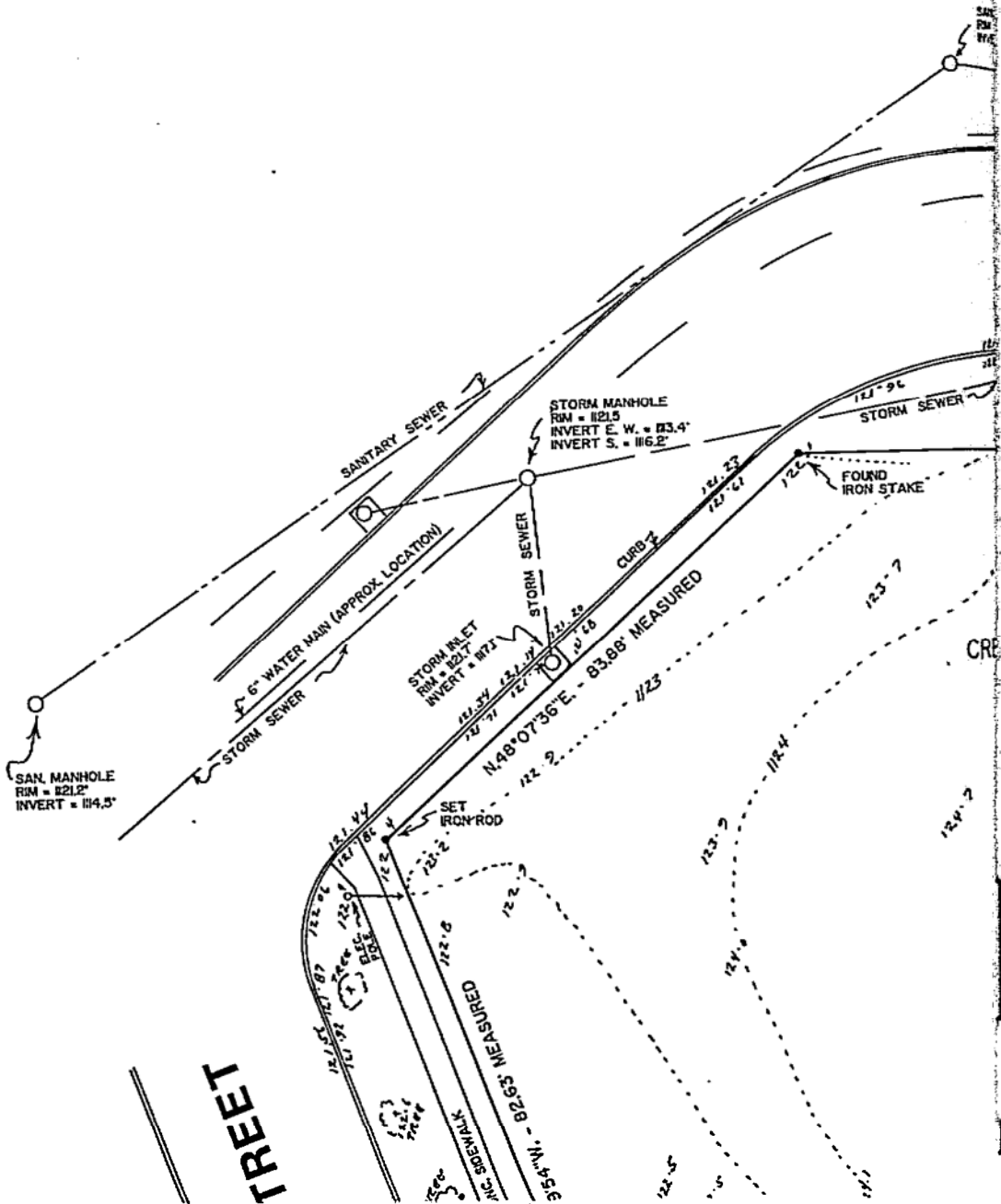


ROLL 235 PAGE 1307

3487

Doc. No. 3487 Fee \$ 40.00 Pd.
WOODBURY COUNTY, IOWA-Filed for Record
At 10:25 AM Mo. Sept Day 12 Yr. 1990
EIA
MOSE YANNEY, RECORDER
By J. Hecht Deputy

0.0
0.5
1.0
1.5
2.0
2.5
3.0
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9.5
10.0



ROLL 235 IMAGE 1308

SAN. MANHOLE
RIM = 122.2'
INVERT = 126.5'

2" GAS MAIN (APPROX. LOCATION)

