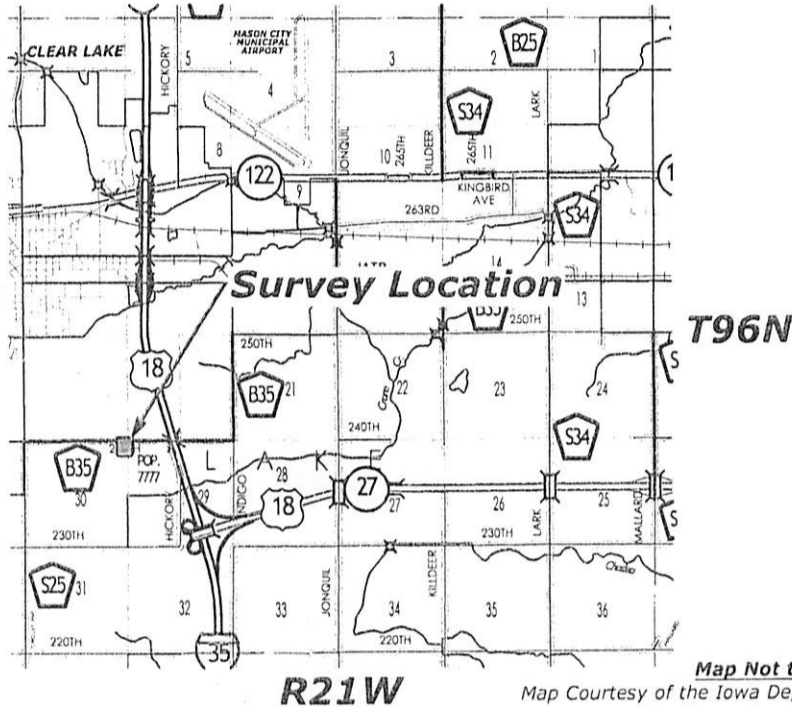
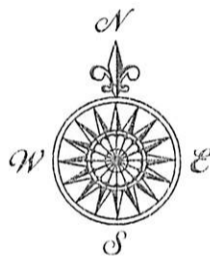


Index Legend

Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428
Proprietor: Mitchell J. Plagge and Rebecca J. Plagge
Requested By: Mitchell J. Plagge
County: Cerro Gordo
Section(s)-Township-Range: 30-T96N-R21W
Aliquot Part(s): NE 1/4 - NE 1/4
Section(s)-Township-Range: 29-T96N-R21W
Aliquot Part(s): NW 1/4 - NW 1/4
Subdivision: Billings Subdivision of Cerro Gordo County, Iowa
Lot(s): 2

Final Plat

P5 Subdivision, Cerro Gordo County, Iowa.



Map Not to Scale

Map Courtesy of the Iowa Department of Transportation
<http://www.iowadot.gov/maps/>

Basis of Bearing:

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geoid 96C).
 Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 16, 22, 27, 51, 135, 136, 137, 138, 149 and 150 and projected from Point 137.
 Scale factor 1.00007348 applied.
 Projection Point:
 Northing = 3,877,589.40'
 Easting = 4,937,775.86'

Notes:

See Sheet 1 for Location Map.
 See Sheet 2 for Survey Details.
 See Sheet 3 for Legal Description.

Developer:
 Mitchell J. Plagge
 2315 27th Avenue South
 Clear Lake, IA 50428

This Plat has been reviewed by the proper authorities. This Document as Presented Complies with all County and City Ordinances and Regulations.

Chairman, Board of Supervisors	Date
Chairman, Planning & Zoning Commission	Date
Secretary, Planning & Zoning Commission	Date
County Auditor	Date
County Engineer	Date
Mayor, City of Clear Lake	Date

LEGEND

	= Section Corner Found
	= Section Corner Set
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Set 1"Ø Bronze Survey Marker PLS 24510
	= Fd. 1/2"Ø Rebar w/YPC PLS 10898
	= Fd. 1/2"Ø Rebar
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
	= Survey Boundary Line
	(0.00') = Recorded Dimension

Survey was completed on April 28, 2022.

FB: CG 8A, Pg. 19

CEH Project Number: 2022-319 Sheet: 1

HRS Herold-Reicks
 Surveying

New Hampton Waverly Clear Lake
 641-394-2725 319-483-5187 641-231-8092
www.hrsurveying.com



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.

