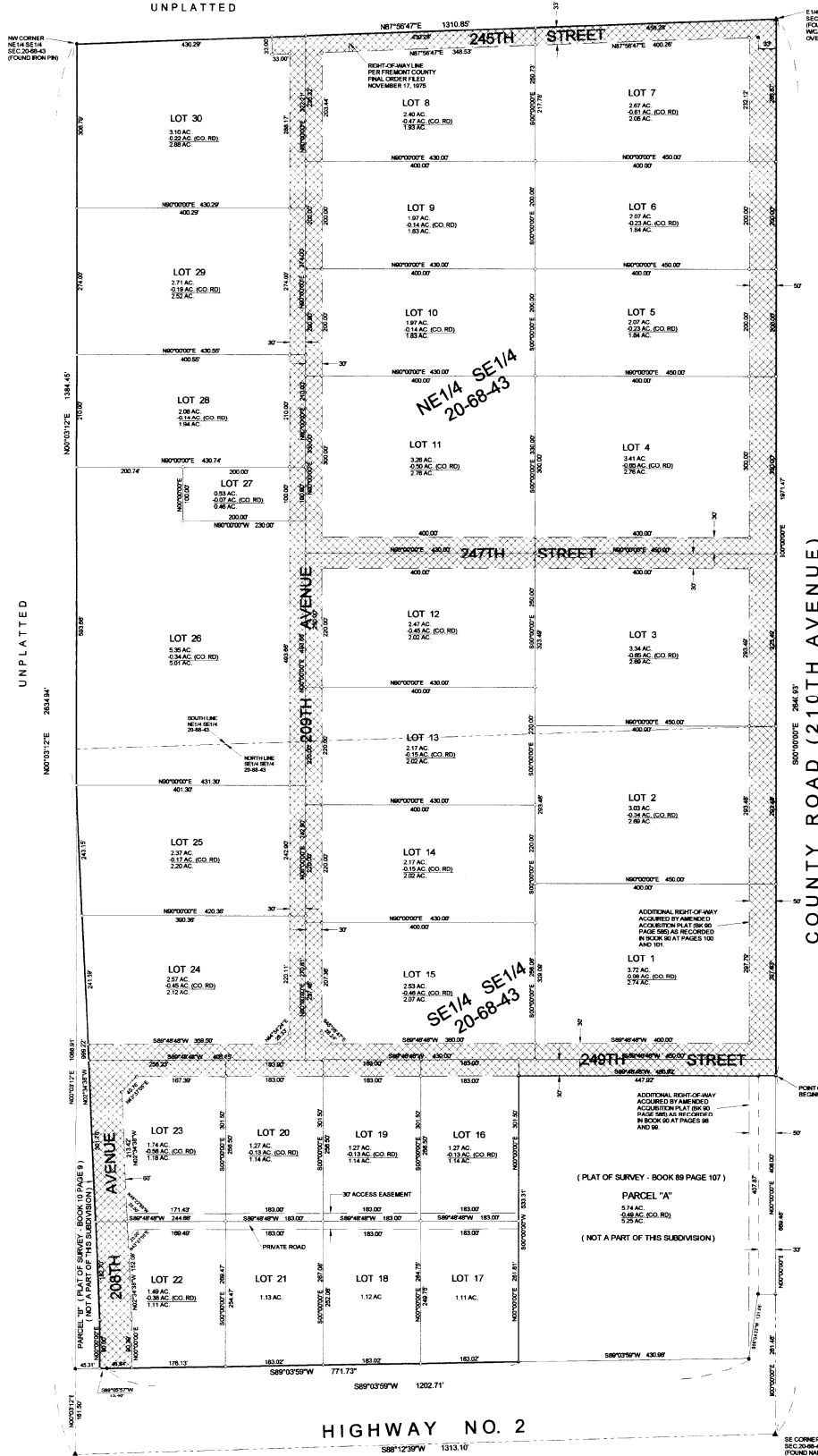


FINAL PLAT
MOYER DEVELOPMENT
 PREPARED BY LAND SURVEYING SERVICES, INC. 12 N WALNUT GLENWOOD, IA 51504 (725)7-3009

FILED SURV
 BK 10 Page 17
 2001 APR 26 AM 10:41
 Margaret Henkle
 MARGARET HENKLE
 FREMONT COUNTY RECORDER
 SIUNEY, IOWA
 Jee #6

