

FINAL PLAT OF RUNGER'S FIRST ADDITION TO SHELDON, IOWA

SURVEYOR'S CERTIFICATE

I JAMES C. SAILER, HEREBY CERTIFY THAT I HAVE SURVEYED, PLATTED AND STAKED RUNGER'S FIRST ADDITION TO THE CITY OF SHELDON, IOWA, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE FOLLOWING REAL PROPERTY:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE SW1/4 OF SECTION 28, TOWNSHIP 97 NORTH, RANGE 42 WEST OF THE 5TH P.M., O'BRIEN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

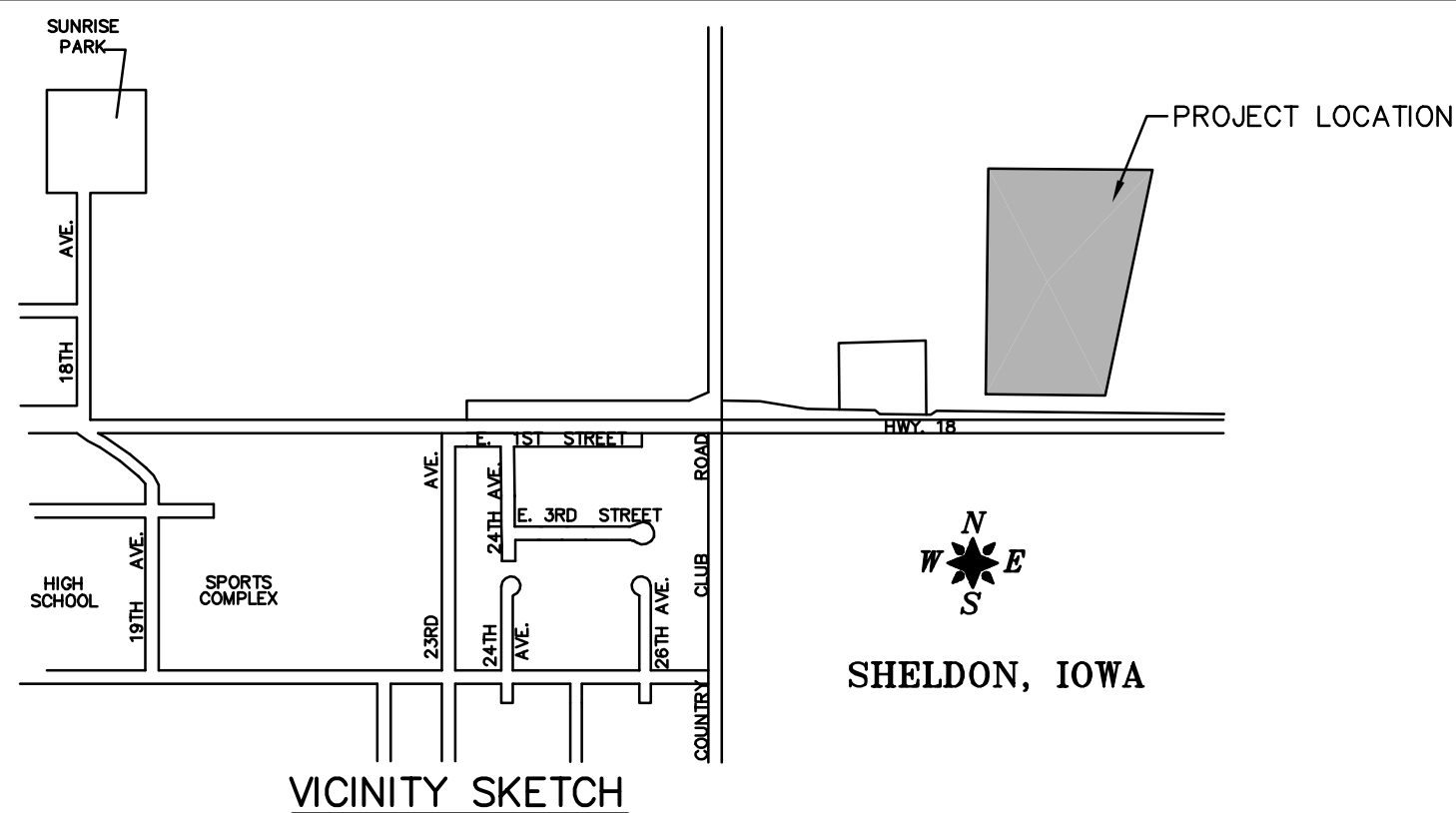
COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 OF SAID SECTION 28; THENCE SOUTH 89°20'22" EAST 1408.64 FEET ALONG THE SOUTH LINE OF THE SW1/4; THENCE NORTH 00°39'38" EAST 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°39'38" EAST 1177.06 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SW1/4; THENCE SOUTH 89°29'11" EAST 855.17 FEET; THENCE SOUTH 11°45'12" WEST 1201.70 FEET; THENCE NORTH 89°20'22" WEST 623.96 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES. SAID PARCEL SHALL HEREAFTER BE REFERRED TO AS PARCEL C OF THE SOUTH ONE-HALF OF THE SW1/4.

