

OUTLOT 12—EAST ROCK RAPIDS—ROCK RAPIDS

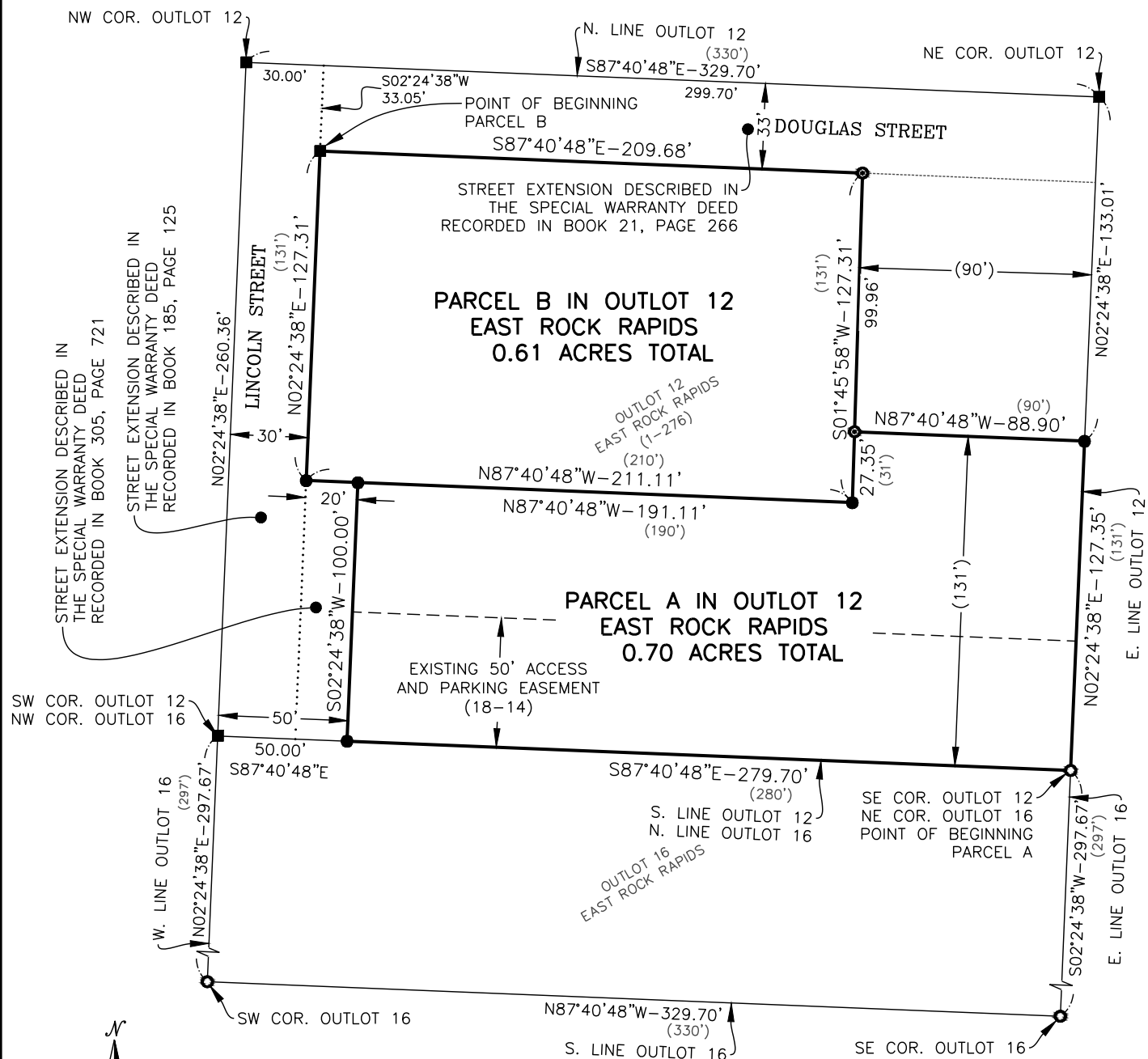
ADAM N. WIERSMA, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY:
CENTRAL LYON COMMUNITY SCHOOL DISTRICT

