

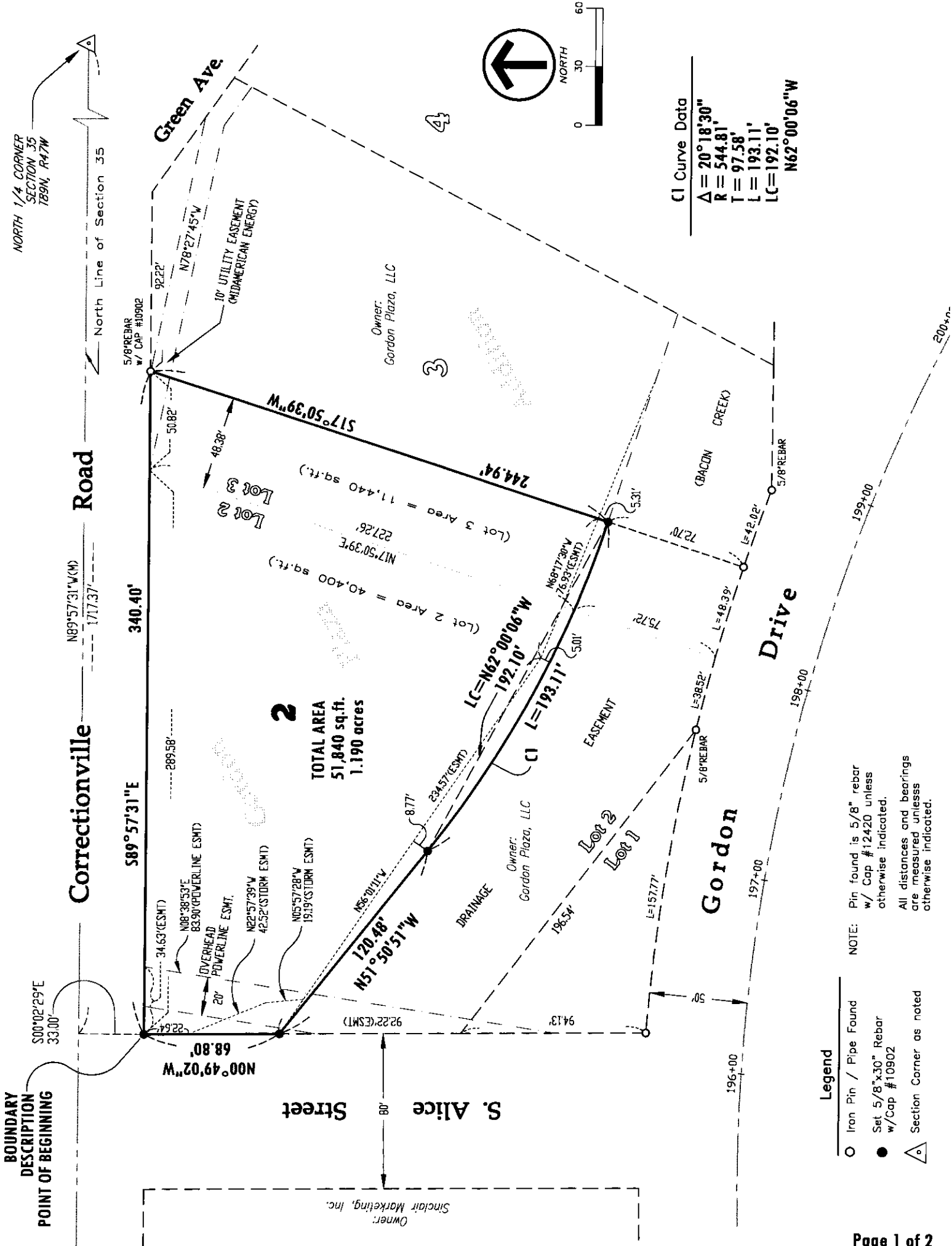
MAY 28 2004

Time 1:00 AM  
PM Fee \$ 16.18 Pd  
PATRICK F. GILL, Auditor & Recorder  
By *C. Mungby* Designer

PREPARED BY: GREGG A. STROSCHEN RLS-10902

ADDRESS: BOX 822, ELK POINT, SOUTH DAKOTA 57025

PHONE # 605-356-3077



Frontier Consultants, Inc.

Elk Point South Dakota  
Ph. (712)268-0488 (605)356-2248

Survey Plat

Part of Lot 2 and Lot 3, Gordon Plaza Addition  
Section 15 T89N, R47W of the 5th P.M.,  
Sioux City, Woodbury County, Iowa

PREPARED FOR: JIM JOHNSON

OWNER: GORDON PLAZA, LLC

Page 1 of 2

Date:	01/23/04
Drawn:	0104LGT2
Project:	GORDON PLAZA ADDITION
Plot:	
Scale:	PLAT
Sheet:	04-103
Drawn/Checked:	TR / GS

**Legal Description**

Part of Lot 2 and the northwesterly 48.38 feet of Lot 3 of Gordon Plaza Addition to the City of Sioux City, Woodbury County, Iowa. Said parcel being more particularly described as follows:

Commencing at the North ¼ 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 1,717.37 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 said Lot 2 and Point of Beginning; thence S89°57'31"E along said right-of-way line for a distance of 340.40 feet to the NE corner of the northwesterly 48.38 feet of Lot 3; thence S17°50'39"W along a line parallel with and 48.38 feet equal-distance to the northwesterly line of Lot 3 for a distance of 244.94 feet to a point on the top of the overflow channel of Bacon Creek; thence northwesterly along a curve to the right, concave northeasterly with a radius of 544.81 feet and a central angle of 20°18'30" continuing along the top of said channel on a chord bearing of N62°00'06"W for a chord distance of 192.10 feet; thence N51°50'51"W along the top said channel for a distance of 120.48 feet to a point on the easterly right-of-way line of South Alice Street; thence N00°49'02"W along said right-of-way line for a distance of 68.80 feet to the Point of Beginning.

Said described parts of Lot 2 and 3 contains 51,840 square feet (1.190 acres).

**Certification**

I, Gregg A. Stroschein, do 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.

*Gregg A. Stroschein*  
 Gregg A. Stroschein, PLS #10902  
 License renewal date: 12-31-05

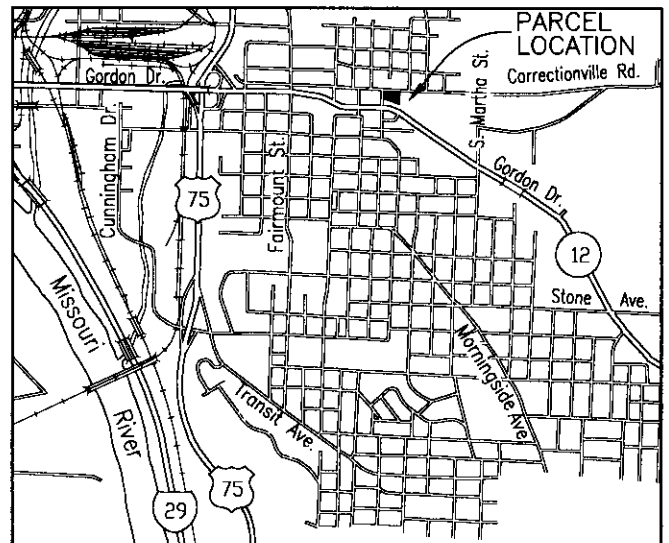
01-26-04

Date

Pages covered by seal 2



**Vicinity Map**



(Not to Scale)