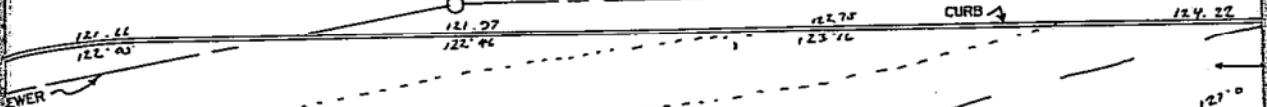
6" WATER MAIN

WEST

TWENTY-FIFTH

STORM MANHOLE
RIM = 122.0'
INVERT = 126.7'

ST



S.89°55'58"E. - 297.12' MEASURED

LOT II, BLOCK 18,
CRESCENT PARK ADDITION

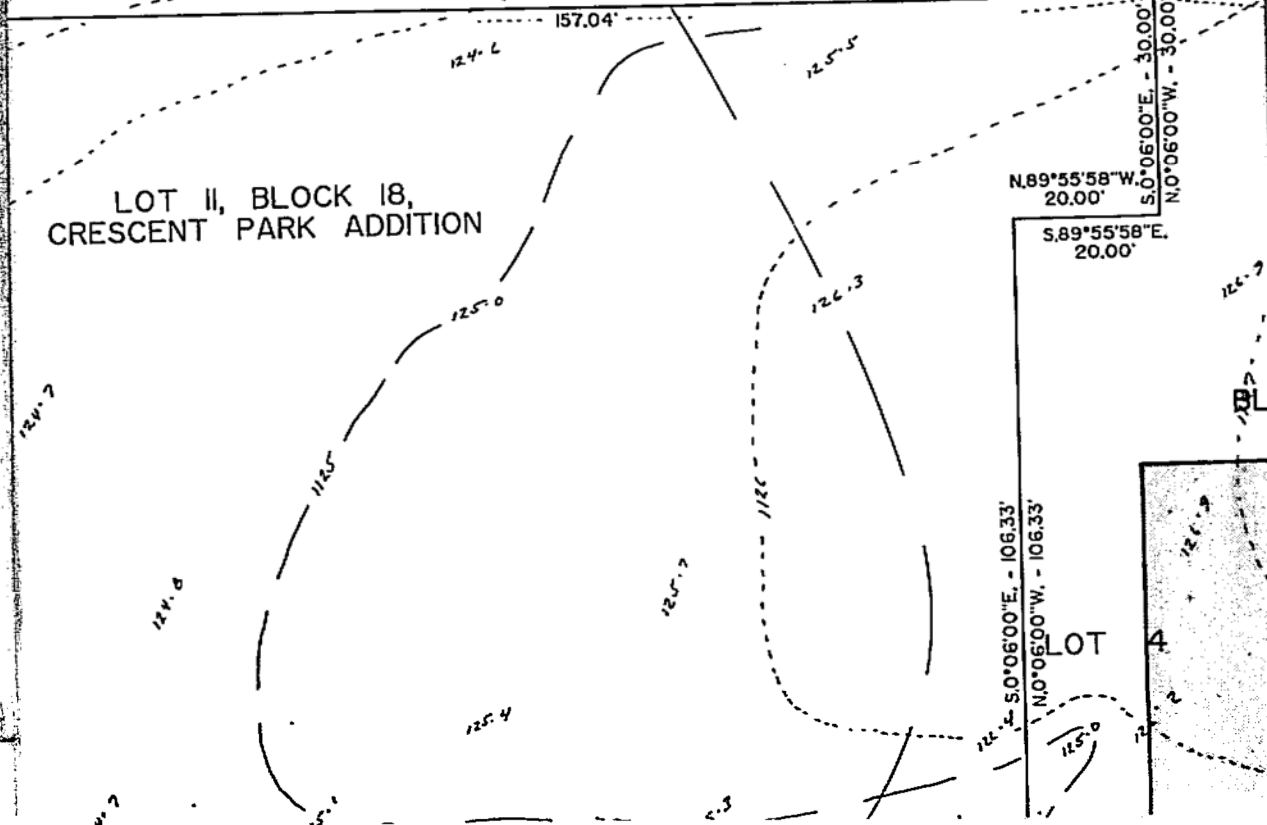
N.89°55'58"W. - 20.00'

S.89°55'58"E. - 20.00'

