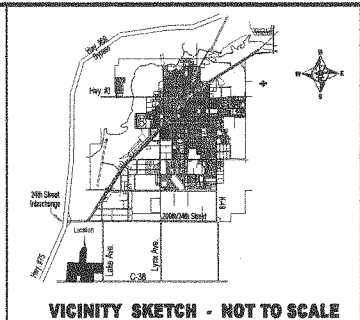


**FINAL PLAT
OF
LE MARS INDUSTRIAL PARK - SOUTH ADDITION - LE MARS, IOWA
MLS# 13857**



NE COR SE 1/4
Sec. 30-92-45
Fd. Task in
Lead Plug

Zoning
Current Zoning = Industrial

Setbacks
Front = 25' - Side = 0' - Rear = 0'
* = Varies when abutting different Zoning

Utility Notes

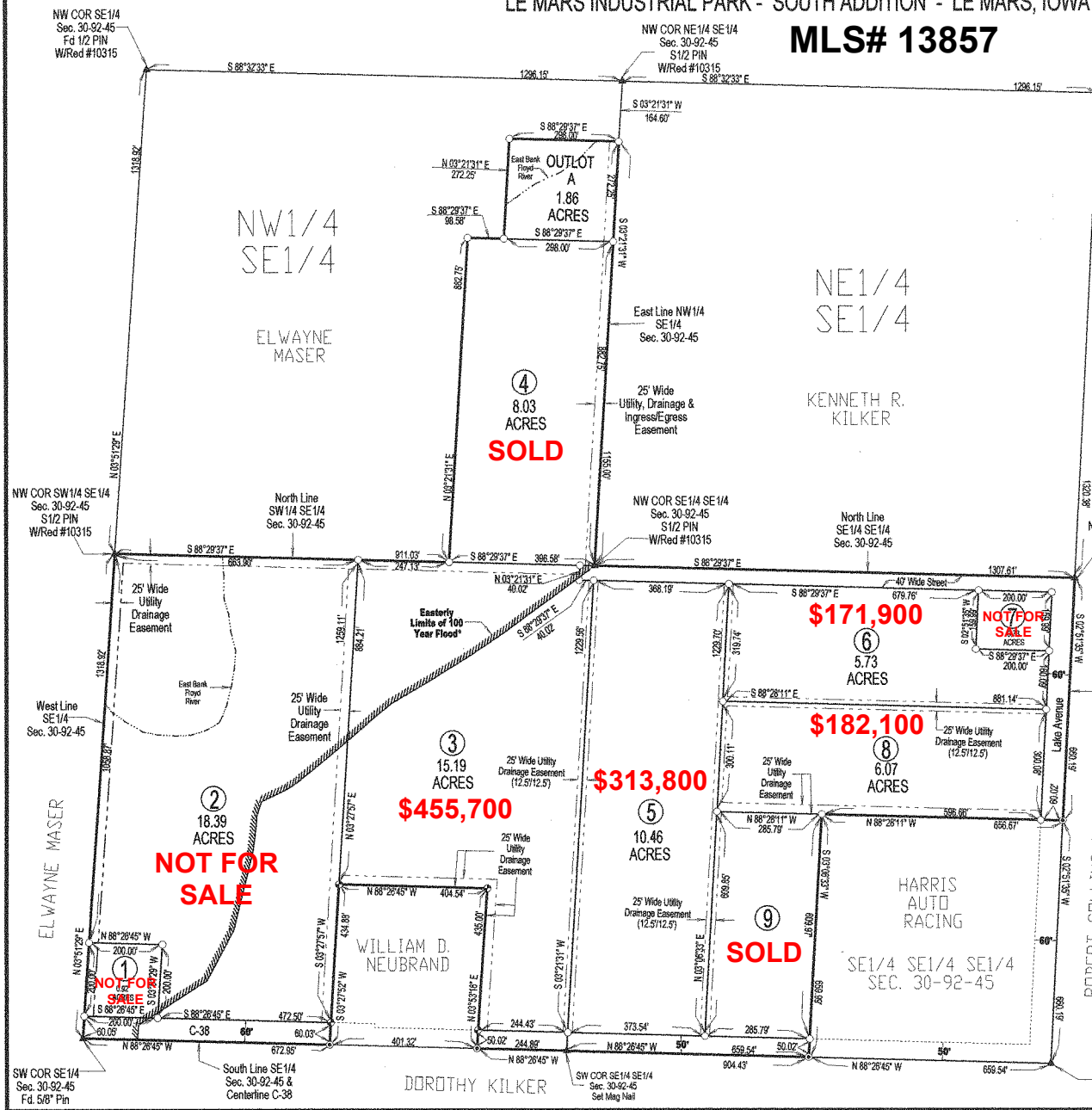
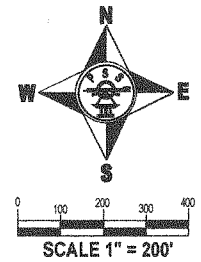
Electricity - HWREC
Natural Gas - Not Available
Telephone - Frontier
Cable T.V. - Frontier
Internet - Frontier & Le Mars Communications
Water - City of Le Mars
Sanitary - Private

