

WEST DEVELOPMENT ADDITION FINAL PLAT CITY OF REMSEN, IOWA

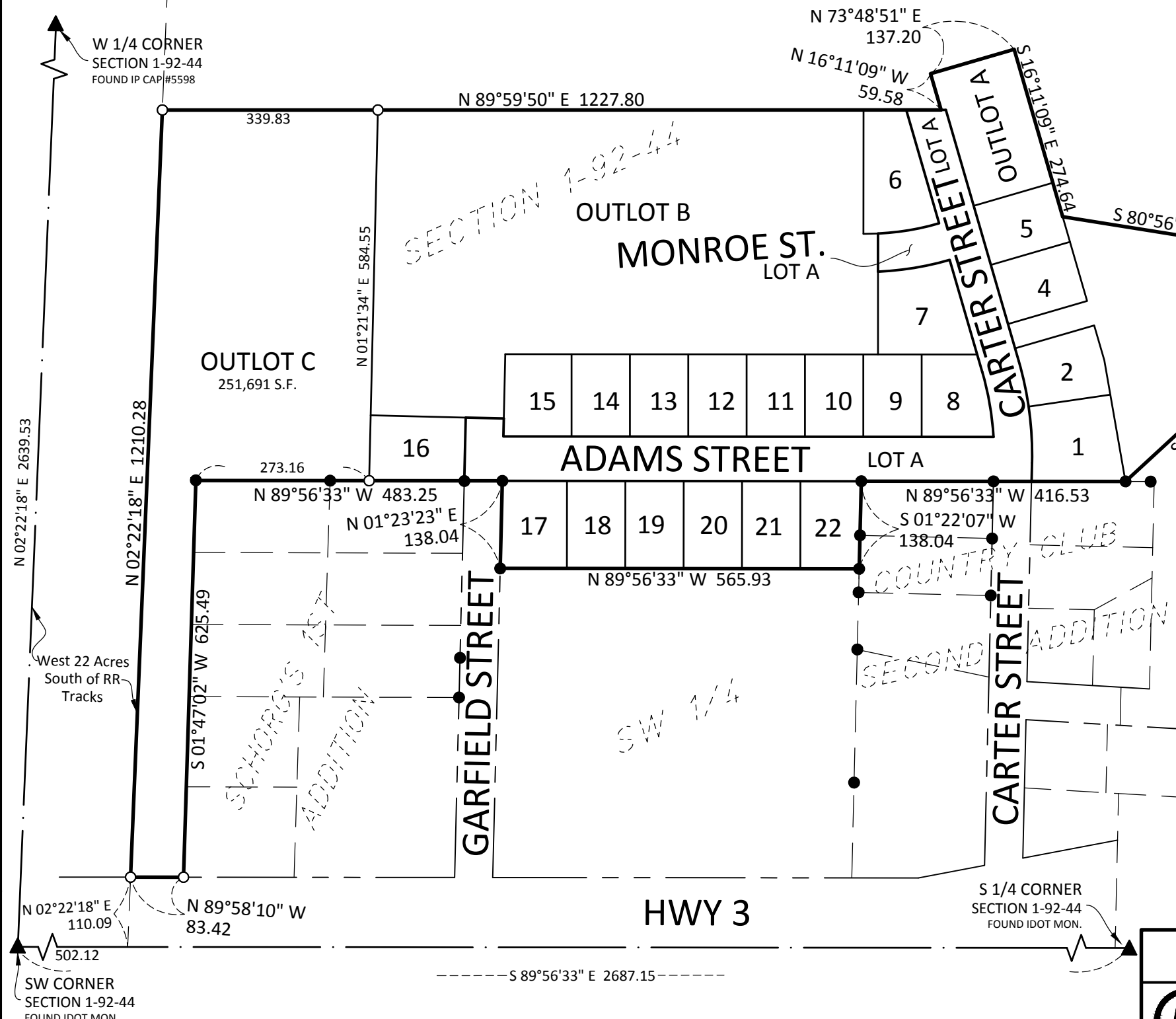
LEGAL DESCRIPTION

A tract of land in the Southwest Quarter of Section 1, Township 92 North, Range 44 West, Plymouth County, Iowa described as follows:

