

ITEMS CORRESPONDING TO SCHEDULE B-II ZONING INFORMATION VICINITY MAP - NOT TO SCALE MISCELLANEOUS NOTES

SEE SHEET 2 OF 2 SHEETS FOR ITEMS CORRESPONDING TO SCHEDULE B-II SEE SHEET 2 OF 2 SHEETS FOR ZONING INFORMATION SEE SHEET 2 OF 2 SHEETS FOR VICINITY MAP SEE SHEET 2 OF 2 SHEETS FOR MISCELLANEOUS NOTES

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND 1 1/2" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR
- ▼ FOUND IRON MONUMENT WITH PLASTIC CAP NO. 12631
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- FOUND CONCRETE MONUMENT WITH BRASS CAP
- SET 1"x24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 2546
- (XXX) RECORD DATA
- ▨ EXISTING BUILDING
- ▨ CONCRETE SURFACE
- ⌵ POWER POLE
- ⌵ GUY WIRE
- OVERHEAD POWER LINE
- ⊙ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
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- ⊠ COMMUNICATION PEDESTAL
- ⊙ SEWER MANHOLE
- CATCH BASIN
- ⌵ FIRE HYDRANT
- ⌵ WATER VALVE
- ⊙ GAS METER
- ⌵ SIGN
- STORM PIPE

FLOOD NOTE

SEE SHEET 2 OF 2 SHEETS FOR FLOOD NOTE

SIGNIFICANT OBSERVATIONS

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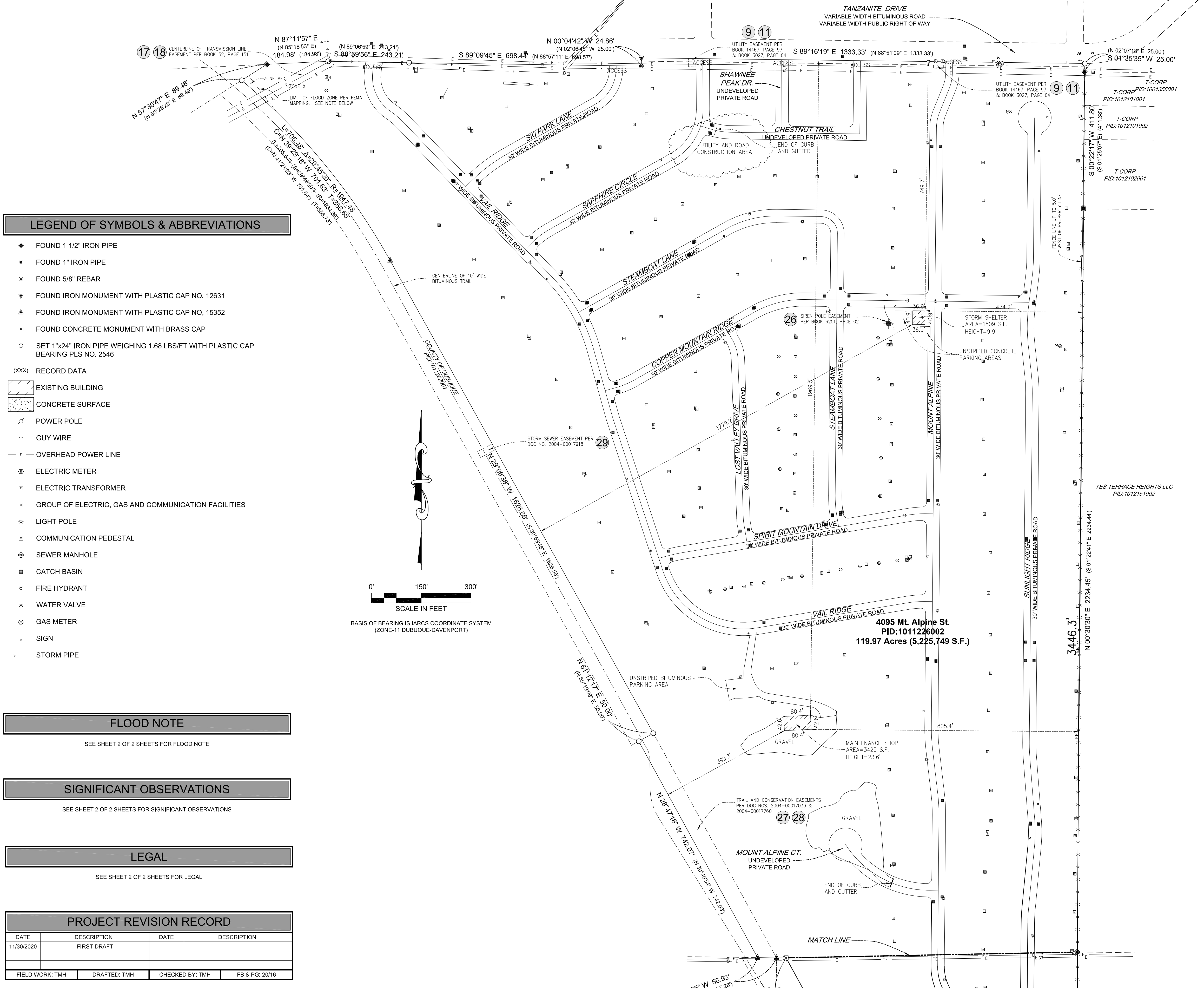
LEGAL

