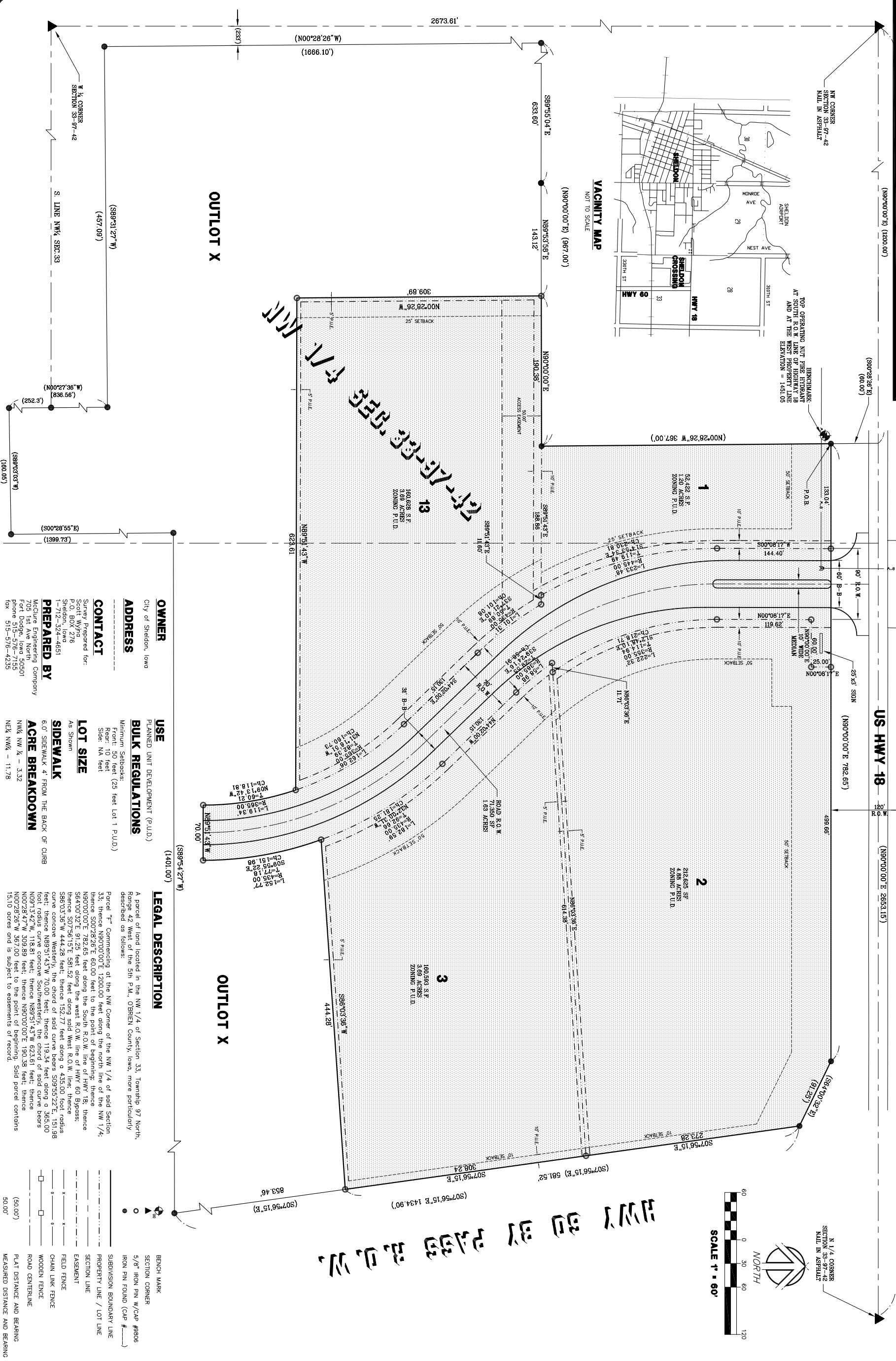
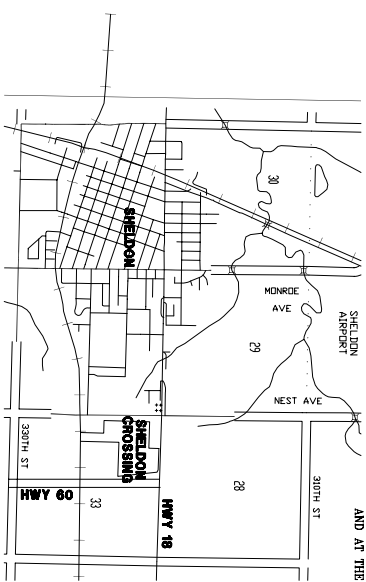


