



Document 5112

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PLAT CABINET A

SLIDE B62 PAGE 1

KAREN KANTAK, RECORDER
HAMILTON COUNTY IOWA

CONTACT PERSON: GREGORY B. MALMSTROM L.S., 1440 SECOND STREET PO BOX 220, WEBSTER CITY, IA. 515-832-2471

**MINOR SUBDIVISION PLAT OF SOUTHEAST DEVELOPMENT
PARK #4 IN WEBSTER CITY, HAMILTON COUNTY, IOWA**

SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 08 NORTH, RANGE 25 WEST OF THE 5TH P.M., WITHIN THE CITY LIMITS OF WEBSTER CITY, HAMILTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, SOUTHEAST DEVELOPMENT PARK #3; THENCE NORTH 90°00'00" EAST 1440.00 FEET TO THE SOUTHWEST CORNER OF LOT B, SOUTHEAST DEVELOPMENT PARK #2; THENCE NORTH 00°39'00" EAST 421.48 FEET ALONG THE WEST LINE OF SAID LOT B TO THE NORTHWEST CORNER OF SAID LOT B, SAID CORNER BEING ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 20; THENCE ALONG THE FOLLOWING COURSES ALONG SAID RIGHT OF WAY LINE, SOUTH 00°50'45" WEST 307.29 FEET; THENCE NORTH 89°28'15" WEST 854.05 FEET; THENCE SOUTH 84°45'50" WEST 222.80 FEET; THENCE SOUTH 65°45'30" WEST 345.05 FEET; THENCE SOUTH 54°12'35" WEST 78.51 FEET TO THE NORTH CORNER OF SAID LOT 1; THENCE SOUTH 44°38'00" EAST 279.15 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 13.85 ACRES.

NOTE: NO PART OF THIS MINOR SUBDIVISION LIES WITHIN THE AIRPORT CONICAL ZONING LIMITS. NO PART OF THIS MINOR SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN. THIS MINOR SUBDIVISION IS SUBJECT TO ALL EASEMENTS OF RECORD. BUILDING SETBACKS ARE SUBJECT TO CHAPTER 123 OF THE ZONING ORDINANCE OF WEBSTER CITY. NEAREST MUNICIPAL STORM SEWER, WATER MAIN & SANITARY SEWER ARE LOCATED IN THE ROW OF COMMERCE DRIVE.

I FURTHER CERTIFY THAT THE SAID PLAT WAS MADE WITH REFERENCE TO A KNOWN MONUMENT AT THE NORTHEAST CORNER OF LOT 1, SOUTHEAST DEVELOPMENT PARK #3 IN WEBSTER CITY, HAMILTON COUNTY, IOWA AND THAT THERE ARE CONTAINED IN THE SAID DESCRIPTION THE BLOCKS AND LOTS DESCRIBED IN THE ADDITION PLATTED, THAT THE BLOCKS, LOTS, TRACTS, STREETS, SETBACK LINES, AND UTILITY EASEMENTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON THE PLAT, THAT IRON STAKES ARE DRIVEN IN EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS OTHERWISE SHOWN ON THE PLAT.

I FURTHER CERTIFY THAT I, GREGORY B. MALMSTROM, A DULY LICENSED LAND SURVEYOR UNDER THE PROMSIONS OF THE LAWS OF THE STATE OF IOWA, DO HEREDY CERTIFY THAT THE ACCURACY OF THE MINOR SUBDIVISION PLAT OF THE SOUTHEAST DEVELOPMENT PARK #4 DOES MEET OR EXCEED THE REQUIREMENTS OF SECTION 359.8, PARAGRAPH 15, CODE OF IOWA.

DATED AT WEBSTER CITY, IOWA, THIS 4th DAY OF SEPTEMBER, 2003.



