

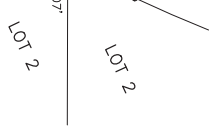
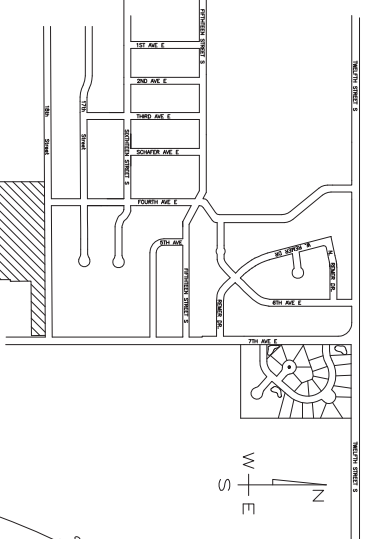
*\$23.9k has first right of refusal on them

FINAL PLAT

ADOBE RIDGE FIRST ADDITION

LEMARS, IOWA

Lance, Patty and Shane
Stizmann Real Estate
380 17th St SE
LeMars, Iowa 51031
712-546-7881 or Google us.



- LEGEND**
- ▲ GOVT CORNER FOUND
 - IRON PIN FOUND
 - YELLOW CAP #12090
 - PK NAIL IN CONCRETE
 - 5/8" x 30" REBAR
 - YELLOW CAP #12090
 - SET BEFORE 1 YEAR
 - AFTER FLING

CURVE	LENGTH	CHORD BEARING	CHORD LENGTH
1	43.91'	S174°41'4"W	43.95'
2	43.91'	S174°41'4"W	43.95'
3	43.91'	S174°41'4"W	43.95'
4	43.91'	S174°41'4"W	43.95'
5	43.91'	S174°41'4"W	43.95'
6	43.91'	S174°41'4"W	43.95'

I, JAMES C. SAUER, A duly licensed land surveyor, under the laws of the State of Iowa, do hereby certify that I have surveyed, plotted and staked the final plat of Adobe Ridge First Addition, and that the same is located upon and compresses the whole of the following real property:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 92 NORTH, RANGE 45 WEST OF THE 5TH P.M., LEMARS PLATWOOD COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 21, THENCE NORTH 89°52'29" WEST 120.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTHEAST 00°03'11" WEST 14.00 FEET, THENCE NORTH 89°52'29" WEST 480.00 FEET, THENCE NORTH 89°52'29" WEST 848.91 FEET TO THE WEST LINE OF SAID WEST LINE, THENCE SOUTH 89°52'29" EAST 1341.90 FEET TO THE POINT OF BEGINNING, CONTAINING 9.60 ACRES.

I FURTHER CERTIFY THAT THE STARTING POINT OF THE DESCRIPTION OF SAID ADOBE RIDGE FIRST ADDITION WAS THE NORTHEAST CORNER OF THE SE 1/4 OF THE FIFTH P.M., THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLAT, THAT THE LOTS ARE DIMENSIONED IN FEET AND INCHES, AND LOCATIONS AS SHOWN ON THE PLAT, THAT IRON PINS ARE DRIVEN IN EACH CORNER OF EVERY LOT.

I FURTHER CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE PLATTED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE IOWA SURVEYING AND PLATTING LAWS UNDER THE LAWS OF THE STATE OF IOWA.

