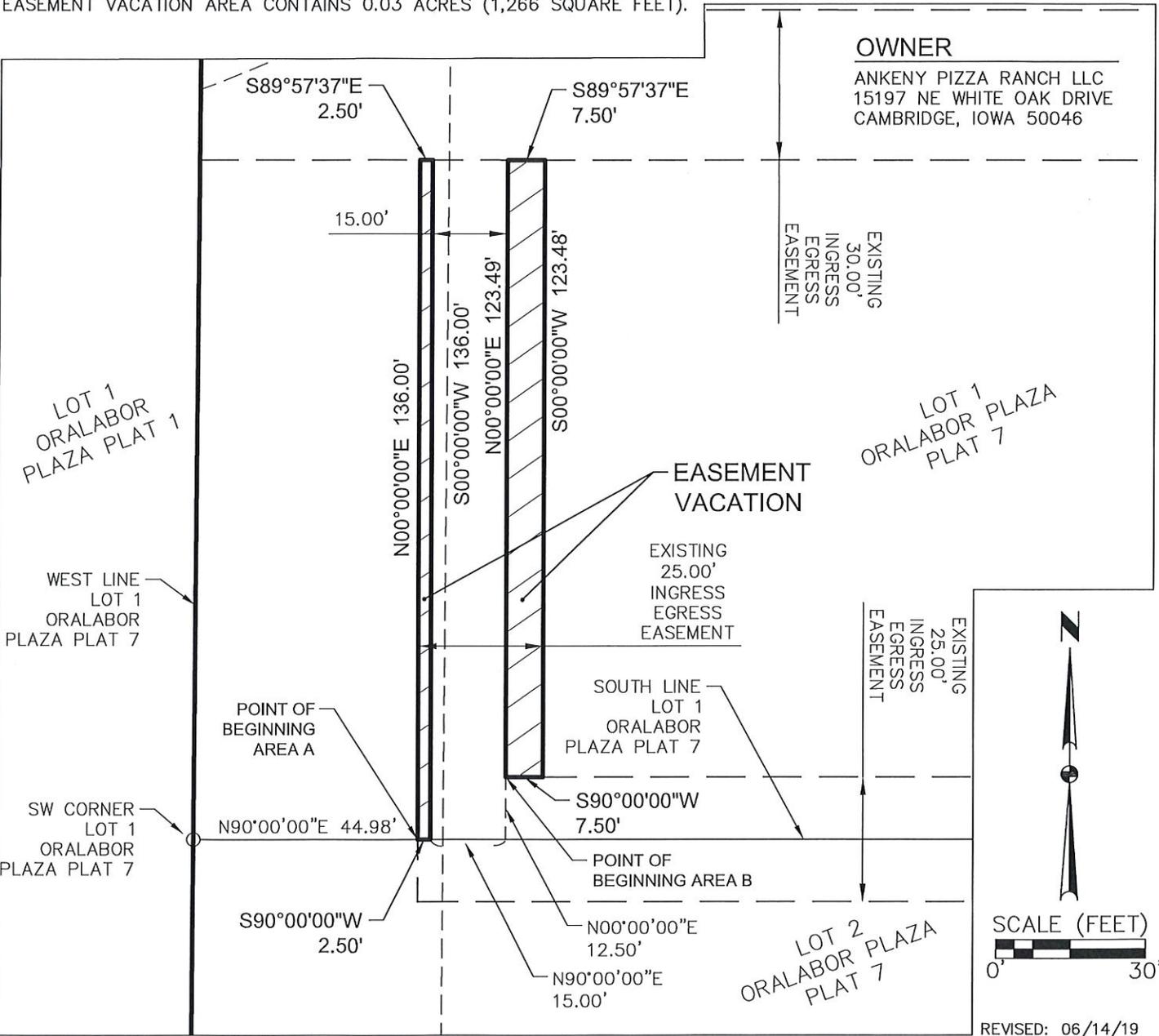
A PART OF LOT 1 OF ORALABOR PLAZA PLAT 7, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 44.98 FEET TO THE POINT OF BEGINNING OF AREA A; THENCE NORTH 00°00'00" EAST, 136.00 FEET; THENCE SOUTH 89°57'37" EAST, 2.50 FEET; THENCE SOUTH 00°00'00" WEST, 136.00 FEET TO SAID SOUTH LINE; THENCE SOUTH 90°00'00" WEST ALONG SAID SOUTH LINE, 2.50 TO THE POINT OF BEGINNING

AND

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 62.48 FEET; THENCE NORTH 00°00'00" EAST, 12.50 FEET TO THE POINT OF BEGINNING OF AREA B; THENCE NORTH 00°00'00" EAST, 123.49 FEET; THENCE SOUTH 89°57'37" EAST, 7.50 FEET; THENCE SOUTH 00°00'00" WEST, 123.48 FEET; THENCE SOUTH 90°00'00" WEST, 7.50 TO THE POINT OF BEGINNING.

EASEMENT VACATION AREA CONTAINS 0.03 ACRES (1,266 SQUARE FEET).



OWNER

ANKENY PIZZA RANCH LLC
15197 NE WHITE OAK DRIVE
CAMBRIDGE, IOWA 50046

LOT 1
ORALABOR
PLAZA PLAT 1

LOT 1
ORALABOR PLAZA
PLAT 7

WEST LINE
LOT 1
ORALABOR
PLAZA PLAT 7

EASEMENT
VACATION

EXISTING
25.00'
INGRESS
EGRESS
EASEMENT

EXISTING
25.00'
INGRESS
EGRESS
EASEMENT

SOUTH LINE
LOT 1
ORALABOR
PLAZA PLAT 7

SW CORNER
LOT 1
ORALABOR
PLAZA PLAT 7

POINT OF
BEGINNING
AREA A

S90°00'00"W
7.50'

POINT OF
BEGINNING
AREA B

S90°00'00"W
2.50'

N00°00'00"E
12.50'

N90°00'00"E
15.00'

LOT 2
ORALABOR PLAZA
PLAT 7

SCALE (FEET)
0' 30'

REVISED: 06/14/19