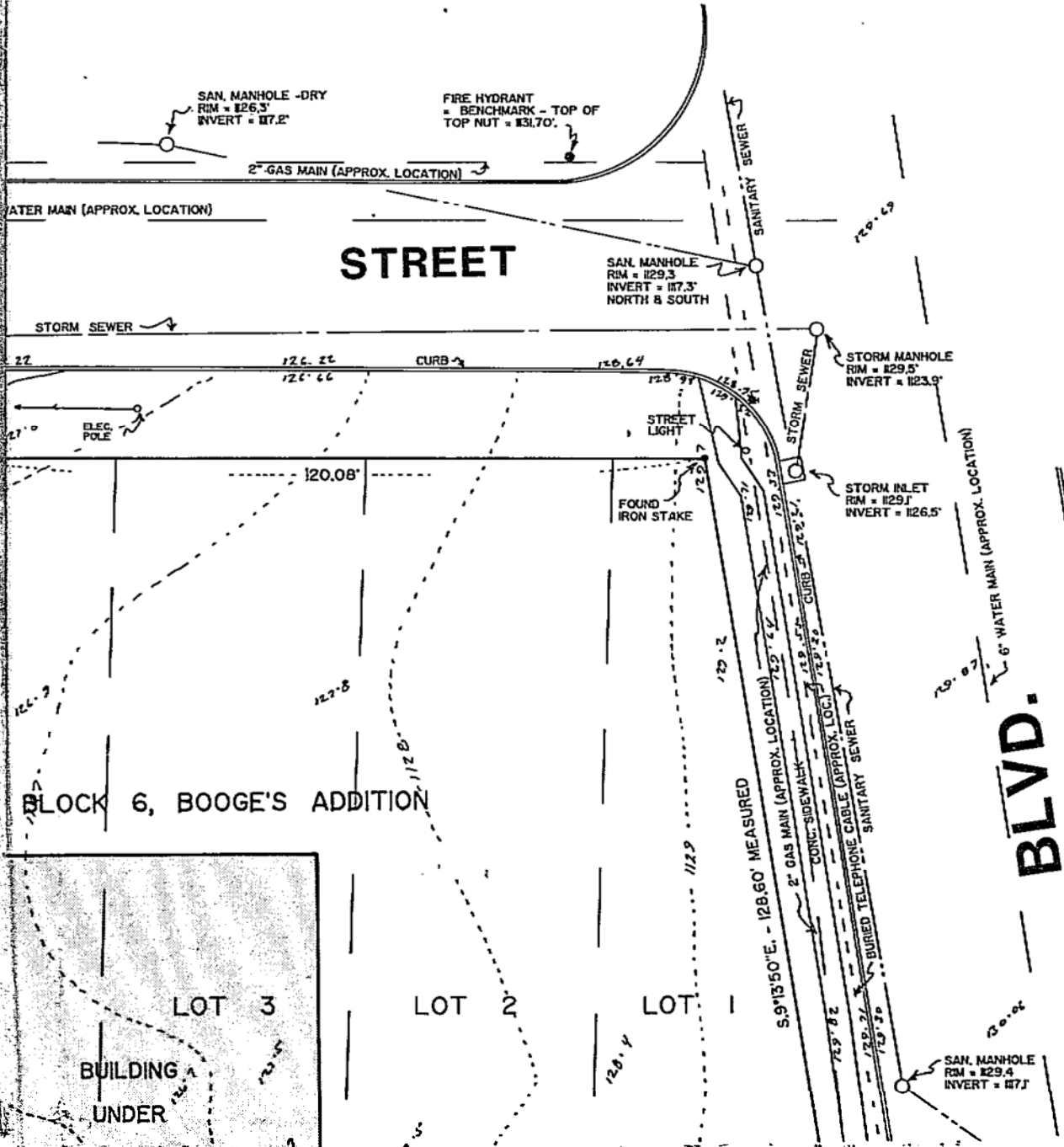
S.0°06'00"E. - 30.00'
N.0°06'00"W. - 30.00'

S.0°06'00"E. - 106.33'
N.0°06'00"W. - 106.33'

LOT 4



ROLL 235 PAGE 1309



BLVD.

S & K Realty

ROLL 235 IMAGE 1310

TOPOGRAPHIC SURVEY

PARTS OF BLOCK 6, BOOGE'S ADDITION,
BLOCK 18, CRESCENT PARK ADDITION
AND BLOCK 2, EVANS ADDITION,
ALL IN SIOUX CITY, WOODBURY COUNTY, IOWA.

