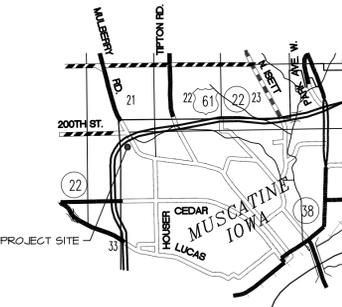


UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT 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.



FRIDLEY SUBDIVISION FINAL PLAT

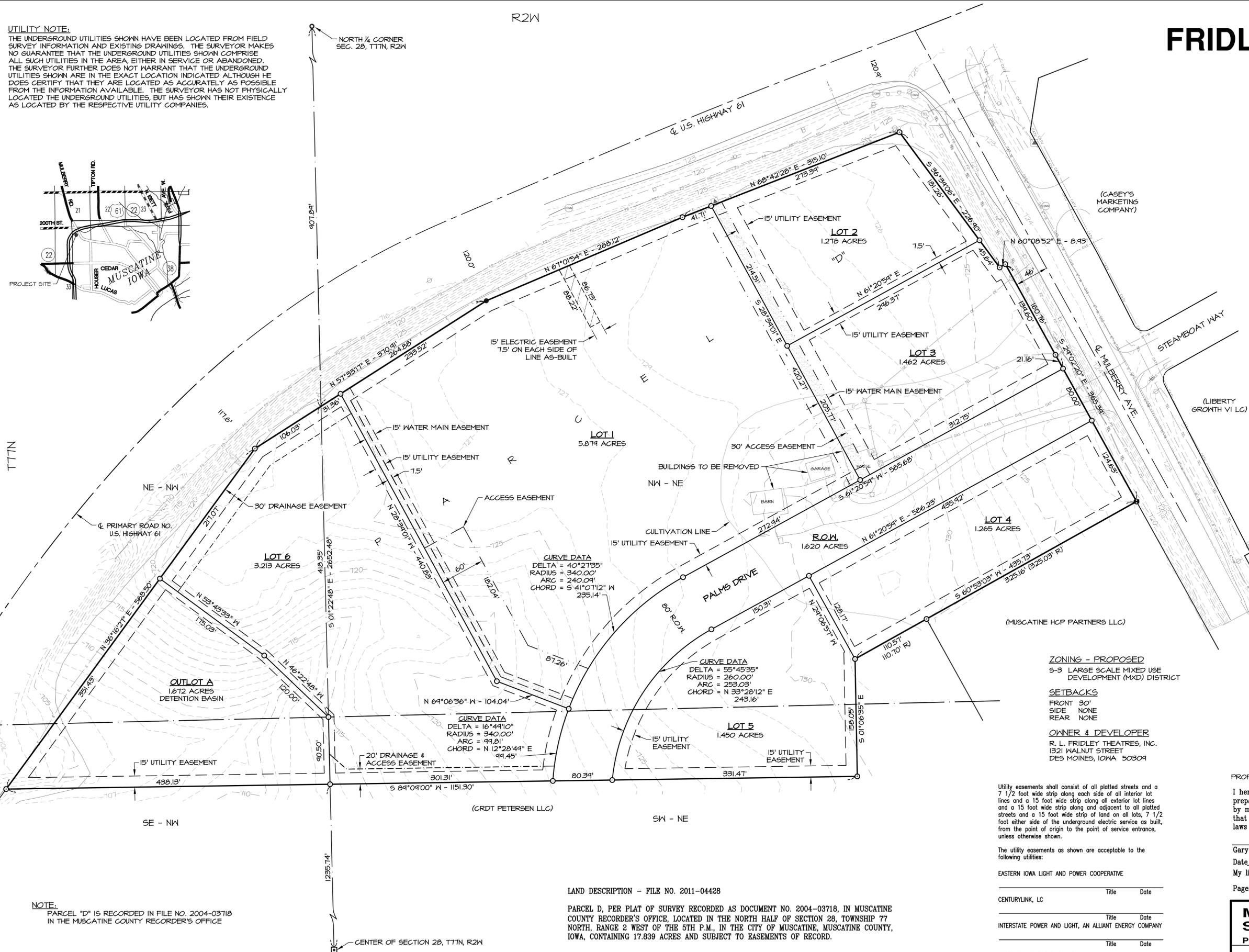


BASIS OF BEARINGS
 IOWA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE

VERTICAL DATUM
 NAVD 88

LEGEND

- 600 --- INDEX CONTOUR
- 546 --- INTERMEDIATE CONTOUR
- — — — — PROPERTY LINE
- — — — — LOT LINE
- --- UTILITY EASEMENT
- --- DRAINAGE EASEMENT
- --- ACCESS EASEMENT
- --- ELECTRIC EASEMENT
- --- WATER MAIN EASEMENT
- --- 8" WATER MAIN
- --- 6" WATER MAIN
- --- OVERHEAD ELECTRIC
- --- UNDERGROUND ELECTRIC
- --- UNDERGROUND CABLE TV
- --- UNDERGROUND TELEPHONE
- --- UNDERGROUND FIBER OPTIC
- --- UNDERGROUND GAS LINE
- --- STORM SEWER
- --- SANITARY SEWER
- --- SANITARY SEWER MANHOLE
- --- COMMUNICATION MANHOLE
- --- TELEPHONE RISER
- --- TELEPHONE MANHOLE
- --- GUY POLE
- --- GUY WIRE
- --- A.C. UNIT
- --- ELECTRIC TRANSFORMER
- --- POWER POLE
- --- LIGHT POLE
- --- GAS METER
- --- SIGN
- --- SET 1/2" X 3/8" REBAR W/YELLOW CAP #10316
- --- FOUND REBAR
- --- FOUND REBAR W/CAP
- --- FOUND CUT "X" IN CONCRETE
- --- FOUND 1" PIPE
- --- FOUND 4" X 4" CONCRETE MONUMENT W/REBAR
- (NAME) ADJACENT PROPERTY OWNER



ZONING - PROPOSED
 5-3 LARGE SCALE MIXED USE DEVELOPMENT (MXD) DISTRICT

SETBACKS
 FRONT 30'
 SIDE NONE
 REAR NONE

OWNER & DEVELOPER
 R. L. FRIDLEY THEATRES, INC.
 1321 WALNUT STREET
 DES MOINES, IOWA 50304

Utility easements shall consist of all plotted streets and a 7 1/2 foot wide strip along each side of all interior lot lines and a 15 foot wide strip along all exterior lot lines and a 15 foot wide strip along and adjacent to all plotted streets and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance, unless otherwise shown.

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

EASTERN IOWA LIGHT AND POWER COOPERATIVE	Title	Date
CENTURYLINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

PROPRIETOR: R. L. FRIDLEY THEATRES, INC.

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, 2013



Pages or sheets covered by this seal: 1

Martin & Whitacre
Surveyors & Engineers, Inc.
 P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

R. L. FRIDLEY THEATRES, INC.
 FINAL PLAT IN SECTION 28, T77N, R21W, IN MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	7453	1"=60'	PM	GW	3/2/12	7453.11
REV.	0		7453 PLAT.DWG		SHEET	1 OF 1

LAND DESCRIPTION - FILE NO. 2011-04428

PARCEL D, PER PLAT OF SURVEY RECORDED AS DOCUMENT NO. 2004-03718, IN MUSCATINE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA, CONTAINING 17.839 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

NOTE:
 PARCEL "D" IS RECORDED IN FILE NO. 2004-03718 IN THE MUSCATINE COUNTY RECORDER'S OFFICE

PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-7691