Owner / Subdivider
City of Le Mars, Iowa

Surveyor
David L. Wilberding
515 Hawkeye Ave S.W.
Le Mars, Iowa

NOTE
Limits of 100 year Flood Plain per Plymouth County
FIRM Map, Community-Panel Number 130999 0175 B,
Effective Date September 18, 1995

*Not to be relied upon for construction purposes



○ = Typical Lot Number

Legal Description

A part of the Southeast Quarter of Section 30, Township 92 North, Range 45 West of the 5th P.M., City of Le Mars, Plymouth County, Iowa, further described as follows:

BEGINNING at the Southwest corner of the SE 1/4 of said Section 30; thence N03°51'29"E on the West line of the SE 1/4 of said Section 30, a distance of 1318.92 feet to the Northwest corner of the SW 1/4 of the SE 1/4 of said Section 30; thence S88°29'37"E on the North line of the SE 1/4 of said Section 30, a distance of 911.03 feet; thence N03°21'31"E, a distance of 882.75 feet; thence S88°29'37"E, a distance of 98.58 feet; thence N03°21'31"E, a distance of 272.25 feet; thence S88°29'37"E a distance of 298.00 feet to a point on the East line of the NW 1/4 of the SE 1/4 of said Section 30; thence S03°21'31"W on said East line, a distance of 1555.00 feet to the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 30; thence S88°29'37"E on the North line of the SE 1/4 of the SE 1/4 of said Section 30, a distance of 1307.61 feet to the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 30; thence S03°21'31"W on the East line of the SE 1/4 of the SE 1/4 of said Section 30, a distance of 660.19 feet to the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 30; thence N88°28'11"W, on the North line of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 30 a distance of 666.67 feet Northwest corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 30; thence S03°06'33"W, on the West line of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 30 a distance of 659.99 feet to the Southwest corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 30; thence N89°29'49"W, on the South line of the SE 1/4 of said Section 30 a distance of 904.43 feet; thence N03°53'16"E, a distance of 435.00 feet; thence N88°26'45"W, a distance of 404.54 feet; thence S03°27'52"W, a distance of 434.88 feet to a point on the South line of the SE 1/4 of said Section 30; thence N88°26'45"W on said South line, a distance of 672.85 feet to the POINT OF BEGINNING; contains a total 75.44 Acres, inclusive of 4.06 Acres of Dedicated Road Right of Way. Subject to any and all Easements of Record.

For the purpose of this Survey the West line of the SE 1/4 of said Section 30 is assumed to bear N03°51'29"E.

SURVEYOR'S CERTIFICATE

I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10315, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS LE MARS INDUSTRIAL PARK, SOUTH ADDITION TO LE MARS, PLYMOUTH COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ABOVE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN SAID PLAT, AND THAT IRON STAKES ARE DRIVEN AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.

DATED AT LE MARS, IOWA _____

DAVID L. WILBERDING
IOWA NO. 10315
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008
Number of Pages covered by this certification. = 1



PSS Inc.
Surveying & Engineering Services

Offices in Le Mars & Cherokee
515 Hawkeye Ave SW - Le Mars, Iowa 51031
Phone 712.548.6325 - Fax 712.548.4599 - Email dwilberding@pssinc.com