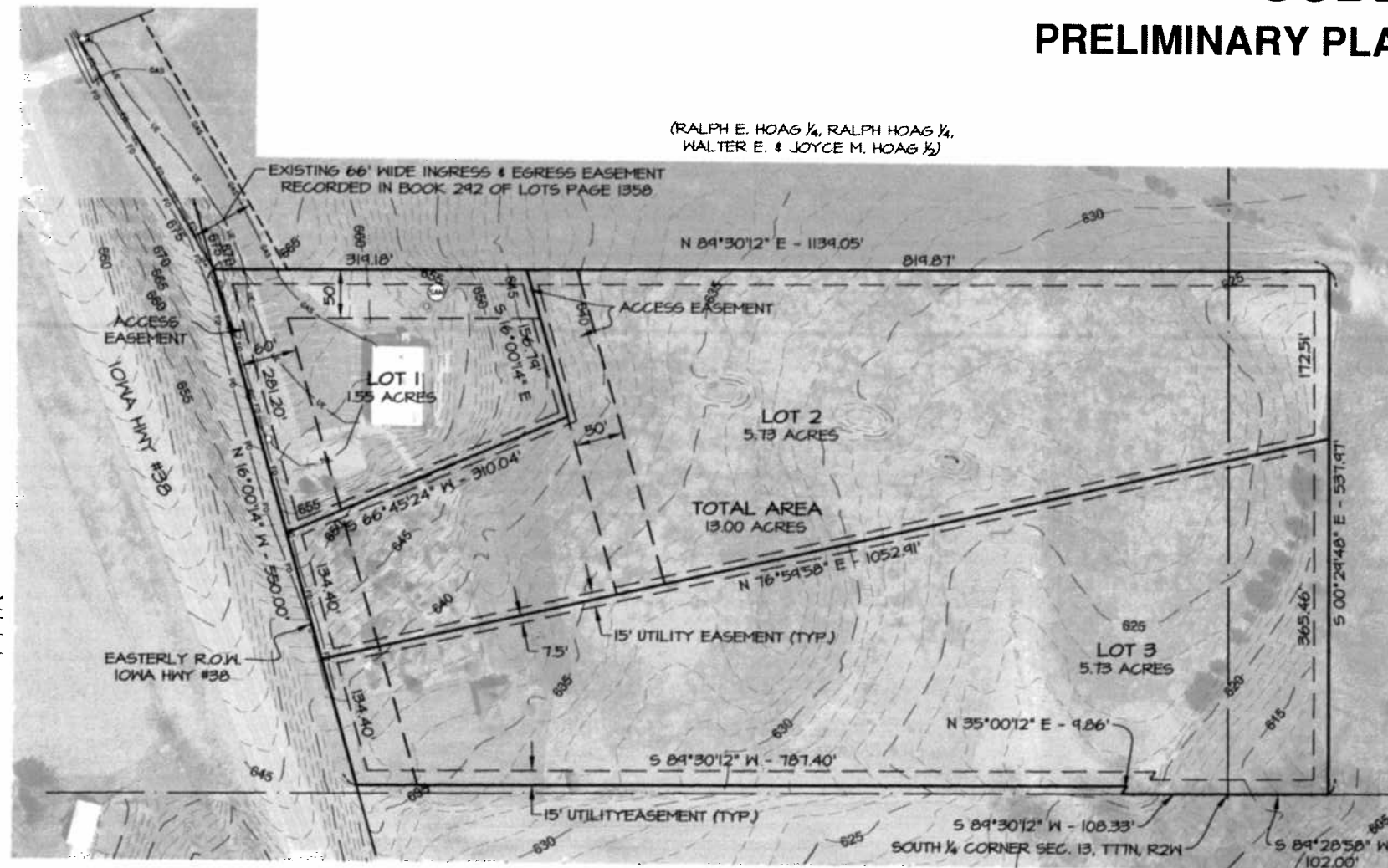
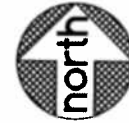


R2W

PIAZZA BELLA SUBDIVISION PRELIMINARY PLAT



(RALPH E. HOAG 1/4, RALPH HOAG 1/4,
WALTER E. & JOYCE M. HOAG 1/2)

(RALPH E. HOAG 1/4, RALPH HOAG 1/4,
WALTER E. & JOYCE M. HOAG 1/2)

(STANLEY DESIGN-BUILD, INC.)

