

CROSSROADS DEVELOPMENT REPLAT 1

LOTS 16A-23A, BEING A REPLAT OF LOTS 16-23 OF MOYER DEVELOPMENT,
SECTION 20, TOWNSHIP 68 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN,
FREMONT COUNTY, IOWA

Prepared by JONATHAN M. LEISINGER, P.L.S., hgm ASSOCIATES INC., 640 FIFTH AVE., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 PHONE: (712) 323-0530

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MARGARET HENKLE, COUNTY RECORDER
FREMONT IOWA

OWNER / DEVELOPER:
CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C.
16717 ELM CIRCLE
OMAHA, NEBRASKA 68130
SOUTHERN LOESS HILLS WELCOME CENTER, INC.
3432 250TH STREET
FARRAGUT, IA 51639

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

THAT CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C. AND SOUTHERN LOESS HILLS WELCOME CENTER, INC., BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE REPLATED AS LOTS 16A-23A, INCLUSIVE, AND PUBLIC STREET RIGHT-OF-WAY FOR 250TH STREET. SAID PROPERTY TO BE KNOWN AS CROSSROADS REAL ESTATE DEVELOPMENT REPLAT 1. CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C. DOES HEREBY DEDICATE TO FREMONT COUNTY, IOWA, THE RIGHT-OF-WAY FOR 250TH STREET (1.02 ACRES, MORE OR LESS).

EXECUTED AT Sidney, IOWA, THE 15th DAY OF March, 2004
CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C.

BY: Les Robbins
TITLE: PRESIDENT

STATE OF IOWA)
COUNTY OF FREMONT) SS:

ON THIS 12th DAY OF MARCH, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, PERSONALLY APPEARED LES ROBBINS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID ACKNOWLEDGE HIMSELF TO BE THE PRESIDENT OF CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C., INC. THAT NO SEAL HAS BEEN PROCURED BY THE SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS; AND THAT THE SAID LES ROBBINS, PRESIDENT, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, BY IT AND BY THEM VOLUNTARILY EXECUTED.

Jon H. Johnson
Commission Number 108618
My Commission Expires
January 10, 2005

EXECUTED AT Sidney, IOWA, THE 15th DAY OF 4, 2004
SOUTHERN LOESS HILLS WELCOME CENTER, INC.

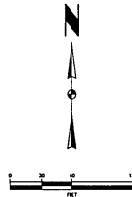
BY: Pat Shull
TITLE: CHAIRPERSON

STATE OF IOWA)
COUNTY OF FREMONT) SS:

ON THIS 15th DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, PERSONALLY APPEARED LES ROBBINS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID ACKNOWLEDGE HIMSELF TO BE THE PRESIDENT OF CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C., INC. THAT NO SEAL HAS BEEN PROCURED BY THE SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS; AND THAT THE SAID LES ROBBINS, PRESIDENT, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, BY IT AND BY THEM VOLUNTARILY EXECUTED.

Nancy A. Johnson
Commission Number 222430
MY COMMISSION EXPIRES
May 12, 2005

- LEGEND:
- SECTION CORNER
 - FOUND REBAR
 - SET 5/8" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED HGM ASSOC. #14415



LEGAL DESCRIPTION
CROSSROADS REAL ESTATE DEVELOPMENT REPLAT 1 (LOTS 16A-23A) BEING A REPLAT OF LOTS 16-23 OF MOYER DEVELOPMENT, LOCATED IN PART OF THE SE 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 SOUTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SAID SECTION 20; THENCE N00°03'12"E ALONG THE WEST LINE OF SAID SE 1/4 SE 1/4 A DISTANCE OF 181.50 FEET; THENCE N89°03'57"E A DISTANCE OF 58.77 FEET; THENCE N89°03'59"E A DISTANCE OF 46.54 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E A DISTANCE OF 90.39 FEET; THENCE N02°34'38"W A DISTANCE OF 423.16 FEET; THENCE N43°37'05"E A DISTANCE OF 40.76 FEET; THENCE N89°48'48"E A DISTANCE OF 716.39 FEET; THENCE S00°00'00"W A DISTANCE OF 533.31 FEET; THENCE S89°03'59"W A DISTANCE OF 725.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.06 ACRES, MORE OR LESS, INCLUDING 1.02 ACRES OF COUNTY ROAD RIGHT-OF-WAY, AND IS SUBJECT TO EASEMENTS OF RECORD.
NOTE: THE WEST LINE OF THE SE 1/4 OF SAID SECTION 20 IS ASSUMED TO BEAR N00°03'12"E FOR THIS DESCRIPTION.