CURRENT PROPRIETOR:
CENTRAL LYON COMMUNITY SCHOOL DISTRICT

REVIEW DRAFT
8-04-23

**PLAT OF SURVEY
PARCELS A AND B IN OUTLOT 12 OF EAST ROCK RAPIDS
LYON COUNTY, IOWA**



A horizontal scale bar with a black top half and a white bottom half. The top half is labeled '0' at the left end and '60' at the right end. Below the bar, the text 'SCALE IN FEET' is written in all caps.



I hereby certify that this land surveying document was prepared and the related 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.

By: _____
Adam N. Wiersma, L.S. License No. 21094 (Date)
My license renewal date is December 31, 2023

Sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2

BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
US STATE PLANE, IOWA NORTH ZONE
US SURVEY FOOT

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
 - SET MAG-NAIL
 - ⦿ FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 5517
 - ⦿ FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041
- (####) RECORD DIMENSION

DATE OF FIELD WORK-9-02-22

SHEET 1 OF 2



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

Date	8-03-23
Drawn By	ANW
Reviewed	TML
Approved	ANW

PROJECT NO. 372321

DWG. # P:\03\072\321\DWG\372321 BOUNDARY.DWG

PLAT OF SURVEY
PARCELS A AND B IN OUTLOT 12 OF EAST ROCK RAPIDS
LYON COUNTY, IOWA

DESCRIPTION – PARCEL A IN OUTLOT 12 OF EAST ROCK RAPIDS

That part of Outlot 12 of East Rock Rapids, Lyon County, Iowa (said East Rock Rapids is recorded in Plat Book 1, Page 276, described as follows:

Beginning at the Southeast Corner of said Outlot 12; thence North 02°24'38" East on the east line of said Outlot 12 for a distance of 127.35 feet to the north line of the South 131 feet of said Outlot 12; thence North 87°40'48" West on said north line for a distance of 88.90 feet to the west line of the East 90 feet of said Outlot 12; thence South 01°45'58" West on said west line for a distance of 27.35 feet to the easterly extension of the north line a tract of land described in the Special Warranty Deed recorded in Book 305, Page 721; thence North 87°40'48" West on said easterly extension of said north line for a distance of 191.11 feet to the Northeast Corner of said tract; thence South 02°24'38" West on the east line of said tract for a distance of 100.00 feet to the south line of said Outlot 12; thence South 87°40'48" East on said south line for a distance of 279.70 feet to the Point of Beginning, containing 0.70 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION – PARCEL B IN OUTLOT 12 OF EAST ROCK RAPIDS

That part of Outlot 12 of East Rock Rapids, Lyon County, Iowa (said East Rock Rapids is recorded in Plat Book 1, Page 276), described as follows:

Commencing at the Northwest Corner of said Outlot 12; thence South 87°40'48" East on the north line of said Outlot 12 for a distance of 30.00 feet to the east line of the West 30 feet of said Outlot 12; thence South 02°24'38" West on said east line for a distance of 33.05 feet to the south line of the North 33 feet of said Outlot 12 and to the Point of Beginning; thence South 87°40'48" East on said south line for a distance of 209.68 feet to the west line of the East 90 feet of said Outlot 12; thence South 01°45'58" West on said west line for a distance of 127.31 feet to the easterly extension of the north line a tract of land described in the Special Warranty Deed recorded in Book 305, Page 721; thence North 87°40'48" West on said easterly extension and on said north line for a distance of 211.11 feet to the east line of the West 30 feet of said Outlot 12; thence North 02°24'38" East on said east line for a distance of 127.31 feet to the Point of Beginning, containing 0.61 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

REVIEW DRAFT
8-04-23



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

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