LEGEND

---	INDEX CONTOUR
- - -	INTERMEDIATE CONTOUR
---	GAS
UE	UNDERGROUND ELECTRIC
TEL	UNDERGROUND TELEPHONE
FO	UNDERGROUND FIBER OPTIC
⊗	SEPTIC TANK LID
□	TELEPHONE RISER
⊕	ELECTRIC TRANSFORMER

LAND DESCRIPTION - (FROM WARRANTY DEED DOCUMENT NO. 2008-00814)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89°30'12" WEST 108.33 FEET ON THE SOUTH LINE OF THE CHICAGO ROCK ISLAND & PACIFIC RAILROAD PER DESCRIPTION RECORDED IN BOOK 152 OF LANDS, PAGE 1080, OF THE RECORDS IN THE OFFICE OF THE RECORDER OF MUSCATINE COUNTY, IOWA; THENCE NORTH 35°00'12" EAST 9.86 FEET ON SAID ABANDONED RIGHT-OF-WAY; THENCE SOUTH 89°30'12" WEST 787.40 FEET TO THE EASTERLY RIGHT-OF-WAY OF IOWA HIGHWAY #38; THENCE NORTH 16°00'14" WEST 550.00 FEET ON SAID EASTERLY RIGHT-OF-WAY; THENCE NORTH 89°30'12" EAST 1139.05 FEET; THENCE SOUTH 00°29'48" EAST 537.97 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE SOUTH 89°28'58" WEST 102.00 FEET ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 13.00 ACRES, AND ALSO,

AN EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED REAL ESTATE, THAT EASEMENT TO BE NON-EXCLUSIVE, TO BE 66 FEET WIDE, AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 292 LOTS, PAGE 1358, OF THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA.

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS

FRONT 30'
SIDE NONE
REAR NONE

OWNER / DEVELOPER

313 EAST SECOND, LLC
C/O CLAUDIO VITALE
313 E. 2ND STREET
MUSCATINE, IA 52161

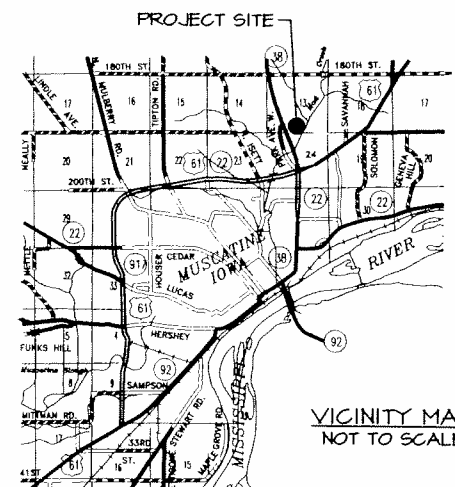
UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

The utility easements as shown are acceptable to the following utilities:

QWEST

Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	
Title	Date
EASTERN IOWA LIGHT & POWER COOPERATIVE	
Title	Date



VICINITY MAP
NOT TO SCALE

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.