I FURTHER CERTIFY THAT THE STARTING POINT OF THE DESCRIPTION OF SAID RUNGER'S FIRST ADDITION WAS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-EIGHT, TOWNSHIP NINETY-SEVEN NORTH, RANGE FORTY-TWO WEST OF THE 5TH P.M., THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE LOTS, STREETS, BUILDING SETBACK LINES AND THE UTILITY EASEMENT LINES ARE OF THE DIMENSIONS, NUMBERS AND NAMES AND LOCATIONS AS SHOWN ON THE PLAT; THAT IRON PINS ARE DRIVEN IN EACH CORNER OF EVERY LOT, EXCEPT AS OTHERWISE NOTED ON THE PLAT.

I FURTHER CERTIFY THAT THE LAND SURVEYING DOCUMENT WAS PREPARED AND THE PLATTED 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.

JAMES C. SAILER
LICENSE NUMBER 12090
MY LICENSE RENEWAL DATE IS DEC. 31, 2002
PAGES OR SHEETS COVERED BY THIS SEAL: 2

DATE



VICINITY SKETCH

NO SCALE

SW COR., SW1/4
SEC. 28-97-42
NAIL IN BLACKTOP

S 89°20'22" E
1408.64'

GERRIT J. VANDER SLOOT TRUST
CLARA VANDER SLOOT, TRUSTEE

HIGHWAY # 18

1244.56'