SEE SHEET 2 OF 2 SHEETS FOR LEGAL

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/30/2020	FIRST DRAFT		

FIELD WORK: TMH DRAFTED: TMH CHECKED BY: TMH FB & PG: 20/16



RECORD DESCRIPTION

TITLE DESCRIPTION
ALPINE PARK NO. 1, IN THE CITY OF DUBUQUE, COUNTY OF DUBUQUE, IOWA.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1036290-OMHA, DATED OCTOBER 26, 2020.

ALTA/NSPS LAND TITLE SURVEY

for
Alpine Park Community MHP
NV5 Project No. 201904191, 001
Alpine Park Community MHP
4095 Mt. Alpine St., Dubuque, IA 52001

Based upon Title Commitment No. NCS-1036290-OMHA of First American Title Insurance Company bearing an effective date of October 26, 2020 @ 7:30 A.M.

Surveyor's Certification

To: First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 16, 2020.

PRELIMINARY
THOMAS M. HEALY DATE
REGISTRATION NO. P23866
IN THE STATE OF IOWA
DATE OF FIELD SURVEY: NOVEMBER 16, 2020
DATE OF LAST REVISION: NOVEMBER 30, 2020
NETWORK PROJECT NO. 202004191-001 BJK SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 Terms and conditions of easements, setback, covenants and restrictions, as contained in Plat of Alpine Park No. 1, filed February 27, 2004, in Book 3027, Page 04, As shown on the map.
Consent to Plat filed March 17, 2004, in Book 4221, Page 04, Official Records, Dubuque County, Nebraska. Blanket in nature and is not shown on the map.
- 10 Terms and conditions of easements, setback, covenants and restrictions, as contained in Plat of Lots 1 through 4, of Frommett Place, filed July 30, 1997, in Book 8579, Page 97. Does not affect subject property and is not shown on the map.
- 11 Terms and conditions of easements, setback, covenants and restrictions, as contained in Plat of Emerald Acres No. 2, filed September 09, 1999, in Book 14467, Page 99. As shown on the map.
Resolution No. 288-01 filed July 10, 2001, in Book 10729, Page 01, Official Records, Dubuque County, Nebraska. Does not affect subject property and is not shown on the map.
- 12 Terms and conditions of Affidavit filed August 22, 1956, in Book 13, Page 243, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 13 Terms and conditions of Easement filed October 18, 1930, in Book 27, Page 551, Official Records, Dubuque County, Iowa. Easement limits are not defined and it is not shown on the map.
Partial Easement Assignment filed December 28, 2007, as Instrument No. 2007-00019264, Official Records, Dubuque County, Nebraska. Easement limits are not defined and it is not shown on the map.
- 14 Terms and conditions of Transmission Line Easement filed June 2, 1948, in Book 37, Page 569, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 15 Terms and conditions of Transmission Line Easement filed July 20, 1957, in Book 49, Page 237, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
Partial Easement Assignment filed December 28, 2007, as Instrument No. 2007-00019264, Official Records, Dubuque County, Nebraska. Easement limits are not defined and it is not shown on the map.
- 16 Terms and conditions of Easement filed September 2, 1958, in Book 50, Page 609, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
Assignment of Easements filed in Book 139, Page 86, Official Records, Dubuque County, Nebraska. Does not affect subject property and is not shown on the map.
Assignment of Easements filed October 30, 2008, as Instrument No. 2008-00015317, Official Records, Dubuque County, Nebraska. Does not affect subject property and is not shown on the map.
- 17 Terms and conditions of Transmission Line Easement filed May 21, 1959, in Book 52, Page 151, Official Records, Dubuque County, Iowa. As shown on the map.
Partial Easement Assignment filed December 28, 2007, as Instrument No. 2007-00019264, Official Records, Dubuque County, Nebraska. Easement limits are not defined and it is not shown on the map.
- 18 Terms and conditions of Transmission Line Easement filed July 21, 1969, in Book 63, Page 260, Official Records, Dubuque County, Iowa. As shown on the map.
Partial Easement Assignment filed December 28, 2007, as Instrument No. 2007-00019264, Official Records, Dubuque County, Nebraska. Easement limits are not defined and it is not shown on the map.