Gary W. Whitacre

Date _____ Reg. No. 10316

My license renewal date is December 31, 2011

Pages or sheets covered by this seal: 1



**Martin & Whitacre
Surveyors & Engineers, Inc.**

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

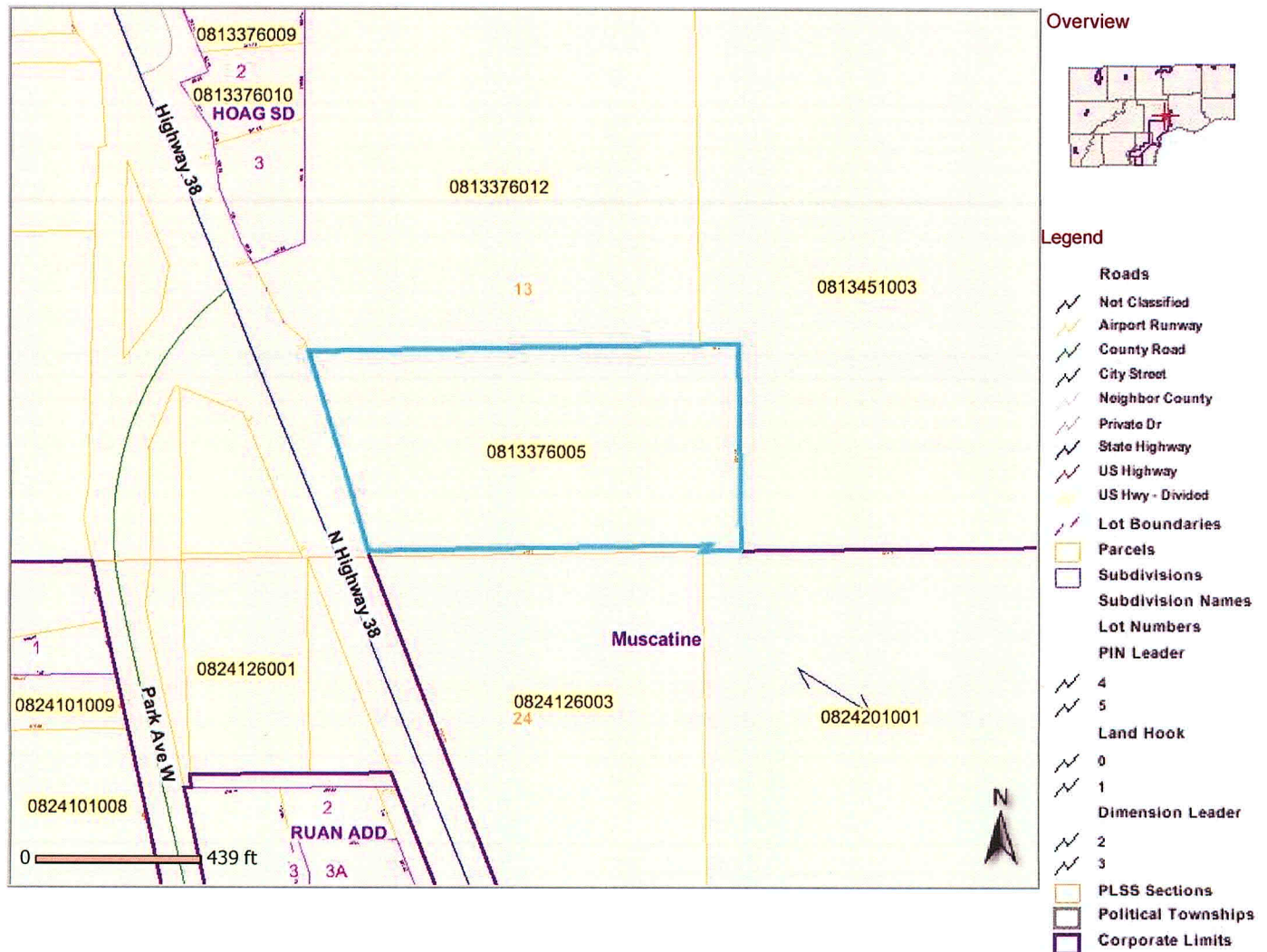
CLAUDIO VITALE PRELIMINARY PLAT
IN THE SOUTH 1/2 OF SECTION 13, T77N, R2W, MUSCATINE CO., IA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
13-T7-2W	T7N2W#10	1"=60'	PM	GWW	6/6/2011	6782.07
REV.	0					
			6782 SURVEY.DWG		SHEET 1	OF 1

Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 6/6/2011
Map Scale: 1 in = 439 ft



Parcel ID 0813376005
Sec/Twp/Rng 13-77-2
Property Address 3901 HWY 38 N
MUSCATINE

Alternate ID N/A
Class C - COMMERCIAL
Acreage 0.00

Owner Address 313 EAST SECOND LLC

District MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
Brief Tax Description N 11.82 A E OF HWY SE SW & S 537.97' W 102' SW SE
(Note: Not to be used on legal documents)