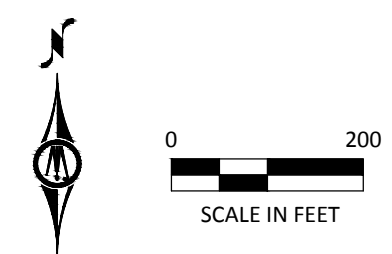
Commencing at the southwest corner of said Section 1, thence South 89 degrees 56 minutes 33 seconds East, along the south line of the Southwest Quarter of said Section 1, a distance of 502.12 feet to the east line of the west 22 acres of that part of the Southwest Quarter of said Section 1 lying south of the Dubuque and Sioux City Rail Road now the Illinois Central Rail Road; thence North 02 degrees 22 minutes 18 seconds East, a distance of 110.09 feet to a point on the westerly extension of the south line of SCHORG'S FIRST ADDITION according to the plat on file and of record in the Office of the County Recorder said point being the point of beginning; thence continuing North 02 degrees 22 minutes 18 seconds East, on said line, a distance of 1210.28 feet; thence North 89 degrees 59 minutes 50 seconds East, a distance of 1370.66 feet; thence South 16 degrees 11 minutes 09 seconds East, a distance of 175.24 feet; thence South 80 degrees 56 minutes 27 seconds East, a distance of 429.58 feet; thence South 18 degrees 00 minutes 56 seconds East a distance of 40.53 feet; thence South 47 degrees 21 minutes 05 seconds West, a distance of 459.27 feet to the north line of COUNTRY CLUB ESTATES SECONDS ADDITION according to the plat there of on file and of record in the Office of the County Recorder; thence North 89 degrees 56 minutes 33 seconds West, along said north line and the north line of said SCHORG'S FIRST ADDITION, a distance of 1465.66 feet to the northwest corner of Lot 1, said SCHORG'S FIRST ADDITION; thence South 01 degrees 47 minutes 02 seconds West, along the west line of said SCHORG'S FIRST ADDITION, a distance of 625.53 feet to the southwest corner of Lot 5, said SCHORG'S FIRST ADDITION; thence North 89 degrees 56 minutes 33 seconds West, along the westerly extension of the south line of said SCHORG'S FIRST ADDITION, a distance of 83.41 feet to the point of beginning.

SETBACKS

MINIMUM SETBACKS	
FRONT YARD	25'
SIDE YARD	7' (SINGLE-STORY) or 8' (TWO OR MORE STORIES)
REAR YARD	25'
STREET SIDE YARD	25'
LOT WIDTH	60'



REVIEWED & APPROVED _____ DATE: _____
 PLANNING & ZONING CHAIRMAN
 REVIEWED & APPROVED _____ DATE: _____
 MAYOR
 REVIEWED & APPROVED _____ DATE: _____
 CITY CLERK



- LEGEND**
- SET 3/4" IRON PIPE MONUMENT MARKED BY RED PLASTIC CAP WITH LIC. NO. 17901
 - MONUMENT FOUND
 - ▲ FOUND SECTION CORNER, AS NOTED

OWNER
City of Remsen, Iowa

DEVELOPER
City of Remsen, Iowa

PREPARED BY
BOLTON & MENK, INC.
218 11th St SW Plaza
SPENCER, IA 51301

SUBMITTAL DATE
03/21/2019

SHEET INDEX

SHEET NO.	TITLE
1	TITLE SHEET
2	FINAL PLAT

I hereby certify that this land surveying document was prepared by me and the related field 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

JOSEPH A. HAEFNER L.S.

