412 IMAGE ROLL 910 5769 RESERVED FOR RECORDER Doc. No. Fee \$ 5 Pd. WOODBURY COUNTY, IOWA-Filed for Record AD AM Mo Sopt Day 28 Vr. 1998 PATRICKE GILL, Auditor & Recorder
Depr _Deputy PREPARED BY: GREGG A. STROSCHEIN #10902 ADDRESS: BOX 822, ELK POINT, SD 57025 PHONE #: (605) 356-2245 - POINT OF BEGINNING S89'57'31"E 200,05,53,E \$54'56'29"E 92.22' 71.43 Correction ville N89°57'31"W(M) Road Ŕ - 1427.79' ---NORTH LINE SECTION 35 \$89*57'31'E 50.81 NORTH 1/4 CORNER SECTION 35 LOT 2 LOT 3 10' UTILITY EASEMENT MIDAMERICAN ENERGY T89N, R47W zubonizion HEDCES ZND 10.08'(ESHT Green Cotgon 25.06"(ESHT) TABLE ADDITION N54'56'29'V 24.27'(ESHT) A venue 23 TOP OF BANK 10' UTILITY EASEMENT MIDAMERICAN ENERGY അ N1750.39"F 3 plaza 2007 2007 42417 sq.ft. 0.97 AC 43 DRAINAGE Addition 100 EASEMENT <u> [OP_OF_BANI</u> $G_{ord/on}$ 120.51′ LEGEND FOUND PIN AS NOTED N89'39'00"W $D_{r_{i_{v_e}}}$ SET 5/8" REBAR W/ CAP #10902 199+00 63.97' = 02'23'44" LEGAL DESCRIPTION 1005.001 All that part of Lot 3 of Gordon Plaza Addition to the City of Sloux City, Woodbury County, lowa, less the northwesterly 48.38 feet thereof. Said parcel being more particularly T = 21.01'= 42.02' 42.02' Commencing at the N 1/4 corner of Section 35; thence westerly along the north line of said section on an assumed bearing of N89'57'31" W (with all subsequent bearings referenced therefrom) for a distance of 1427.79 feet; thence S00'02'29"E for a distance of 33.00 feet to a point on the south right-of-way line of Correctionville Road and the NW corner of sold Lot 3; thence S89'57'31"E along said south right-of-way line for a distance of 50.81 feet to the Point of Beginning; thence continuing S89'57'31"E along sald right-of-way line for a distance of 92.22 feet to a point on the southwesterly right-of-way line of Green Avenue; thence S54'56'29"E along sald right-of-way line for a distance of 71.43 feet to the NW corner of Lot 4; thence S27'39'24"W along the northwesterly line of Lot 4 for a distance of 311.16 feet to a point on the northerly right-of-way line of Gordon Drive; thence N89'39'00"W along said right-of-way line for a distance of 63.97 feet: thence N70'36'31"W for a distance of 42.02 feet on the chord of a curve, concave southerly, with a radius of 1,005.00 feet and a central angle of 02'23'44", said point being on the northerly right-of-way line of Gordon Drive; thence N17'50'39"E along a line parallel with and 48.38 feet equal-distance to the Point of Beginning. N70'36'31W 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 lowa. Gregg K. Stroschein #10902 9-23-98 License Renewal Date: 12-31-99 AND SUS of 317.64 feet to the Point of Beginning. GREGG A. STROSCHEIN 10902 Said described part of Lot 3 contains 42,417 S.F. ($0.97~\mathrm{acre}$). PREPARED FOR: JIM JOHNSON OWNER: DAVENPORT & ASSOCIATES PRONTIER CONSULTANTS SURVEYING PLANNING DIRECT PLAT OF SURVEY SURVEYING PLANNING DESCRIPTION OF THE POWER, SD 57028 (805)358-2246 (712)259-0483 Surveyed by: STRO Port of Lot 3. Gordon Plaza Addition located In the NW1/4 of Sec.35, TBSN, R47W 5th P.M., Sioux City, Woodbury County, Iowa Date: Checked By: STRO Jab Ma