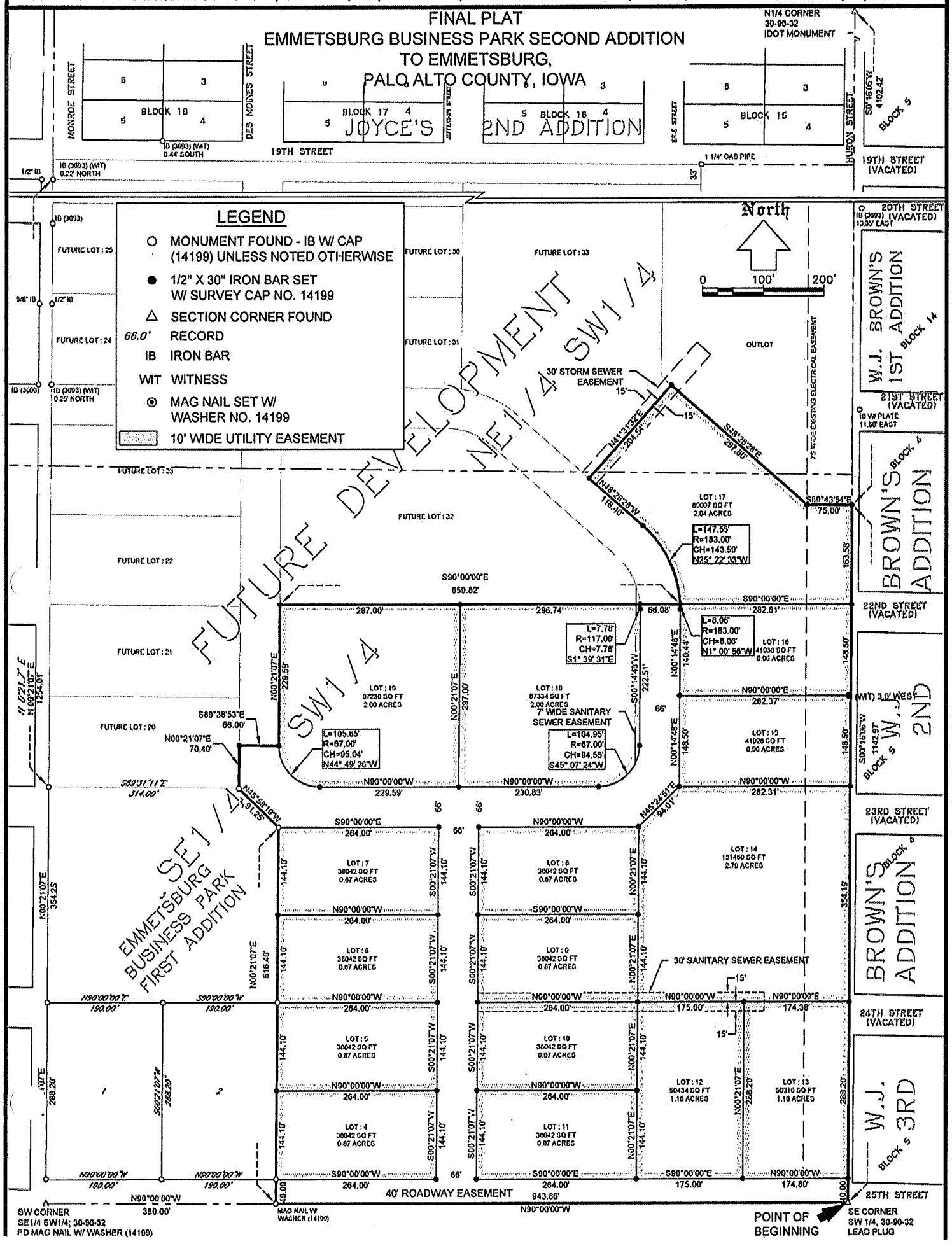
PREPARED BY: TOM W.G. EDGERTON PLS, I&S GROUP, INC., P.O. BOX 715, 1609 U.S. HIGHWAY 18 EAST, ALGONA, IOWA 50511 TELEPHONE: (515) 295-2980

FINAL PLAT
EMMETSBURG BUSINESS PARK SECOND ADDITION TO EMMETSBURG, PALO ALTO COUNTY, IOWA



DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 96 NORTH, RANGE 32 WEST OF THE 5TH P.M., PALO ALTO COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast (SE) corner of the Southwest Quarter (SW1/4) of said Section 30; thence along the South line of said Southwest Quarter (SW1/4) on a previously recorded bearing of North 90°00'00" West a distance of 943.86 feet to the East line of Emmetsburg Business Park First Addition To Emmetsburg, Iowa; thence along said East line, North 00°21'07" East a distance of 616.40 feet to the Northeast line of said Emmetsburg Business Park First Addition; thence along said Northeast Line, North 45°58'19" West a distance of 91.25 feet; thence North 00°21'07" East a distance of 70.40 feet; thence South 89°38'53" East a distance of 66.00 feet; thence North 00°21'07" East a distance of 229.59 feet; thence North 90°00'00" East a distance of 659.82 feet; thence along a 147.55 foot curve, turning to the left with a radius of 183.00 feet, bearing North 25°22'33" West, with a chord length of 143.59 feet; thence North 48°28'28" West a distance of 118.40 feet; thence North 41°31'32" East a distance of 204.54 feet; thence South 48°28'28" East a distance of 297.80 feet; thence South 89°43'54" East a distance of 75.00 feet to the East line of said Southwest Quarter (SW1/4); thence along said East line, South 00°16'06" West a distance of 1142.97 feet to the Point of Beginning.

NOTE: Tract contains 23.40 Acres, and is subject to all easements of record.

MINIMUM I-1BP ZONE SETBACKS	
FRONT YARD	50'
SIDE YARD	20'
REAR YARD	35'
STREET SIDE YARD	35'
LOT WIDTH	140'

APPROVALS

DEVELOPER:
Emmetsburg Community Development Corporation
2021 Main St.
Emmetsburg, IA 50536

ENGINEER and SURVEYOR
I&S GROUP
1609 U.S. Highway 18 E., P.O. Box 715
Algona, Iowa 50511

AREA BREAKDOWN	
	ACRES
NE1/4 SW1/4	0.48
SE1/4 SW1/4	22.92
TOTAL	23.40

JOB BENCHMARK
S1/4 CORNER, 30-03-32
LEAD PLUG IN CL OF ROAD
ELEV = 1235.02'

DEDICATION