- 19 Terms and conditions of Transmission Line Easement filed May 21, 1959, in Book 52, Page 154, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
Partial Easement Assignment filed December 28, 2007, as Instrument No. 2007-00019264, Official Records, Dubuque County, Nebraska. Easement limits are not defined and it is not shown on the map.
- 20 Terms and conditions of Condemnation filed October 9, 1965, in Book 59, Page 11, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 21 Terms and conditions of Right-of-Way Permit filed May 2, 1973, in Book 3398, Page 73, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 22 Terms and conditions of easement contained in Warranty Deed - Joint Tenancy recorded March 2, 1976 in Book 1669, Page 76 of Official Records of Dubuque, Iowa. Does not affect subject property and is not shown on the map.
- 23 Terms and conditions of easement contained in Agreement recorded October 30, 1986 in Book 10507, Page 86 of Official Records of Dubuque, Iowa. Does not affect subject property and is not shown on the map.
- 24 Terms and conditions of Grant for Easement for Sanitary Sewer filed September 25, 2001, in Book 15389, Page 01, Official Records, Dubuque County, Iowa. Easement limits are not defined and it is not shown on the map.
- 25 Terms and conditions of Grant for Easement for Sanitary Sewer filed September 25, 2001, in Book 15390, Page 01, Official Records, Dubuque County, Iowa. Easement limits are not defined and it is not shown on the map.
- 26 Terms and conditions of Grant of Easement for Emergency Siren, Pole and Appurtenances filed April 2, 2002, in Book 6251, Page 02, Official Records, Dubuque County, Iowa. As shown on the map.
- 27 Terms and conditions of Plat of Easement filed September 28, 2004, as Instrument No. 2004-00017033, Official Records, Dubuque County, Iowa. As shown on the map.
- 28 Terms and conditions of Easement Agreement filed October 7, 2004, as Instrument No. 2004-00017760, Official Records, Dubuque County, Iowa. As shown on the map.
- 29 Terms and conditions of Grant for Easement for Storm Sewer filed October 11, 2004, as Instrument No. 2004-00017918, Official Records, Dubuque County, Iowa. As shown on the map.
- 30 Terms and conditions of Plat of Easement filed September 16, 2005, as Instrument No. 2005-00015204, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 31 Terms and conditions of Easement filed March 25, 1988, in Book 2148, Page 88, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 33 Terms and conditions of Resolution No. 296-93 filed September 27, 1993, in Book 12732, Page 93, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 34 Terms and conditions of easement contained in Deed No. 83091 recorded February 6, 1983 in Book 925, Page 83 of Official Records of Dubuque, Iowa. Does not affect subject property and is not shown on the map.
- 35 Terms and conditions of Ordinance No. 96-02 filed November 20, 2002, in Book 22389, Page 02, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 36 Survey filed in Plat Book 1, Page 171, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 37 Survey filed October 6, 1892 in Plat Book 3, Page 249, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 38 Survey filed December 22, 1894 in Plat Book 4, Page 121, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 39 Survey filed October 14, 1905 in Plat Book 3, Page 58, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 40 Survey filed in Book 1, Page 161, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 41 Survey filed December 12, 1955 in Book 23, Page 66, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 42 Survey filed June 16, 1971 in Book 35, Page 81, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 43 Survey filed April 15, 1986 in Book 2744, Page 86, Official Records, Dubuque County, Iowa. Does not affect subject property and is not shown on the map.
- 44 Terms and conditions of Easement filed July 14, 1925, in Book 25, Page 121, Official Records, Dubuque County, Iowa. Easement limits are not defined and it is not shown on the map.