REG. NO. 17901 DATE: 2/01/2019

MY LICENSE RENEWAL DATE IS 12/31/2019

PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

WEST DEVELOPMENT
CITY OF REMSEN, IOWA

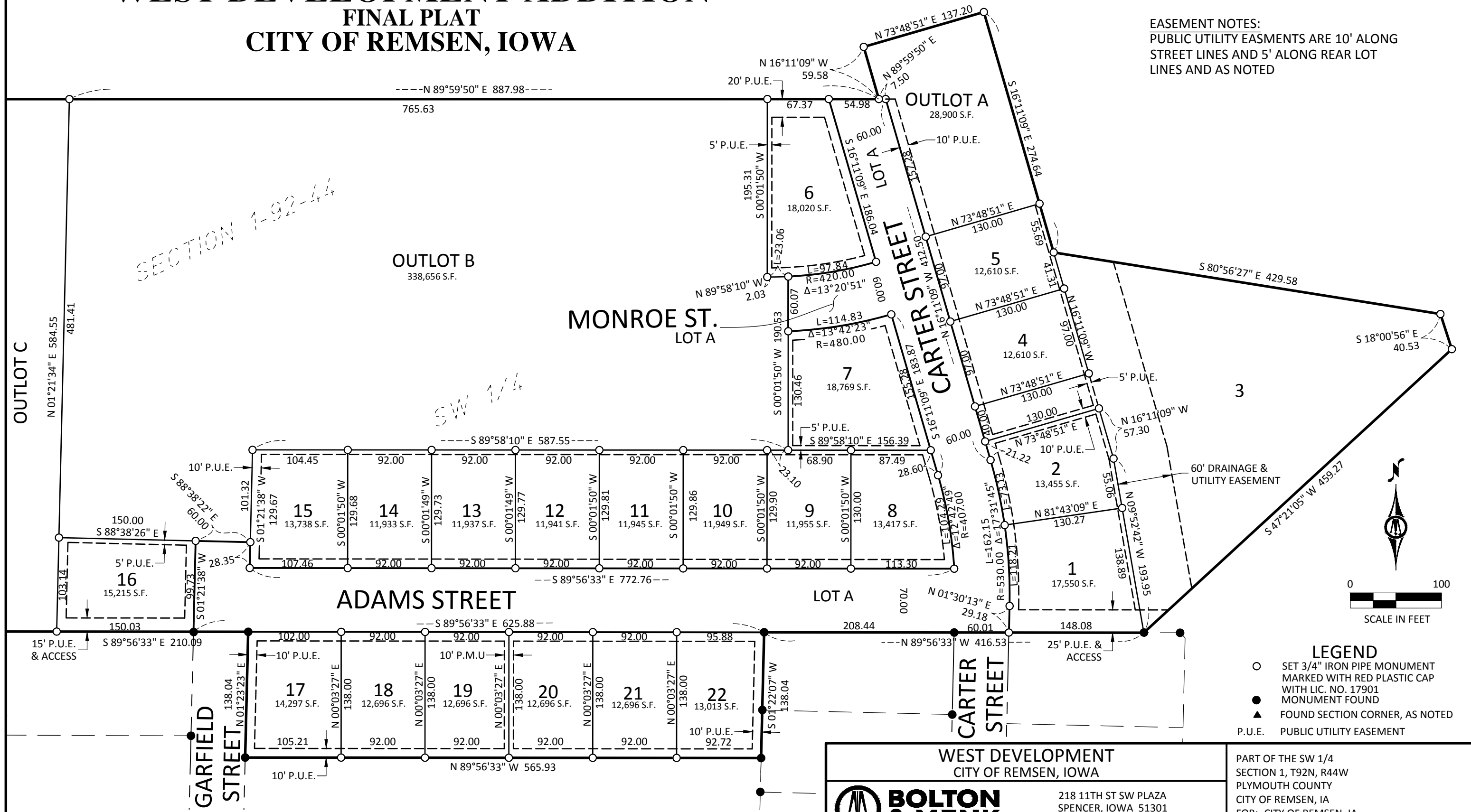
BOLTON & MENK

218 11TH ST SW PLAZA
SPENCER, IOWA 51301
(712) 580-5075

PART OF THE SW 1/4
SECTION 1, T92N, R44W
PLYMOUTH COUNTY
CITY OF REMSEN, IA
FOR: CITY OF REMSEN, IA

WEST DEVELOPMENT ADDITION FINAL PLAT CITY OF REMSEN, IOWA

EASEMENT NOTES:
PUBLIC UTILITY EASMENTS ARE 10' ALONG STREET LINES AND 5' ALONG REAR LOT LINES AND AS NOTED



- LEGEND**
- SET 3/4" IRON PIPE MONUMENT MARKED WITH RED PLASTIC CAP WITH LIC. NO. 17901
 - MONUMENT FOUND
 - ▲ FOUND SECTION CORNER, AS NOTED
 - P.U.E. PUBLIC UTILITY EASEMENT

<p>WEST DEVELOPMENT CITY OF REMSEN, IOWA</p> <p>BOLTON & MENK</p>	<p>218 11TH ST SW PLAZA SPENCER, IOWA 51301 (712) 580-5075</p>	<p>PART OF THE SW 1/4 SECTION 1, T92N, R44W PLYMOUTH COUNTY CITY OF REMSEN, IA FOR: CITY OF REMSEN, IA</p>
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