FREMONT COUNTY BOARD OF SUPERVISORS

Keith Hickey 4-22-04
APPROVED BY CHAIRPERSON - KEITH HICKEY DATE

FREMONT COUNTY ZONING ADMINISTRATOR

Daniel R. Davis 4/15/04
APPROVED BY ZONING ADMINISTRATOR - DANIEL R. DAVIS DATE

MINIMUM BUILDING SETBACKS

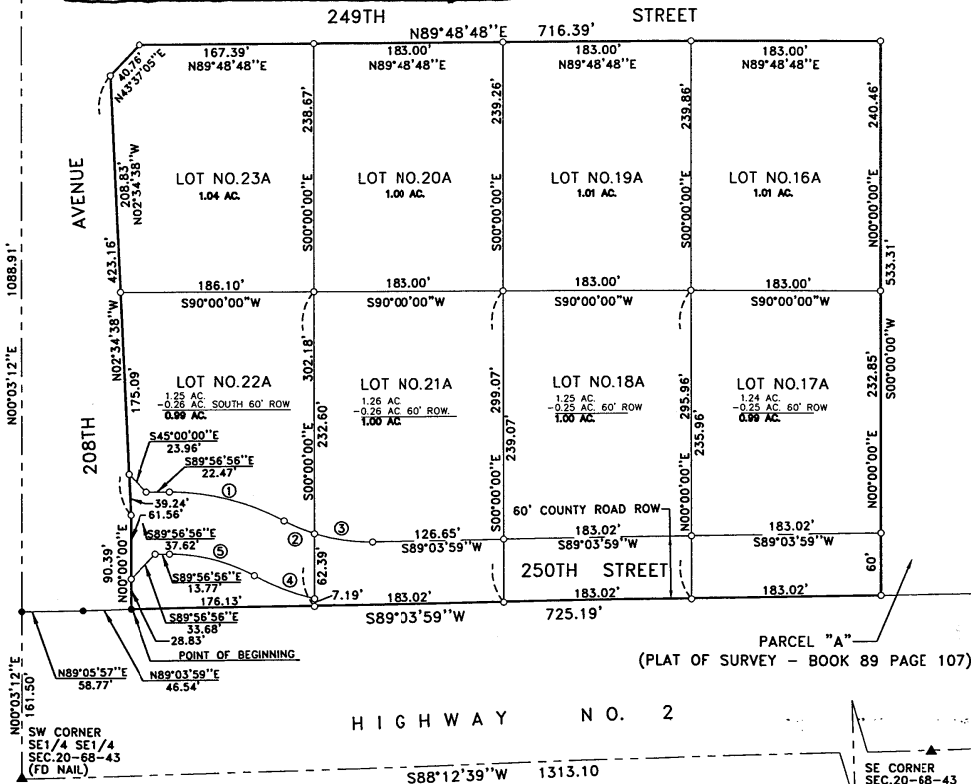
FRONT: 20'
SIDE YARD: 0'
STREET SIDE YARD: 35'
REAR YARD: 40'

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

DRAINAGE EASEMENT
A PERPETUAL EASEMENT OF 10 FEET ON REAR LOT LINES SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF SITE DRAINAGE.

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.
Jonathan M. Leisinger 2-25-04
JONATHAN M. LEISINGER
LICENSE NUMBER: 14415
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004
PAGES OR SHEETS COVERED BY THIS SEAL.
SHEET 1 OF 1

Nancy A. Johnson
Commission Number 222430
MY COMMISSION EXPIRES
May 12, 2005



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	230.00	114.74	59.59	113.55	N75°39'27"W	28°34'58"
C2	170.00	31.40	15.75	31.36	S88°39'26"W	110°35'00"
C3	170.00	68.49	34.40	66.03	S81°18'08"W	118°51'11"
C4	170.00	61.40	31.09	61.61	S89°03'47"W	112°23'39"
C5	170.00	84.81	43.31	83.93	N75°39'27"W	28°34'58"

THIS DOCUMENT IS VALID, UNLESS REVOKED BY A COURT OF LAW OR OTHERWISE. IT IS THE PROPERTY OF HGM ASSOCIATES INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HGM ASSOCIATES INC.

hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs

STATE OF IOWA)
COUNTY OF FREMONT)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PROJECT: CROSSROADS DEVELOPMENT
CLIENT: CROSSROADS REAL ESTATE DEVELOPMENT, L.L.C.
SHEET: REPLAT 1

PROJECT NO. 71053
SHEET 1 OF 1