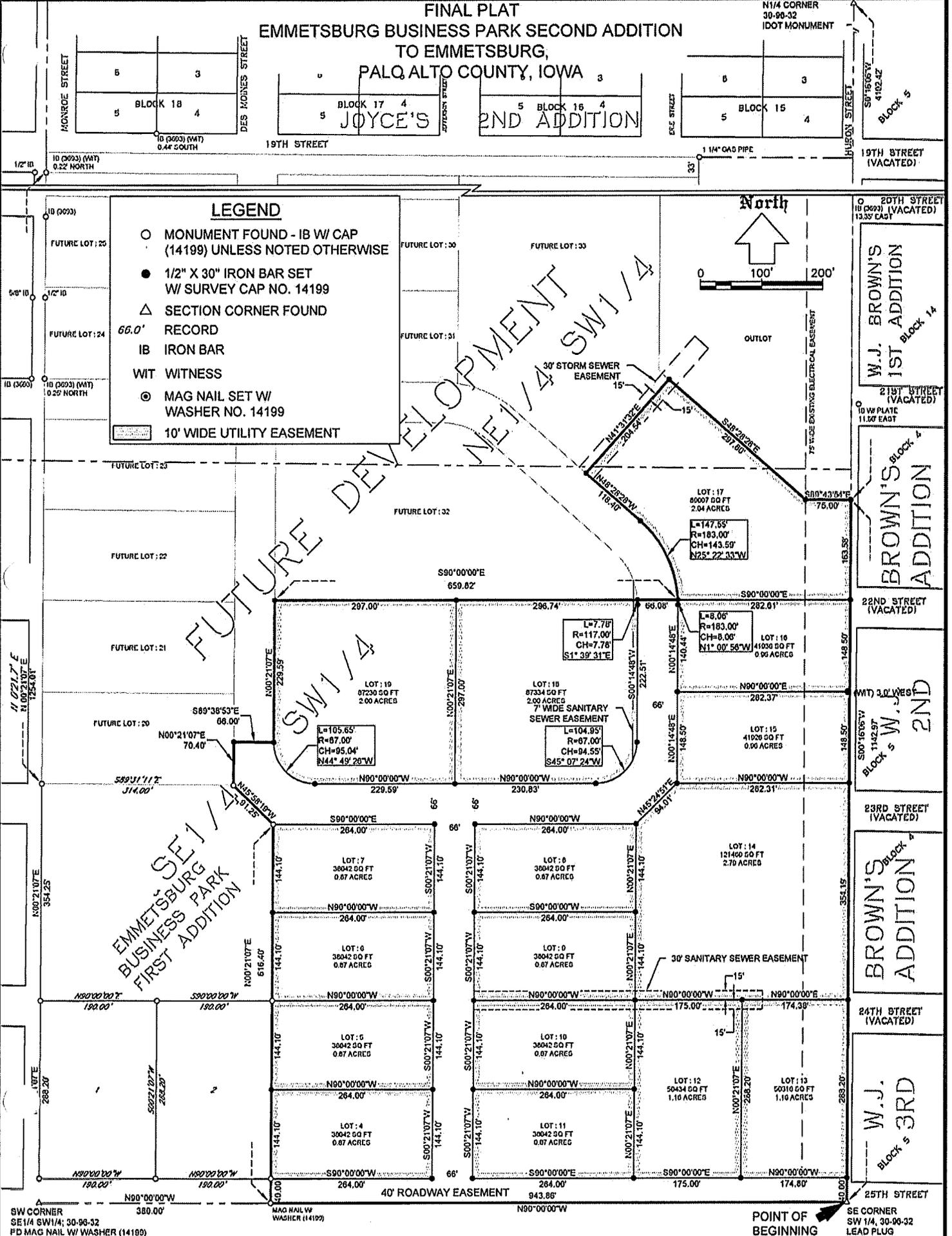


FINAL PLAT
 EMMETSBURG BUSINESS PARK SECOND ADDITION
 TO EMMETSBURG,
 PALO ALTO COUNTY, IOWA

N1/4 CORNER
 30-99-32
 IDOT MONUMENT



LEGEND

- MONUMENT FOUND - IB W/ CAP (14199) UNLESS NOTED OTHERWISE
- 1/2" X 30" IRON BAR SET W/ SURVEY CAP NO. 14199
- △ SECTION CORNER FOUND
- 66.0' RECORD
- IB IRON BAR
- WIT WITNESS
- ⊙ MAG NAIL SET W/ WASHER NO. 14199
- 10' WIDE UTILITY EASEMENT

EMMETSBURG BUSINESS PARK FIRST ADDITION
 SE 1/4 SW 1/4

SW CORNER
 SE 1/4 SW 1/4, 30-99-32
 PD MAG NAIL W/ WASHER (14199)

POINT OF BEGINNING
 SE CORNER
 SW 1/4, 30-99-32
 LEAD PLUG

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		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	
FRONT YARD	50'			ACRES
SIDE YARD	20'		NE1/4 SW1/4	0.48
REAR YARD	35'		SE1/4 SW1/4	22.92
STREET SIDE YARD	35'		TOTAL	23.40
LOT WIDTH	140'		JOB BENCHMARK S1/4 CORNER, 30-03-32 LEAD PLUG IN CL. OF ROAD ELEV = 1235.02'	
APPROVALS				

DEDICATION