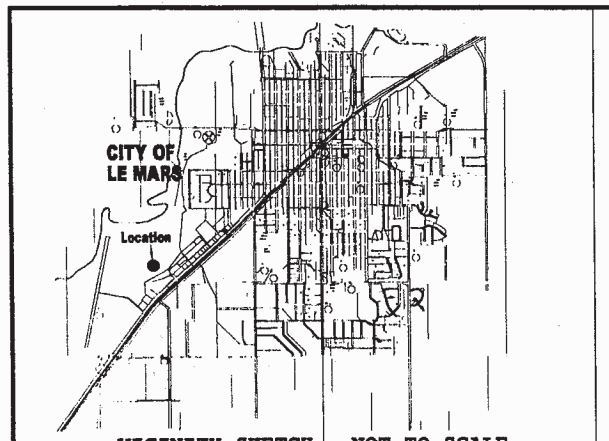
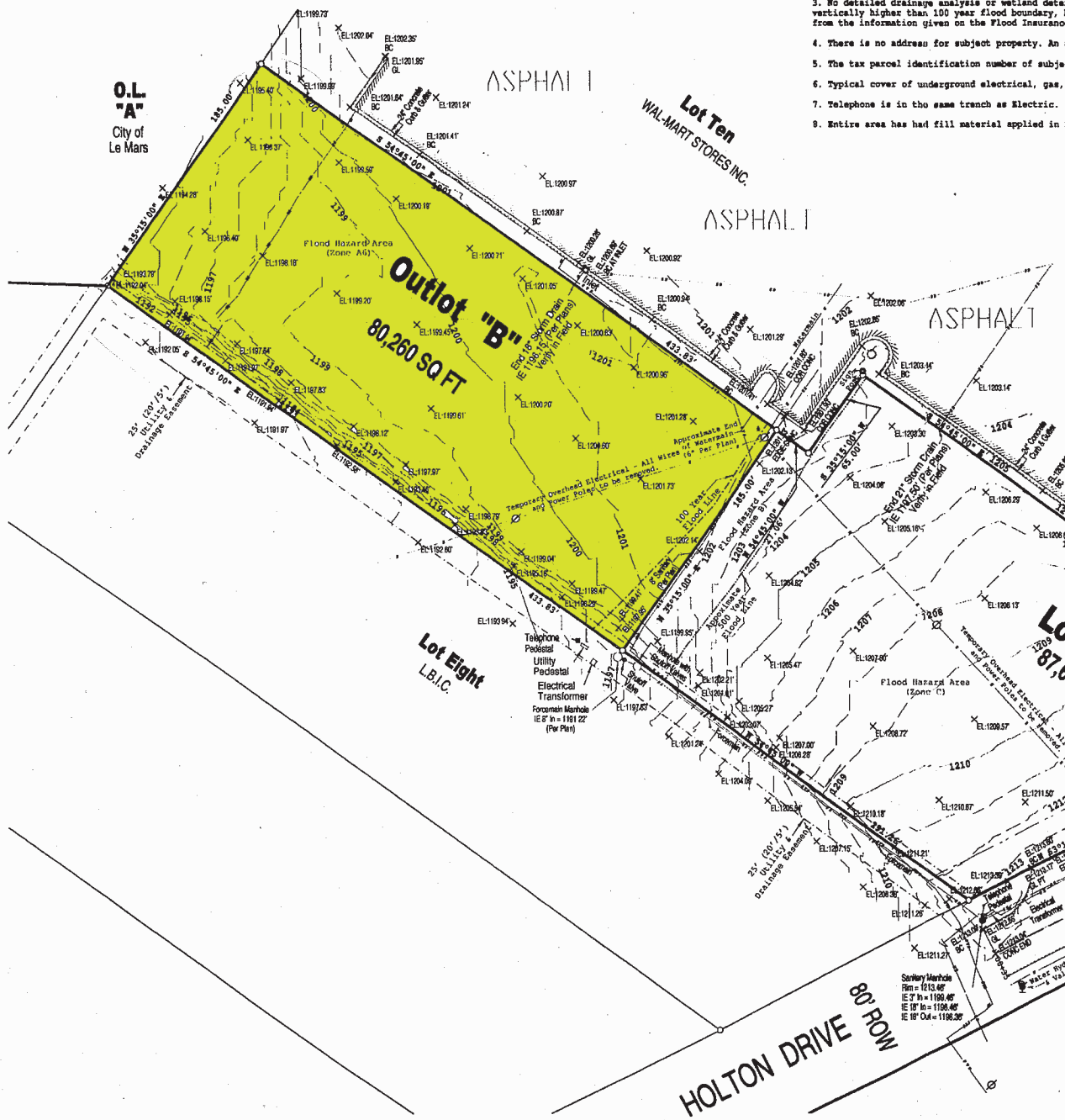


VICINITY SKETCH - NOT TO SCALE



UTILITY & SITE DATA

1. Zoning and Setback information was obtained on January 27, 2003 from the City of Le Mars, 40 Central Avenue SE, Le Mars, Iowa, 51031. For detailed zoning information and specific interpretations of code requirements, contact John Meis, City of Le Mars (712-548-4972).