Gregory B. Malmstrom
GREGORY B. MALMSTROM L.S.
IOWA LICENSE NO. 6018
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2003
PAGES COVERED BY THIS SEAL: 2

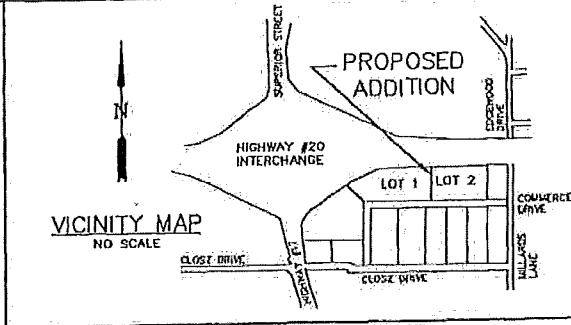
PLAT CABINET A
 SLIDE B62 PAGE 2

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**MINOR SUBDIVISION PLAT OF SOUTHEAST DEVELOPMENT
 PARK #4 IN WEBSTER CITY, HAMILTON COUNTY, IOWA** SHEET 2 OF 2

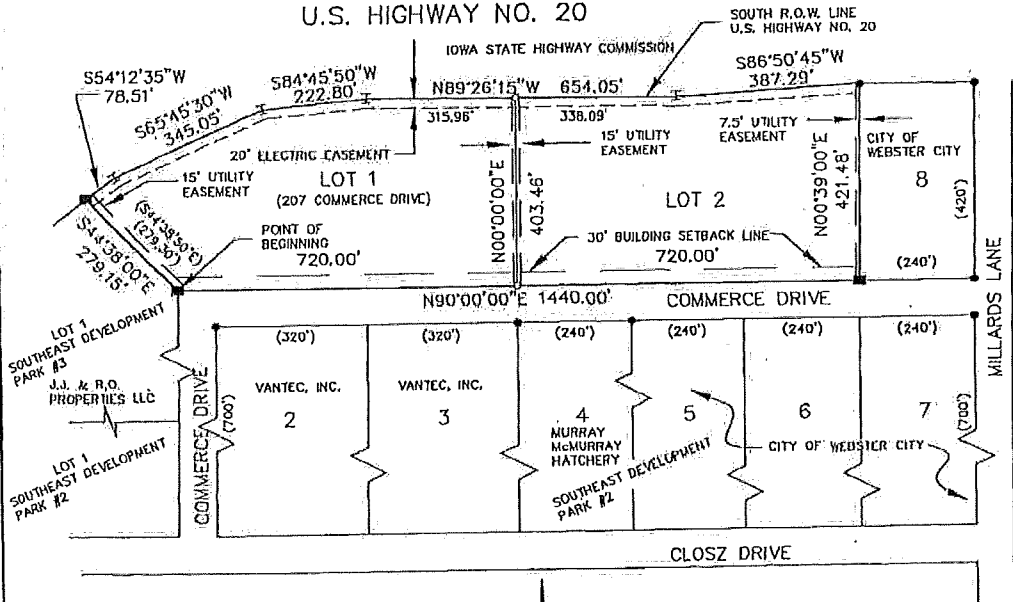
OWNER
 CITY OF WEBSTER CITY
 400 SECOND STREET
 P.O. BOX 217
 WEBSTER CITY, IA. 50595

DEVELOPER/SUBDIVIDER
 WEBSTER CITY A.B.I.
 P.O. BOX 310
 WEBSTER CITY, IOWA 50595

ENGINEER/SURVEYOR
 SCHLOTFELDT ENGINEERING INC.
 1440 SECOND STREET
 PO BOX 220
 WEBSTER CITY, IA. 50595



U.S. HIGHWAY NO. 20



NOTE:
 - COMMERCE DRIVE, 80' R.O.W, 31' B-B P.C.C. PAVEMENT
 - CLOSZ DRVE 31' B-B P.C.C. PAVEMENT
 - MILLARDS LANE 24' WIDE A.C.C. RURAL PAVEMENT

ZONING: M-1 (LIGHT INDUSTRIAL)
 SURVEY DATE: AUGUST 8, 2003
 SCALE: 1" = 300'
 CORNERS FOUND: x STATE RIGHT OF WAY
RAILS • 5/8" DIA. IRON REROD
W/ YELLOW CAPPED (#4203)
■ 5/8" DIA. IRON REROD
 CORNERS SET: o 5/8" YELLOW CAPPED
(IRON REROD (#06018))
 1320.00' = MEASURED DISTANCE
 (1320.00') = PLAT OR DEED DISTANCE

TOTAL ACREAGE	13.85 ACRES
TOTAL NUMBER OF LOTS	2
LOT 1	309,774.2 SQ. FT.
LOT 2	293,689.2 SQ. FT.
AVERAGE LOT SIZE	301,731.7 SQ. FT.