Legal Descriptions:

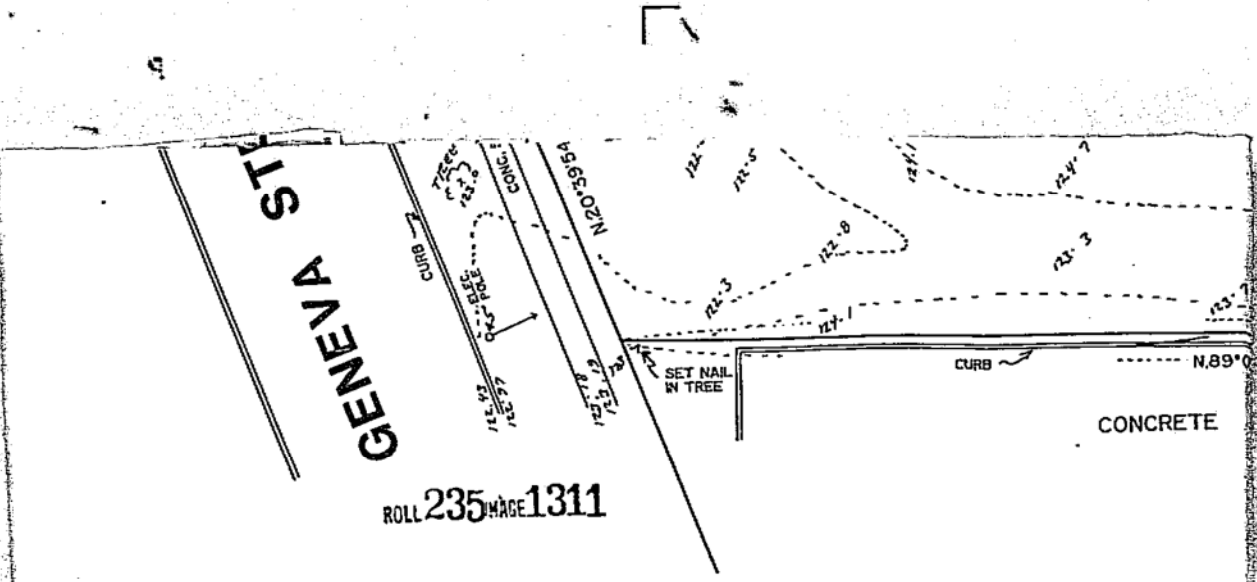
Easterly Portion of Property

All of Lots 1, 2, and 3 and part of Lot 4, Block 6, Booge's Addition, Lot 1 and all of Lot 2 except the South 45 feet thereof, Block 2, Evans Addition and part of the West 161 feet of the vacated East-West alley between said blocks, all in Sioux City, Woodbury County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 6, Booge's Addition; thence South $9^{\circ}13'50''$ East for 128.60 feet to the Southeast corner of said lot; thence North $89^{\circ}01'54''$ West along the South line of said lot for 3.54 feet, said line also being the North line of the vacated alley between said Block 6, Booge's Addition and Block 2, Evans Addition; thence South $0^{\circ}06'00''$ East along the East line of the West 161 feet of said vacated alley for 12.00 feet; thence South $89^{\circ}01'54''$ East for 5.45 feet to the Northeast corner of Lot 1, Block 2, Evans Addition; thence South $0^{\circ}05'05''$ West for 66.00 feet along the East line of said Lot 1 and of Lot 2 except the South 45 feet thereof; thence North $89^{\circ}04'27''$ West for 150.23 feet to the West line of said Lot 2; thence North $0^{\circ}06'00''$ West for 66.18 feet to the Northwest corner of said Lot 1, Block 2, Evans Addition; thence North $89^{\circ}01'54''$ West for 12.00 feet along the South line of part of said vacated East-West alley; thence North $0^{\circ}06'00''$ West for 106.33 feet; thence South $89^{\circ}55'58''$ East for 20.00 feet; thence North $0^{\circ}06'00''$ West for 30.00 feet to the North line of said Lot 4, Block 6, Booge's Addition; thence South $89^{\circ}55'58''$ East for 120.08 feet to the point of beginning.

Westerly Portion of Property

Part of Lot 4, Block 6, Booge's Addition, part of the vacated



ROLL 235 PAGE 1311



COMMUNITY DEVELOPMENT DEPARTMENT
 Zoning Office
 P.O. Box 447
 Sioux City, IA 51102-0447
 (712) 279-6108
 FAX (712) 279-6309
 February 20, 1990

Scheiwer Surveying
 ATTN: Ron Scheiwer
 201 Benson Building
 Sioux City, IA 51101

Dear Ron:

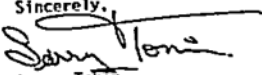
You have requested information pertaining to property between Geneva Street and Hamilton Boulevard south of West 25th Street.

