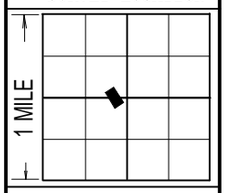
Index Legend

Location: Section 10, Township 92N, Range 45W, NE1/4 SW1/4, SE1/4 NW1/4
Requester: Craig Anderson (Plymouth County Supervisor)
Proprietor: Plymouth County
Surveyor: David L. Wilberding
Surveyor
Company: PSS Inc.
Return To: David L. Wilberding, #8 Brady Drive, Cherokee, IA 51012
pss@surveyiowa.com | (712)548-6325

SURVEY LOCATION



Ply Co Jail.pcs

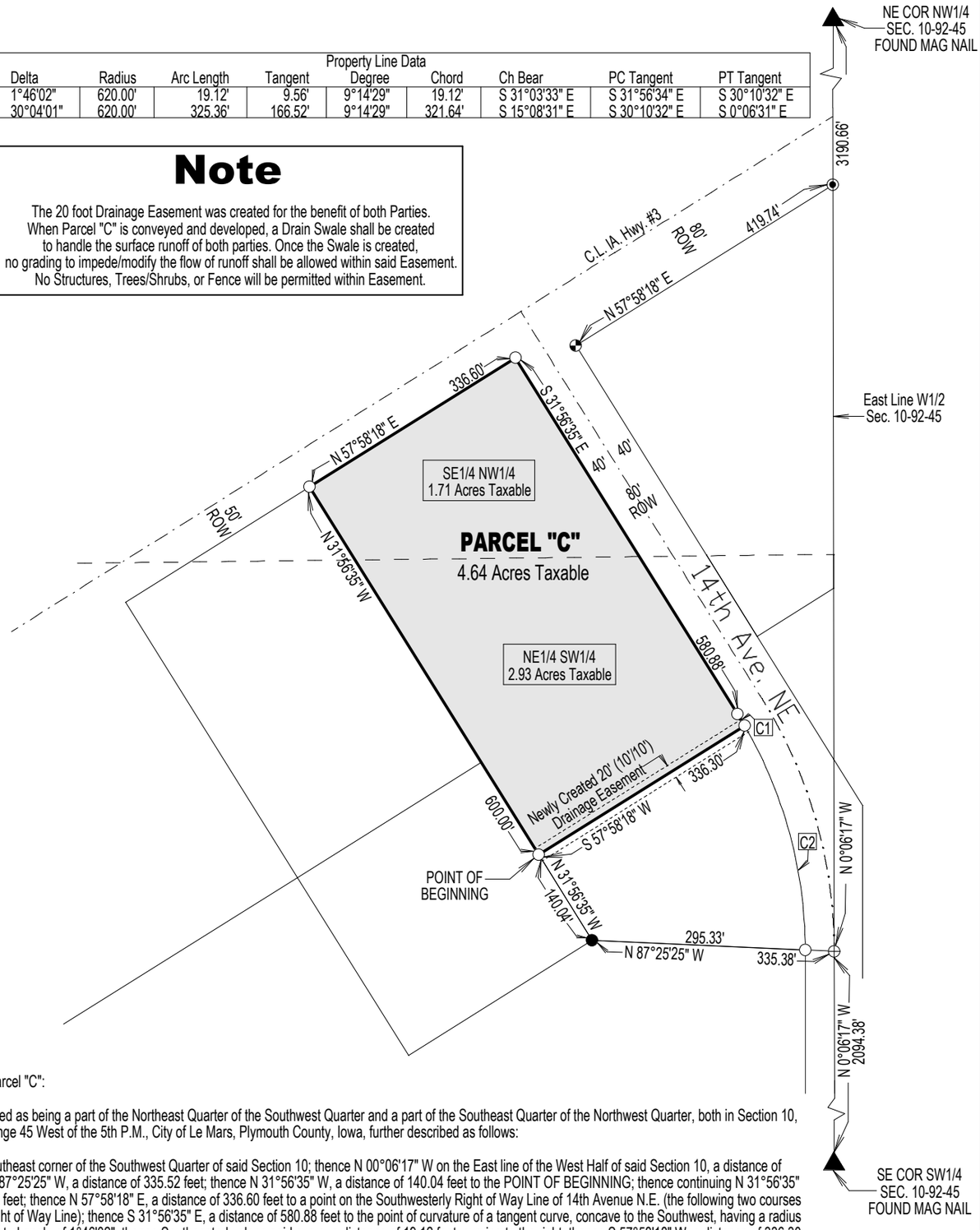
PLAT OF SURVEY

SURVEY PLAT SHOWING A PARCEL OF LAND LOCATED
IN A PART OF THE NE1/4 OF THE SW1/4 AND PART OF THE
SE1/4 OF THE NW1/4, BOTH IN SECTION 10, T92N, R45W OF THE 5TH P.M.,
CITY OF LE MARS, PLYMOUTH COUNTY, IOWA.

Property Line Data									
Id	Delta	Radius	Arc Length	Tangent	Degree	Chord	Ch Bear	PC Tangent	PT Tangent
C1	1°46'02"	620.00'	19.12'	9.56'	9°14'29"	19.12'	S 31°03'33" E	S 31°56'34" E	S 30°10'32" E
C2	30°04'01"	620.00'	325.36'	166.52'	9°14'29"	321.64'	S 15°08'31" E	S 30°10'32" E	S 0°06'31" E

Note

The 20 foot Drainage Easement was created for the benefit of both Parties. When Parcel "C" is conveyed and developed, a Drain Swale shall be created to handle the surface runoff of both parties. Once the Swale is created, no grading to impede/modify the flow of runoff shall be allowed within said Easement. No Structures, Trees/Shrubs, or Fence will be permitted within Easement.

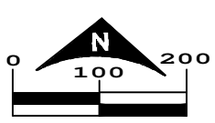


Legal Description for Parcel "C":

A parcel of land described as being a part of the Northeast Quarter of the Southwest Quarter and a part of the Southeast Quarter of the Northwest Quarter, both in Section 10, Township 92 North, Range 45 West of the 5th P.M., City of Le Mars, Plymouth County, Iowa, further described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 10; thence N 00°06'17" W on the East line of the West Half of said Section 10, a distance of 2094.38 feet: thence N 87°25'25" W, a distance of 335.52 feet; thence N 31°56'35" W, a distance of 140.04 feet to the POINT OF BEGINNING; thence continuing N 31°56'35" W, a distance of 600.00 feet; thence N 57°58'18" E, a distance of 336.60 feet to a point on the Southwesterly Right of Way Line of 14th Avenue N.E. (the following two courses are common to said Right of Way Line); thence S 31°56'35" E, a distance of 580.88 feet to the point of curvature of a tangent curve, concave to the Southwest, having a radius of 620.00 feet and a central angle of 1°46'02"; thence Southeasterly along said curve, a distance of 19.12 feet, curving to the right; thence S 57°58'18" W, a distance of 336.30 feet to the POINT OF BEGINNING; contains 4.64 acres and is subject to any and all Easements, be they of record or not.

For this Survey, the East line of the W1/2 of said Section 10 is assumed to bear N 00°06'17" W.



SCALE 1" = 200'

Date Survey
October 2020

( ) = Recorded As

○ = Set 1/2" Rebar W/Blue Cap #10315
⊕ = Set Mag Nail
◔ = Fd 1/2" Rebar W/Red Cap #10315
● = Fd 5/8" Rebar
◉ = Fd. 1" IDOT ROW Pipe W/Yellow Cap

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.

David L. Wilberding 10-26-2020
David L. Wilberding License No. 10315 Date
My License renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

PSS INC.