Mark D. McClenathan 5-11-22
 Mark D. McClenathan Date:
 License number 24510
 My license renewal date is December 31, 2023.
 Sheets covered by this seal: 1-3

Final Plat

P5 Subdivision, Cerro Gordo County, Iowa.
County Road B35 (27th Avenue South)

N 1/4 Corner
 Section 30-96-21
 Set 1"Ø Bronze
 Survey Marker
 PLS 24510

NE Corner
 Section 30-96-21
 Fd. MAG Nail
 Rec. Doc.
 #2008-3558

N 1/4 Corner
 Section 29-96-21
 Fd. PK Nail
 Rec. Doc.
 #2012-4473

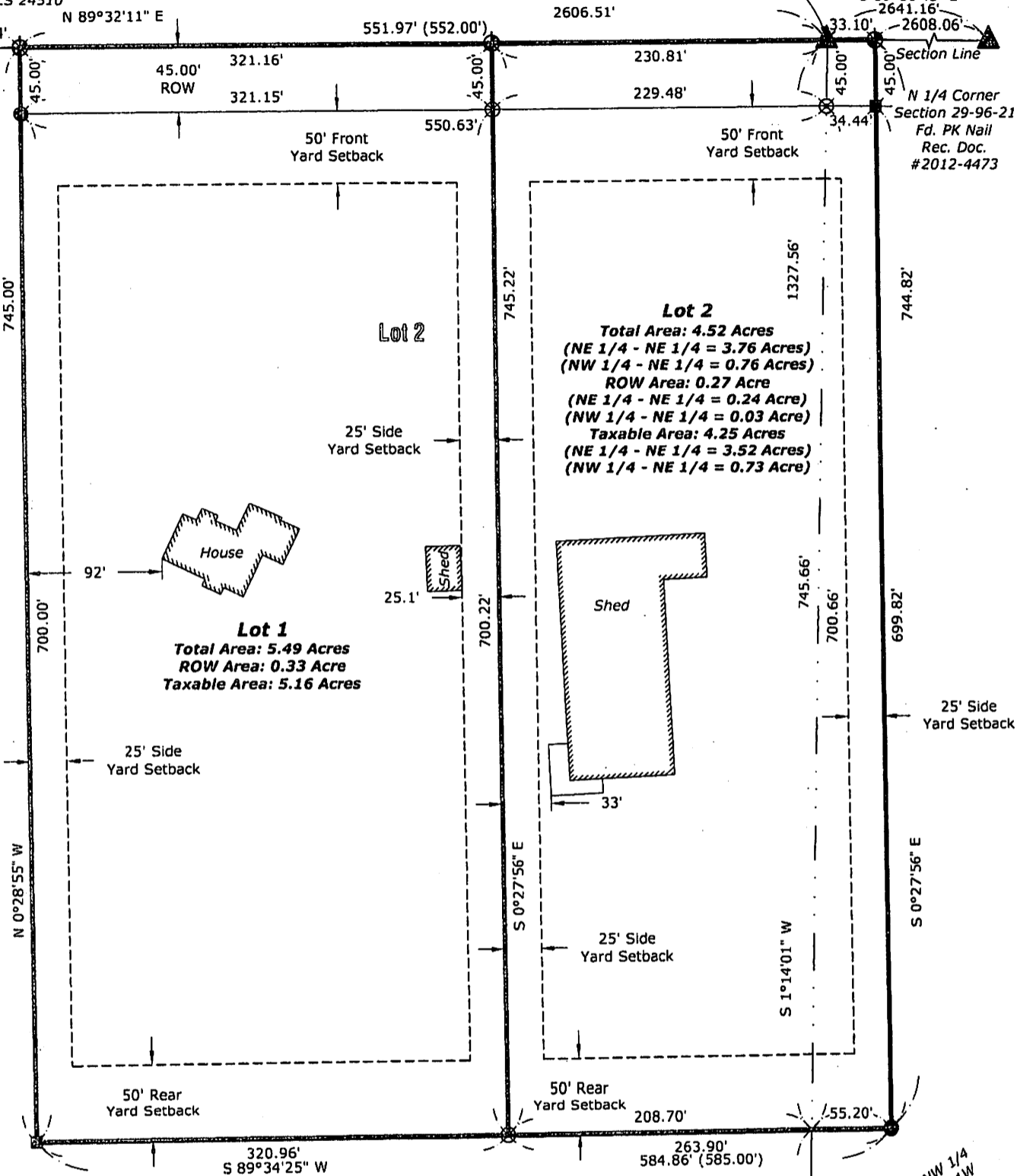
NW 1/4-NW 1/4
 29-T96N-R21W

SW Corner
 NEW 1/4-NW 1/4
 Section 30-96-21
 Fd. MAG Nail in
 Stone
 Rec. Doc.
 #2008-3558

