

**FINAL PLAT
OF REPLAT OF LOTS 3,5,6&7
LE MARS INDUSTRIAL PARK - SOUTH ADDITION - LE MARS, IOWA**

Zoning
Current Zoning = Industrial

Setbacks
Front = 25' - Side = 0' - Rear = 0'
* = Varies when abutting different Zoning

Utility Notes

Electricity - NWREC
Natural Gas - Not Available
Telephone - Frontier
Cable T.V. - Premier
Internet - Frontier & Le Mars Communications
Water - City of Le Mars
Sanitary - Private

Owner / Subdivider
City of Le Mars, Iowa

Surveyor
David L. Wilberding
501 West Elm
Cherokee, Iowa

NOTE

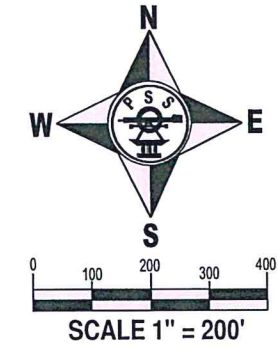
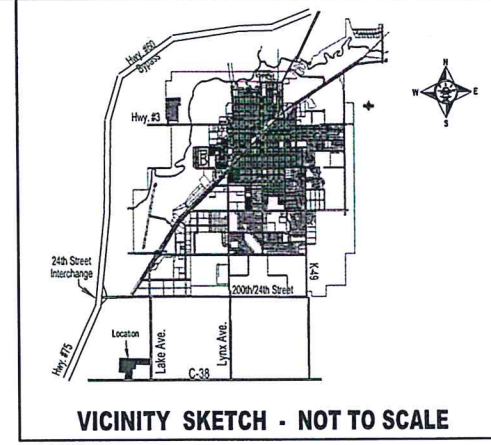
Limits of 100 year Flood Plain* per Plymouth County FIRM Map, Community-Panel Number 190899 0175 E, Effective Date September 18, 1985

*Not to be relied upon for construction purposes

○ = Typical Lot Number

NOTE

1) LMIPS = Le Mars Industrial Park - South Addition - Le Mars, Iowa
2) If a portion of a Lot is sold off, a new 25' (12.5/12.5) wide Utility and Drainage Easement will be created (by virtue of this statement) on the new Property Line. If there are no utilities on the Original Lot Line, that Easement may be vacated by resolution at the discretion of the Le Mars City Council.
3) The City of Le Mars already owns the proposed Streets by Fee Title, but at the time of Recording, the Proposed Streets will become Platified Streets. Access to the General Public will be prohibited until the Streets are improved (Utilities, Paving, etc.)



- = Set 1/2" Rebar W/Blue Cap #10315
- = Fd 5/8" Rebar W/Yellow Cap #12090
- ⊙ = Found 1/2" Rebar W/Red Cap #10315

Legal Description

A replat of Lots 3,5,6 & 7 of Le Mars Industrial Park - South Addition, Le Mars, Iowa and being located in a part of the South Half of the Southeast Quarter of Section 30, Township 92 North, Range 45 West of the 5th P.M., City of Le Mars, Plymouth County, Iowa, further described as follows;

Commencing at the Northwest corner of the SW1/4 of the SE1/4 of said Section 30, thence S 88°29'37" E on the North line of the S1/2 of the SW1/4 of said Section 30, a distance of 663.90 feet to the POINT OF BEGINNING; thence continuing S 88°29'37" E on said North line, a distance of 1891.30 feet to a point on the West Right of Way line of Lake Avenue; thence S 02°51'35" W on said West line, a distance of 360.09 feet to the Northeast corner of Lot #8 of aforesaid Le Mars Industrial Park - South Addition (the following two courses are common to said lot #8); thence N 88°28'11" W, a distance of 881.14 feet; thence S 03°06'33" W, a distance of 300.11 feet; thence N 88°28'08" W, a distance of 198.17 feet; thence S 03°21'31" W, a distance of 609.85 feet to a point on the North Right of Way line of County Road C-38; thence N 88°26'45" W on said Right of Way line, a distance of 417.14 feet; thence N 03°53'16" E, a distance of 384.89 feet; thence N 88°25'46" W, a distance of 404.48 feet to a point on the East line of Lot #2 of aforesaid Le Mars Industrial Park - South Addition; thence N 03°27'57" E on said East line, a distance of 884.26 feet to the POINT OF BEGINNING; contains a total 30.51 Acres, inclusive of 4.36 Acres of Dedicated Road Right of Way. Subject to any and all Easements, be they of record or not.

For this Survey, the North line of the S1/2 of the SE1/4 of said Section 30 is assumed to bear S 88°29'37" E.