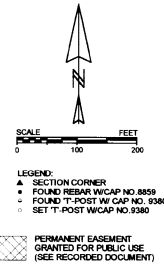
010655



OWNER / DEVELOPER
 MOYER DEVELOPMENT
 603 SOUTH 86TH ROAD
 NEBRASKA CITY, NEBRASKA 68410

SURVEYOR
 LAND SURVEYING SERVICES, INC.
 12 NORTH WALNUT STREET
 GLENWOOD, IOWA 51534

REDUCED COPY



LEGEND:
 A SECTION CORNER
 • FOUND REBAR W/ CAP NO. 8859
 • FOUND T-POST W/ CAP NO. 9300
 • SET T-POST W/ CAP NO. 9380

PERMANENT EASEMENT
 GRANTED FOR PUBLIC USE
 (SEE RECORDED DOCUMENT)

Legal Description:
 A parcel of land located in part of the SE 1/4 SE 1/4 and in part of the NE 1/4 SE 1/4 of Section 20, Township 68 North, Range 43 West of the 5th Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows:
 Commencing at the Southeast Corner of said Section 20, thence N00°00'00"E along the East line of said SE 1/4 SE 1/4 a distance of 609.46 feet to the Northeast Corner of Parcel "A" as shown on the Plat of Survey recorded in Book 89 at Page 107 and the Point of Beginning; thence S89°48'48"W along the North line of said Parcel "A" a distance of 490.92 feet to the Northwest Corner of said Parcel "A"; thence S00°00'00"W along the West line of said Parcel "A" a distance of 533.31 feet to the Southwest Corner of said Parcel "A"; thence S89°03'59"W a distance of 771.73 feet; thence S87°03'59"W a distance of 13.46 feet; thence N00°00'00"E a distance of 90.00 feet; thence N02°34'38"W a distance of 999.22 feet; thence N00°03'12"E a distance of 138.45 feet to the Northwest Corner of said NE 1/4 SE 1/4; thence N07°56'47"E along the North line of said NE 1/4 SE 1/4 a distance of 1310.85 feet to the Northeast Corner of said NE 1/4 SE 1/4; thence S00°00'00"W along the East line of the SE 1/4 of said Section 20 a distance of 1371.47 feet to the Point of Beginning. Said parcel contains 65.36 acres, more or less, including presently established county road right-of-way (2.83 ac.), and is subject to easements of record.
 Note: The East line of the SE 1/4 of said Section 20 is assumed to bear N00°00'00"E for this description.

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 Iowa.
 C. Lyle Mayberry, Jr. 2/13/01
 License Number 9380
 My license renewal date is December 31, 2001.

FREMONT COUNTY BOARD OF SUPERVISORS
 John E. Whipple 4/26/2001
 APPROVED BY CHAIRPERSON JOHN E. WHIPPLE DATE

FREMONT COUNTY ZONING ADMINISTRATOR
 Daniel R. Davis 2/19/01
 APPROVED BY ZONING ADMINISTRATOR DANIEL R. DAVIS DATE

MINIMUM BUILDING SETBACKS
 FRONT: 70'
 SIDE YARD: 0'
 STREET SIDE YARD: 35'
 REAR YARD: 40'

UTILITY EASEMENT
 A PERPETUAL EASEMENT OF 5 FEET ON SIDE AND REAR LOT LINES SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

SURVEYOR'S STATEMENT
 MONUMENTS SHOWN AS SET ON THIS SUBDIVISION PLAT TO BE PLACED ON OR BEFORE AUGUST 31, 2001, AS PER CODE OF IOWA CH 355.6 (4).