Lot 3
Billings Subdivision of
Cerro Gordo County, Iowa

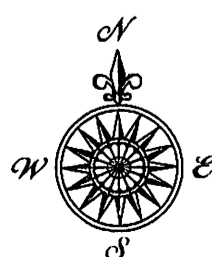
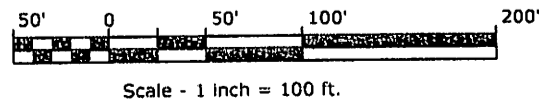
Lot 1
 Total Area: 5.49 Acres
 ROW Area: 0.33 Acre
 Taxable Area: 5.16 Acres

Lot 2
 Total Area: 4.52 Acres
 (NE 1/4 - NE 1/4 = 3.76 Acres)
 (NW 1/4 - NE 1/4 = 0.76 Acres)
 ROW Area: 0.27 Acre
 (NE 1/4 - NE 1/4 = 0.24 Acre)
 (NW 1/4 - NE 1/4 = 0.03 Acre)
 Taxable Area: 4.25 Acres
 (NE 1/4 - NE 1/4 = 3.52 Acres)
 (NW 1/4 - NE 1/4 = 0.73 Acre)



Proposed Zoning:
 A-2 Agricultural District
 Front Yard = 50 Feet
 Side Yard = 25 Feet
 Rear Yard = 50 Feet

Note: Total Subdivision Area: 10.01 Acres
 Total ROW Area: 0.60 Acre



LEGEND	
	= Section Corner Found
	= Section Corner Set
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Set 1"Ø Bronze Survey Marker PLS 24510
	= Fd. 1/2"Ø Rebar w/YPC PLS 10898
	= Fd. 1/2"Ø Rebar
	RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap
	= Survey Boundary Line
	= Recorded Dimension

P5 Subdivision, Cerro Gordo County, Iowa.


Legal Description:

P5 Subdivision: Cerro Gordo County, Iowa in the Northeast Quarter of the Northeast Quarter of Section 30 and Northwest Quarter of the Northwest Quarter of Section 29, all in Township 96 North, Range 21 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Lot 2, Billings Subdivision of Cerro Gordo County, Iowa.

Containing **10.01 Acres(s)**, Including 0.60 Acre(s) of County Road B35 (27th Avenue South) Right-of-Way, subject to any easements recorded or unrecorded.

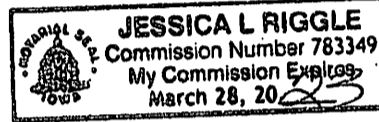
Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.
References are hereby made to the Recorded Documents as indicated on this Plat of Survey.

	<p>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.</p> <p><i>[Signature]</i> <u>5-11-22</u> Mark D. McClenathan Date: License number 24510 My license renewal date is December 31, 2023. Sheets covered by this seal: Individual Sheet Only</p>
---	--

State of Iowa)
 ss.)
 County of Cerro Gordo)

Subscribed and sworn to before me by Mark D. McClenathan this 11th day of May, 2022.

[Signature]
 Notary Public



SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, a Licensed Professional Land Surveyor in the State of Iowa, do hereby certify that I have made a survey of what is to be known as "P5 Subdivision, Cerro Gordo County, Iowa" which is located on and embraces the following described premises, to-wit:

P5 Subdivision: Cerro Gordo County, Iowa in the Northeast Quarter of the Northeast Quarter of Section 30 and Northwest Quarter of the Northwest Quarter of Section 29, all in Township 96 North, Range 21 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Lot 2, Billings Subdivision of Cerro Gordo County, Iowa.

Containing **10.01 Acres(s)**, including 0.60 Acre(s) of County Road B35 (27th Avenue South) Right-of-Way, subject to any easements recorded or unrecorded.