SURVEYOR'S CERTIFICATE

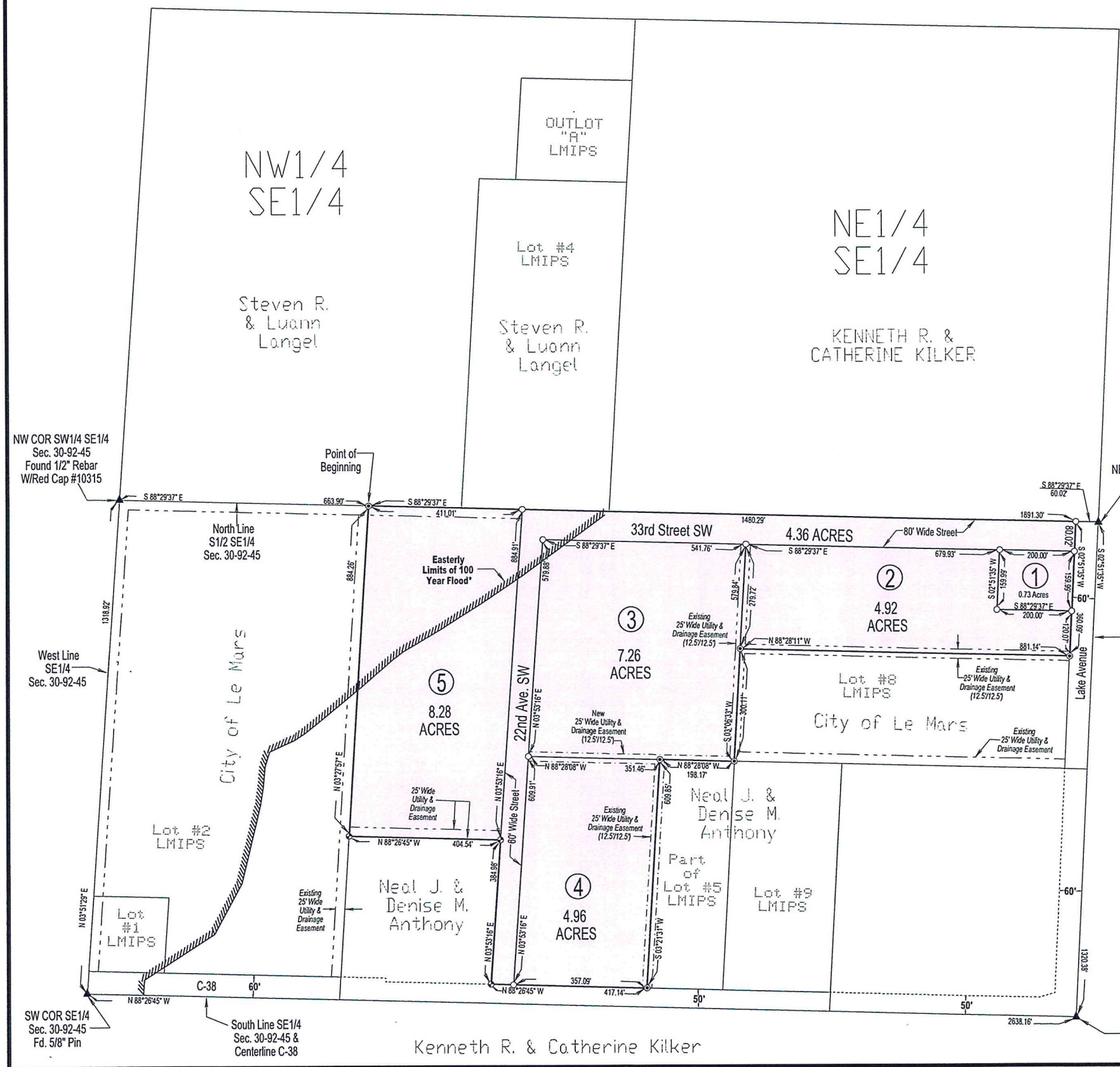
I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10315, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS FINAL PLAT OF REPLAT OF LOTS 3,5,6&7 LE MARS INDUSTRIAL PARK - SOUTH ADDITION - LE MARS, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ABOVE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN THE SUBDIVISION PLATTED; THAT THE LOTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES ARE DRIVEN AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.

DATED AT LEMARS, IOWA, _____

DAVID L. WILBERDING IOWA NO. 10315

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

Number of Pages covered by this certification. = 1
Stakes to be set within 1 year of recording of Plat.



Kenneth R. & Catherine Kilker

CRIS ARTHUR COLLINS

SE COR SE1/4
Sec. 30-92-45
Fd. Cotton
Spindle Spike


PSS Inc.


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