This property is presently zoned BC-C (Commercial Planned Development) and is governed by a site plan which was approved by Sioux City, City Council on July 10, 1989 (89/T-7571). The property was proposed for retail development, however, it may be used for any use permitted in the BC zoning district as long as the square footage requirements set forth on the approved site plan are observed.

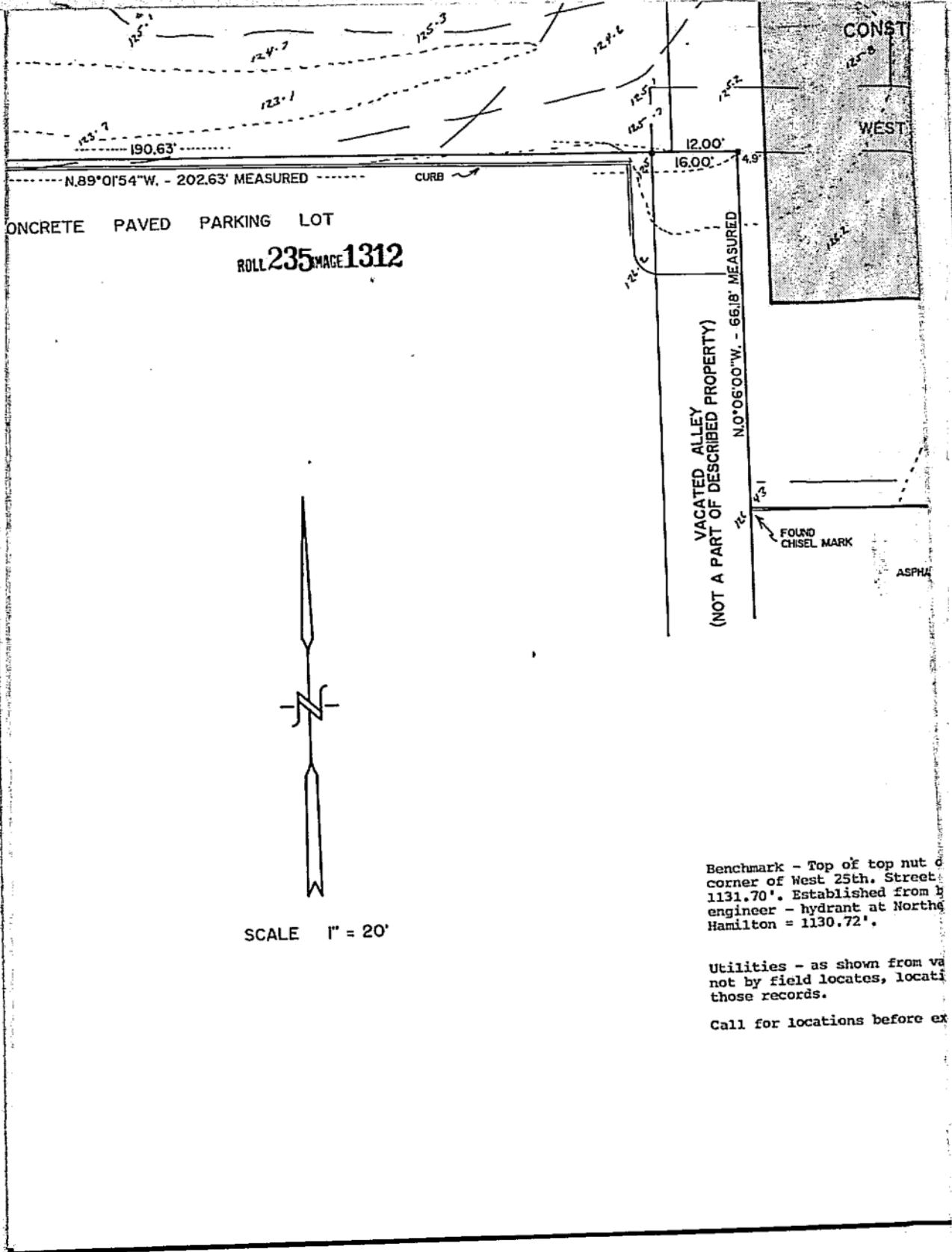
This property lies within the Perry Creek floodplain, and therefore must be elevated in accordance with the floodplain management practices in Sioux City. The base flood elevation at this location is 1126.3 feet H.G.V.D. above mean sea level. New construction on the property must have the "lowest floor" at an elevation of 1127.3 feet H.G.V.D. above mean sea level to be in compliance with the Sioux City floodplain management requirements.