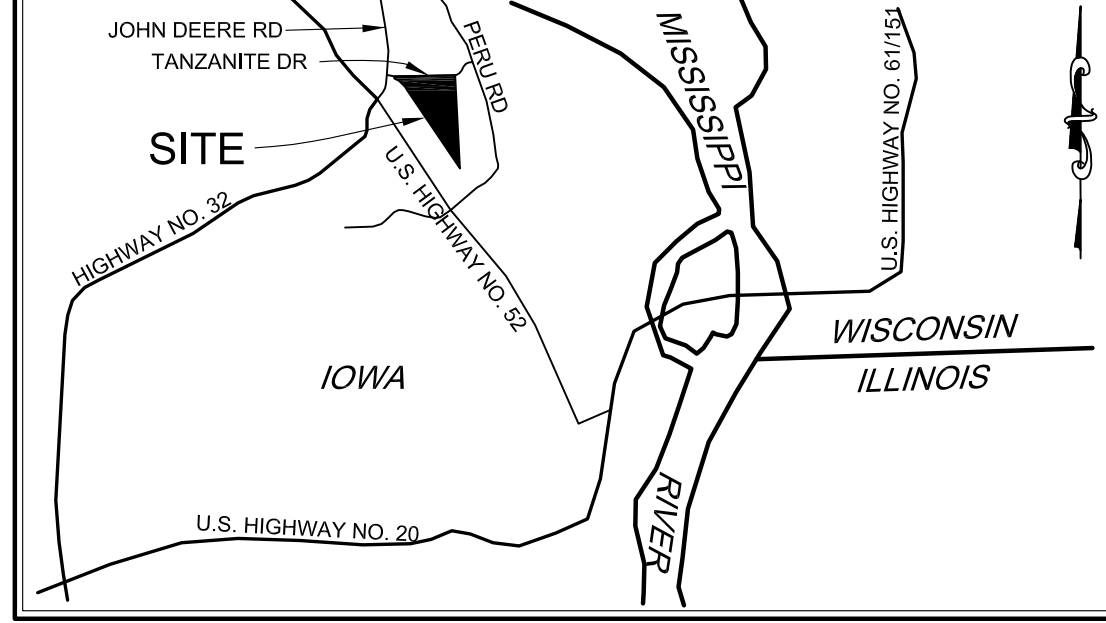
FLOOD NOTE

By graphic plotting only, this property is in Zones AE and X of the Flood Insurance Rate Map, Community No. 195180, Map No. 19061C0241E which bears an effective date of 10/18/2011 and is partially in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 11/30/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

ZONING INFORMATION

AS OF THE DATE OF THIS MAP, ZONING INFORMATION HAS NOT BEEN PROVIDED TO THE SURVEYOR.