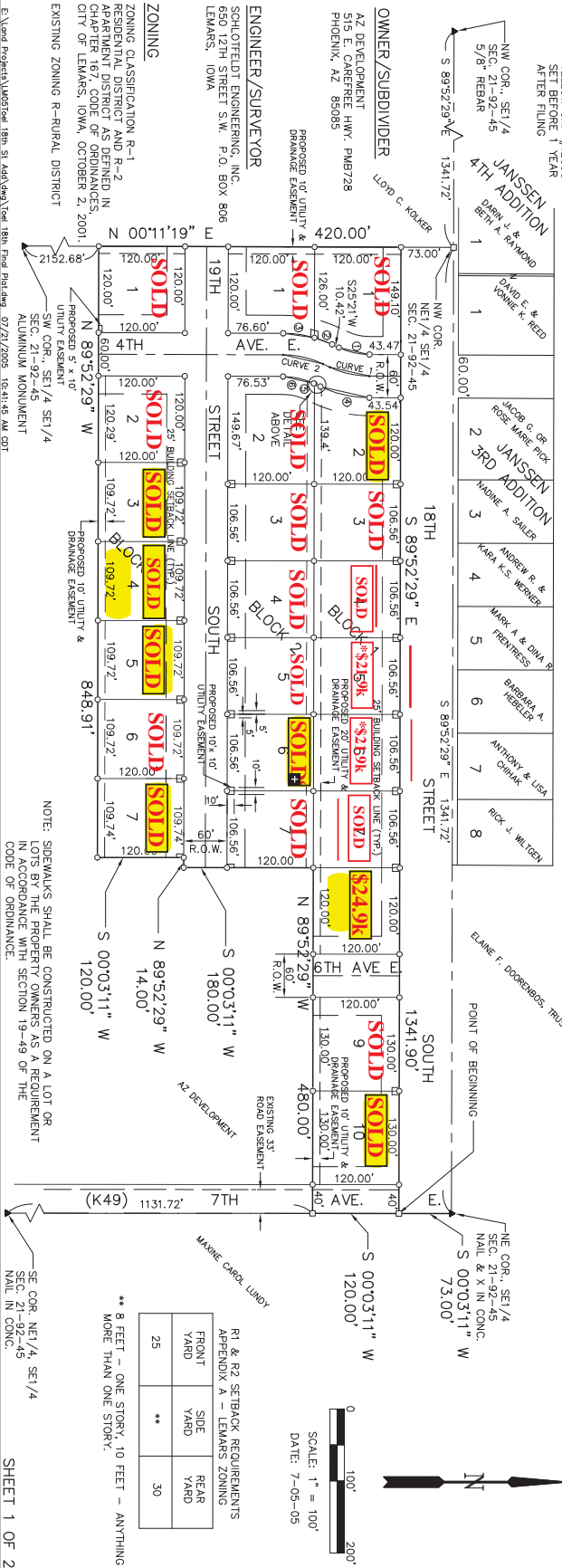
JAMES C. SAUER
LICENSE NUMBER 12990
DATE: DEC. 31, 2008
PAGES OR SHEETS COVERED BY THIS SEAL: 2

MLS # 13274

LOT INFORMATION

BLOCK	LOT	SQUARE FEET	ZONING
1	1	1785	R-1
1	2	1490	R-1
1	3	1287	R-1
1	4	1287	R-1
1	5	1287	R-1
1	6	1287	R-1
1	7	1287	R-1
1	8	1287	R-1
1	9	15600	R-2
1	10	15600	R-2
2	1	14486	R-1
2	2	17802	R-1
2	3	12787	R-1
2	4	12787	R-1
2	5	12787	R-1
2	6	12787	R-1
2	7	12787	R-1
2	8	14400	R-1
2	9	14400	R-1
3	1	14486	R-1
3	2	17802	R-1
3	3	12787	R-1
3	4	12787	R-1
3	5	12787	R-1
3	6	12787	R-1
3	7	12787	R-1
3	8	14486	R-1
3	9	14486	R-1
3	10	13166	R-1
3	11	13166	R-1
3	12	13166	R-1
3	13	13166	R-1
3	14	13166	R-1
3	15	13166	R-1
3	16	13166	R-1
3	17	13166	R-1
3	18	13166	R-1
3	19	13166	R-1
3	20	13166	R-1
3	21	13166	R-1
3	22	13166	R-1
3	23	13166	R-1
3	24	13166	R-1
3	25	13166	R-1
3	26	13166	R-1
3	27	13166	R-1
3	28	13166	R-1
3	29	13166	R-1
3	30	13166	R-1

Schuster's Adobe Ridge



R1 & R2 SETBACK REQUIREMENTS
APPENDIX A - LEMARS ZONING

FRONT YARD	SIDE YARD	REAR YARD
25	**	30

** 8 FEET - ONE STORY, 10 FEET - ANYTHING MORE THAN ONE STORY.

ENGINEER/SURVEYOR: SCHEIDT ENGINEERING, INC. 515 E. CAREFREE HWY, PMB728 PHOENIX, AZ 85085

OWNER/SUBDIVIDER: AZ DEVELOPMENT 515 E. CAREFREE HWY, PMB728 PHOENIX, AZ 85085

ZONING: ZONING CLASSIFICATION R-1 RESIDENTIAL DISTRICT AND R-2 RESIDENTIAL DISTRICT OF ORDINANCES CHAPTER 17.00 OF ORDINANCES CITY OF LEMARS, IOWA, OCTOBER 2, 2001.

EXISTING ZONING R-RURAL DISTRICT

EXISTING PROJECT: 18th St Addition, 18th Plad, 07/21/2005 18-44-48-01

NOTE: SIDEWALKS SHALL BE CONSTRUCTED ON A LOT OR IN ACCORDANCE WITH SECTION 19-49 OF THE CODE OF ORDINANCE.

DATE: 7-05-05

SCALE: 1" = 100'

SHEET 1 OF 2