N 89°20'22" W

LOT 19
3.50 AC

10' UTILITY & DRAINAGE
EASEMENT

OWNER/SUBDIVIDER

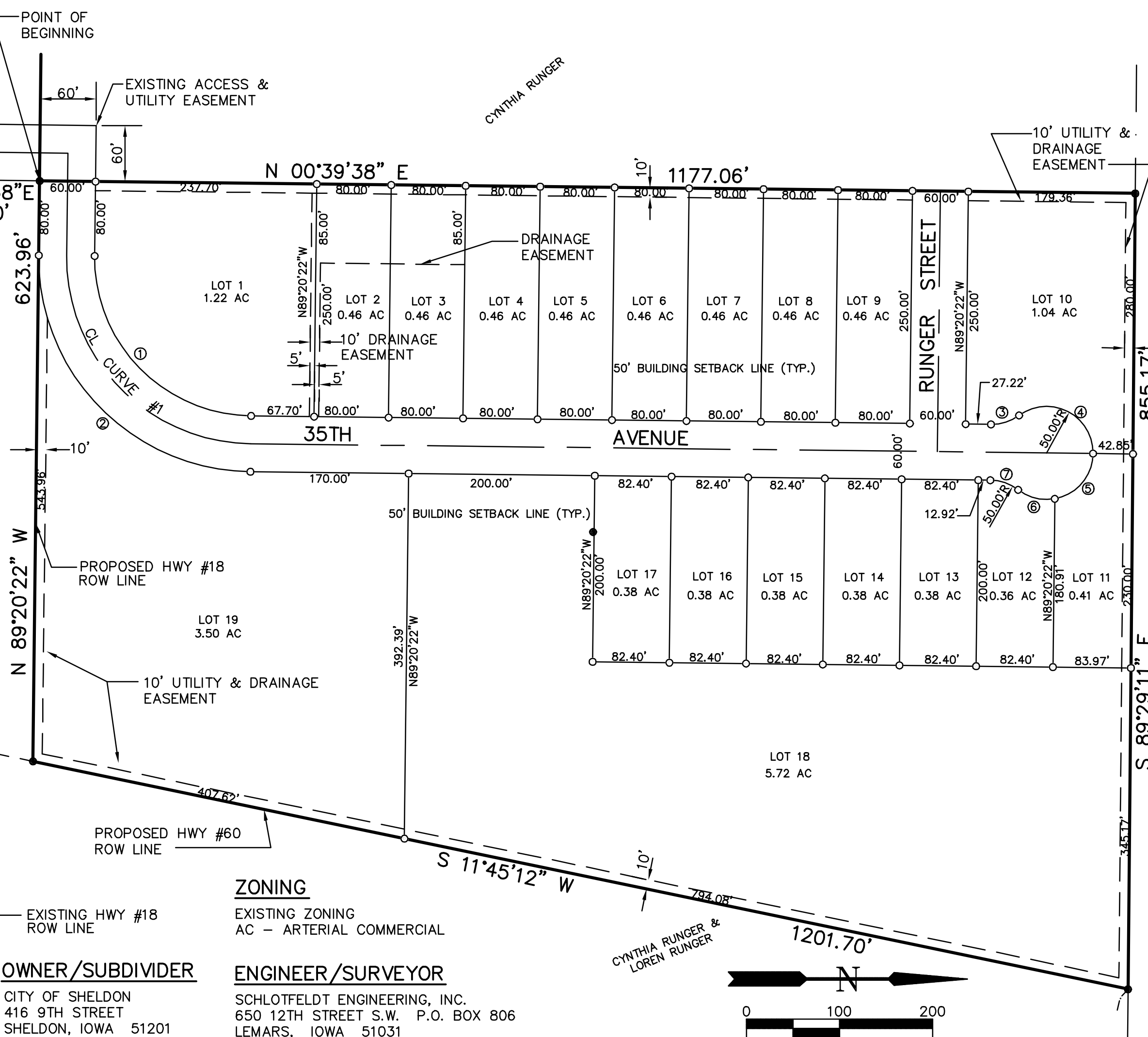
CITY OF SHELDON
416 9TH STREET
SHELDON, IOWA 51201

ZONING

EXISTING ZONING
AC - ARTERIAL COMMERCIAL

ENGINEER/SURVEYOR

SCHLOTFELDT ENGINEERING, INC.
650 12TH STREET S.W. P.O. BOX 806
LEMARS, IOWA 51031



CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	267.04'	N45°39'38"E	240.42'
C2	361.28'	N45°39'38"E	325.27'
C3	32.18'	N17°46'28"W	31.62'
C4	110.71'	N27°13'32"E	89.44'
C5	69.00'	S49°48'10"E	63.66'
C6	41.71'	S13°37'56"W	40.51'
C7	32.18'	S19°05'44"W	31.62'

LEGEND

- CORNERS FOUND: ▲ GOV'T CORNER
● 5/8"x30" REBAR YELLOW CAP #12090
CORNERS SET: ○ 5/8"x30" REBAR YELLOW CAP #12090

CENTERLINE CURVE TABLE				
CURVE	R	Δ	T	L
CL1	200.00'	90°00'00"	200.00'	314.16'

AC SETBACK REQUIREMENTS
CHAPTER 116.30, PARAGRAPH 5
SHELDON ZONING

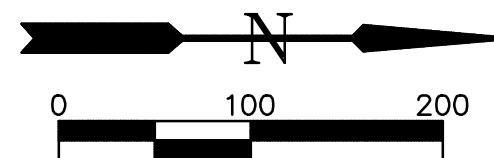
MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
50'	NONE*	10**

*NONE, HOWEVER, IF PROVIDED, SHALL BE A MINIMUM OF 5 FEET AND UNLESS ADJACENT TO A RESIDENTIAL DISTRICT, THE SIDE YARD SHALL BE 10 FEET.

**10 FEET, UNLESS IF ADJACENT TO A RESIDENTIAL DISTRICT, THE REAR YARD SHALL BE EQUAL TO 25 FEET.

IVA JANE FROMMEN
AND ETHEL HULST

SE COR., SW1/4
NAIL IN BLACKTOP



SCALE: 1" = 100'

DATE: SEPT. 4, 2002