VICINITY MAP - NOT TO SCALE

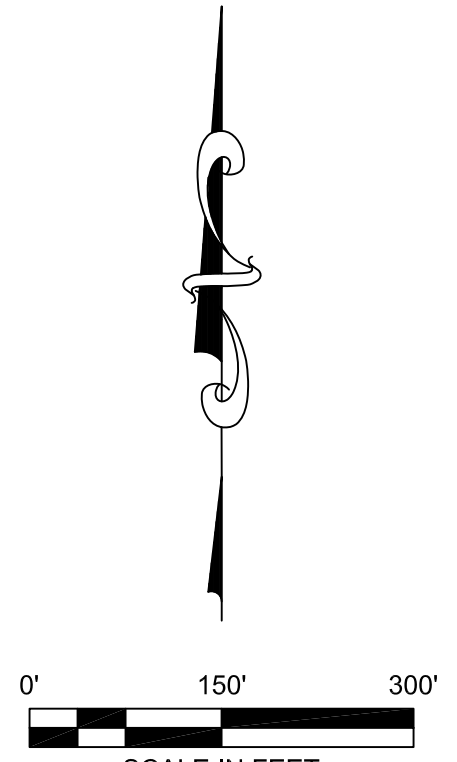


MISCELLANEOUS NOTES

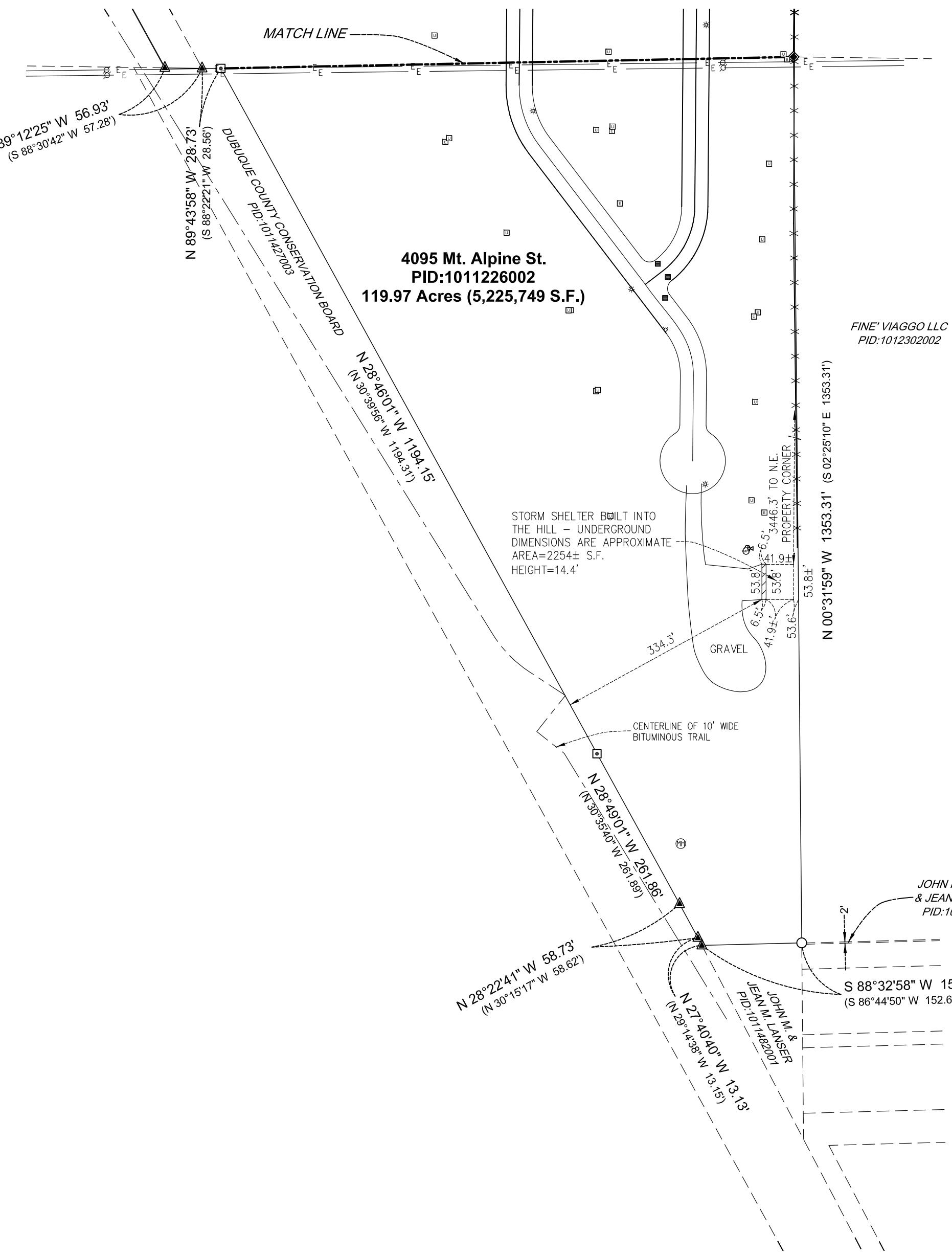
- (MNI) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MND) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 4095 MT. ALPINE ST., DUBUQUE, IA 52001 PER DUBUQUE COUNTY RECORDS
- (MNO) AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 11/16/2020.
- (MNA) AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS PRIVATE ROAD AND UTILITY CONSTRUCTION AND EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 11/16/2020.
- (MNS) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 11/16/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MNE) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 11/16/2020.
- (MNT) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 11/16/2020.
- (MNU) THE PROPERTY HAS DIRECT ACCESS TO TANZANTE DRIVE., A PUBLIC RIGHT OF WAY.
- (MND) ALL STREETS ON THE SUBJECT PARCEL ARE PRIVATE BITUMINOUS ROADS WITH CONCRETE CURB AND GUTTER WITH THE EXCEPTION OF CHESTNUT TRAIL, SHAWNEE PEAK DRIVE AND MOUNT ALPINE COURT WHICH HAVE NOT BEEN CONSTRUCTED AS OF 11/16/2020.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND 1 1/2" IRON PIPE
- FOUND 1" IRON PIPE
- ⊙ FOUND 5/8" REBAR
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- ⊙ GAS METER
- ▼ SIGN
- STORM PIPE



