Survey Description-Parcel A:
That part of the South 8 Acres of the Northwest Quarter of the Northwest Quarter of Section 3, Township 52 North, Range 26 West of the 5th P.M., Boone County, Iowa, lying westerly of the centerline of Peach Avenue, being more particularly described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence N90°07'06"W, 508.13 feet along the south line thereof to the centerline of Peach Avenue and the point of beginning; thence continuing N90°07'06"W, 821.07 feet to the Southwest Corner of said Northwest Quarter of the Northeast Quarter; thence N0°52'28"E, 283.56 feet along said line to the Northeast Corner of said South 8 Acres; thence S88°33'24"W, 807.76 feet along the north line thereof to the centerline of Peach Avenue; thence S0°10'20"E, 202.33 feet along said line to the point of beginning, containing 12.88 acres, which includes 2.54 acres of existing public right of way.

Survey Description-Parcel B:
That part of the South 8 Acres of the Northeast Quarter of the Northeast Quarter of Section 3, Township 52 North, Range 26 West of the 5th P.M., Boone County, Iowa, lying westerly of the centerline of Peach Avenue, as more particularly described as follows: Beginning at the Southeast Corner of said Northwest Quarter of the Northeast Quarter; thence S0°07'29"W, 1360.91 feet to the Southwest Corner of said South 8 Acres; thence S0°22'08"W, 97.12 feet along the south line thereof to the centerline of said Peach Avenue; thence following said centerline northwesterly, 316.45 feet along a curve having a radius of 996.45 feet, concave westerly, a central angle of 18°14'44" and being subtended by a chord which bears N29°28'02"W, 316.12 feet; thence N29°28'02"W, 419.09 feet; thence northwesterly, 504.23 feet along a curve having a radius of 1091.35 feet, concave easterly, a central angle of 26°20'10" and being subtended by a chord which bears N16°13'51"W, 499.75 feet; thence N0°29'41"W, 228.46 feet to the north line of said Southwest Quarter of the Northwest Quarter; thence N02°55'17"W, 256.15 feet along said centerline to the north line of said South 8 Acres; thence S88°33'24"W, 513.54 feet along said line to the Northeast Corner thereof; thence S00°22'37"E, 250.58 feet along the east line of said Northwest Quarter of the Northeast Corner to the point of beginning, containing 12.88 acres, which includes 2.54 acres of existing public right of way.

I hereby certify that this land surveying document was prepared 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.

R. BRADLEY STUMBO, PLS
License number 17181
My license renewal date is December 31, 2021.