An elevation certificate must be completed and certified for this structure once the elevation of the lowest floor has been set and established.

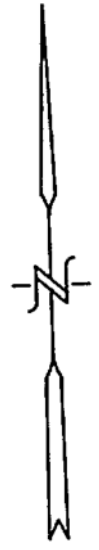
Should you have further questions, please feel free to contact me.

Sincerely,

 Larry Tobin
 Zoning Enforcement Officer
 City of Sioux City

LT/eol



ROLL 235 PAGE 1312



SCALE 1" = 20'

Benchmark - Top of top nut of corner of West 25th. Street: 1131.70'. Established from by engineer - hydrant at North Hamilton = 1130.72'.

Utilities - as shown from va not by field locates, locati those records.

Call for locations before ex

TRUCTION

161' VACATED EAST - WEST ALLEY

ROEL 235 PAGE 1313

EVANS ADDITION
LOT 1, BLOCK 2

LOT 2, EXCEPT SOUTH 45'

N.89°04'27"W. - 150.23' MEASURED
150.0' RECORD

ASPHALT PARKING

CONC. SIDEWALK

MASONRY BUILDING

N.89°01'54"W.
3.54'

S.0°06'00"E.
12.00'

S.89°01'54"E.
5.45'

S.0°05'05"W. - 66.00' MEASURED

2" GAS MAIN (APPROX. LOCATION)
CONC. SIDEWALK

CURB

SANITARY SEWER

HAMILTON

SAN. MANHOLE
RM = 1130.0'
INVERT = 117.0'

FOUND IRON STAKE

FOUND IRON STAKE

ELEC. POLE

Location of fire hydrant at Northwest
corner of West 22nd and Hamilton Boulevard =
from benchmark as provided by city
at northeast corner of West 22nd. and

Locations on various utility company records,
subject to the accuracy of
any excavation or construction.

SCHIEUER SURVEYING, P.C.

201 BENSON

ROLL 235 PAGE 1314

Part of Lot 4, Block 6, Booge's Addition, part of the vacated East-West alley adjacent said Lot 4, and Lot 11, Block 18, Crescent Park Addition, all in Sioux City, Woodbury County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of Lot 1, Block 6, Booge's Addition; thence North 89°55'58" West along the North line of said block for 120.08 feet to a point on the North line of Lot 4, Block 6, and the point of beginning; thence South 0°06'00" East for 30.00 feet; thence North 89°55'58" West for 20.00 feet; thence South 0°06'00" East for 106.33 feet to the South line of the vacated alley adjacent said Lot 4; thence North 89°01'54" West along the South line of part of said alley, the South line of part of said Lot 4 and the South line of Lot 11, Block 18, Crescent Park Addition for 190.63 feet to the Westerly line of said Lot 11; thence North 20°39'54" West along said Westerly line for 82.63 feet; thence North 48°07'36" East along the North-westerly line of said Lot for 83.88 feet; thence South 89°55'58" East along the North line of said Lot 11 and part of Lot 4 for 157.04 feet to the point of beginning.

To: D & K Realty Co. (Borrower)
First American Title Insurance Company (Title Company)
First National Bank of Omaha (Permanent Lender)

I certify that on the 19th day of February, 1990 :

- a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries of the subject property, (ii) the location of all rights-of-way, easements and any other matters of record of which I have knowledge or have been advised, whether or not of record affecting or benefitting the subject property, (iii) all abutting dedicated public streets providing access to the subject property, together with the names thereof, and (iv) all other significant items on the subject property.
- b) Except as set forth below, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions. The exceptions to the above statements are as follows - sidewalks and parking lot encroachments along South line as shown.
- c) Adequate ingress to and egress from the subject property is provided by West Twenty-Fifth Street, the same being paved, dedicated public right(s)-of-way maintained by the City of Sioux City as per site plan (89/T-7571).
- d) Building set-back lines on the subject property are governed by the site plan approved by the Sioux City, City Council, approved July 10, 1989 (89/T-7571).

Ronald L. Schieuer

Ronald L. Schieuer
Land Surveyor
Registration No. 8319
201 Benson Bldg.
Sioux City, Iowa 51101
712-258-6844



PROPERTY SURVEYED 2/19/90
CERTIFICATE REVISED 8/27/90
REVISED 9/10/90

ON BLDG.

SIoux CITY, IOWA

51101

712-258-6844