SCALE IN FEET
BASIS OF BEARING IS IARCS COORDINATE SYSTEM (ZONE-11 DUBUQUE-DAVENPORT)



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/30/2020	FIRST DRAFT		
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 20/16

SIGNIFICANT OBSERVATIONS

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY. © 2020 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

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TITLE DESCRIPTION
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ALTA/NSPS LAND TITLE SURVEY

for
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NV5 Project No. 201904191, 001
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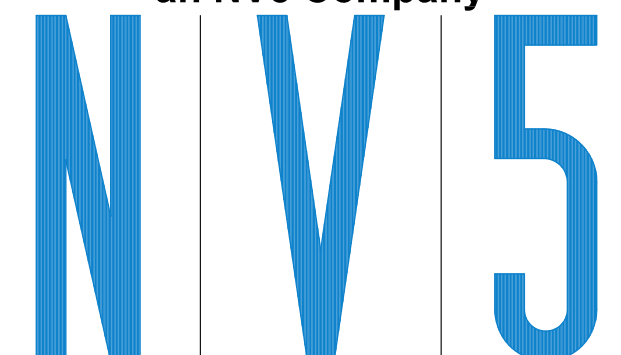
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PRELIMINARY

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REGISTRATION NO. P23866
IN THE STATE OF IOWA
DATE OF FIELD SURVEY: NOVEMBER 16, 2020
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NETWORK PROJECT NO. 202004191-001_BJK

SHEET 2 OF 2

Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com