FINAL PLAT

PREPARED BY: MICHAEL F. TROTTER, P.E. & L.S., MCGUIRE ENGINEERING CO., 705 FIRST AVE., NORTH FORT DODGE, IOWA 50501, 515-576-7155



US HWY 18

(N90°00'00"E 2853.15')

(N90°00'00"E 782.65')

(S84°00'32"E 91.25')

(S07°56'15"E 581.52')

(S07°56'15"E 1434.90')

(S07°56'15"E 853.46')



OWNER
City of Sheldon, Iowa

ADDRESS
Sheldon, Iowa

CONTACT
Survey Prepared for:
City of Sheldon, Iowa
P.O. Box 176
Sheldon, Iowa
1-712-324-4651

PREPARED BY
McGuire Engineering Company
705 First Ave North
Fort Dodge, Iowa 50501
phone 515-576-7155
fax 515-576-4235

USE
PLANNED UNIT DEVELOPMENT (P.U.D.)

BULK REGULATIONS
Minimum Setbacks:
Front: 50 feet (25 feet Lot 1 P.U.D.)
Side: NA feet

LOT SIZE
As Shown

SIDEWALK
6.0' SIDEWALK 4' FROM THE BACK OF CURB

ACRE BREAKDOWN
NW 1/4 - 3.32
NE 1/4 - 11.78

LEGAL DESCRIPTION
(1401.00')

A parcel of land located in the NW 1/4 of Section 33, Township 97 North, Range 42 West of the 5th P.M., O'Brien County, Iowa, more particularly described as follows:

Parcel "1" - Commencing at the NW Corner of the NW 1/4 of said Section 33; thence N90°00'00"E 1200.00 feet along the north line of the NW 1/4; thence S00°28'26"E 782.65 feet along the north line of the NW 1/4; thence N90°00'00"E 782.65 feet along the South R.O.W. line of Hwy 18; thence S84°00'32"E 91.25 feet along the West R.O.W. line of Hwy 60 By-pass; thence S07°56'15"E 381.32 feet along said West R.O.W. line; thence S86°03'36"W 444.28 feet; thence S27°17'41" along a 365.00 foot radius curve concave Southwesterly, the chord of said curve bears N09°13'42"W 309.89 feet; thence N89°51'43"W 623.61 feet; thence N00°28'26"W 367.00 feet to the point of beginning. Said parcel contains 15.10 acres and is subject to easements of record.

—●—	BENCH MARK
—○—	SECTION CORNER
—○—	5/8" IRON PIN W/CAP #3806
—○—	IRON PIN FOUND (CAP #_____)
—○—	SUBDIVISION BOUNDARY LINE
—○—	PROPERTY LINE / LOT LINE
—○—	EASEMENT
—○—	FIELD FENCE
—○—	CHAIN LINK FENCE
—○—	WOODEN FENCE
—○—	ROAD CENTERLINE
—○—	PLAT DISTANCE AND BEARING
—○—	MEASURED DISTANCE AND BEARING

FINAL PLAT

Sheldon Crossing
Plat 1

Sheldon, Iowa
128003
4-26-2005
REVISIONS

ENGINEER
DAA

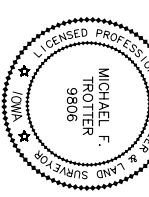
DRAWN BY
RJS

CHECKED BY
DAA

FIELD BOOK NO.

DRAWING NO.
FP-01

SHEET NO.
01/01



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE REQUIRED 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.

MICHAEL F. TROTTER, P.E. L.S.
NO. 9806
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005
PAGES OR SHEETS COVERED BY THIS PLAT

SURVEY DATE: _____

MCGUIRE ENGINEERING COMPANY

M E C RESULTS, C O M

705 First Avenue North
Fort Dodge, Iowa 50501
515-576-7155
fax 515-576-4235

400 SE Delaware Avenue
Ankeny, Iowa 50021
515-964-1829
fax 515-964-2370

1150 5th Street
Suite 270
Corvallis, Iowa 52241
515-338-6493
fax 515-338-2487

Copyright and property rights in these documents are reserved by McGuire Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining the written consent of McGuire Engineering Company.