1A. The subject property is currently zoned B-2 General Business District.

1 B. The applicable setbacks for new construction in the B-2 General Business District are:

FRONT: 25'
SIDE: None required except lot abutting a lot in a residential district in which case a side yard of 10' shall be provided.
REAR: None required except lot abutting a lot in a residential district in which case a side yard of 25' shall be provided.

1 C. The B-2 General Business District does not have a minimum Lot width or Lot Area.
1 D. The B-2 General Business District requires that the floor area ratio shall not exceed 1.0.

1 E. This property is in Zone A6, Zone B, and Zone C of the Flood Insurance Rate Map, City of Le Mars, Iowa, Plymouth County, Community Panel No. 1990225, effective May 1, 1978 and IS in a Special Flood Hazard Area.
Zone A6 is defined as - Areas of 100-year flood; base flood elevations and flood hazard factors determined.

Zone B is defined as - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from base flood.

Zone C is defined as - Areas of minimal flooding.

Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for on amendment from the Federal Emergency Management Agency.

2. The underground utilities shown upon this survey are based upon information gathered from a variety of sources. These sources include some or all of the following 1) field survey of the utility company's painted locations; 2) maps and information provided by utility company; 3) maps and information provided by utility owners; 4) surface indications. The utilities are shown as an indication of service and possible encumbrances only. The surveyor has not physically located underground utilities. Some utilities can be located only through direct underground excavation and may not be disclosed by this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. An Iowa One call was made to locate utilities (Ticket No. 030-170-196).

3. No detailed drainage analysis or wetland determination was performed as part of this survey, The approximate line designating the 500 year flood boundary was plotted 3 feet vertically higher than 100 year flood boundary, based on 100 year flood plan zone designation dote of 5/1/1976. An accurate placement of 500 year flood boundary could not be made from the information given on the Flood Insurance Rate Map.

4. There is no address for subject property. An address can be assigned after a building permit is obtained.

5. The tax parcel identification number of subject property is: 746277000170000 (Outlot "B") 746277000090000 (Lot 9)

6. Typical cover of underground electrical, gas, and telephone lines is 1.5 to 3 feet, below natural soil. Typical cover of water main lines is 7 feet.

7. Telephone is in the same trench as Electric.

8. Entire area has had fill material applied in 2002.

SURVEYORS NOTES

1. There are no buildings erected on the subject property.
2. Parcel contains 3.855 acres (167,920 sq ft) of land.
3. Orientation of bearing system is based on the Final Plat of Le Mars Business Park First Addition, LeMars, Iowa.
4. I did not determine ownership of adjacent land or the corresponding recording data.
5. Speed limit for U.S. Highway No. 75 is posted at 45 mph. Speed limit on 12th Street South and Holton Drive has not been determined.
6. There are no trees on subject property.
7. The survey has been tied to the NAVD 88 vertical datum.
8. Condition of utility structures has not been noted.
9. Approximate water flow and pressure in the area is 1480 gpm @ 86 psi.
10. The intersection of 12th Street South and US Highway No. 75 is 2500 feet north of Mile Marker 117.

SURVEYOR

PROFESSIONAL SURVEYING SERVICES, INC.
1537 1ST AVE SW
LEMARS, IOWA 51031
712-548-4189 (PHONE)
DAVID L. WILBERDING, L.S.

LOCAL ZONING OFFICE

CITY OF LE MARS
40 CENTRAL AVE SE
LE MARS, IA 51031
712-548-4972 (PHONE)
JOHN MEIS (CONTACT)

TV CABLE COMPANY

MEDIA COMM
112 N. 2ND STREET
CLINTON, IA 52732
800-223-6350 (PHONE)

WATER COMPANY
SANITARY SEWER COMPANY
STORM DRAINAGE JURISDICTION

CITY OF LE MARS
40 CENTRAL AVENUE SE
LE MARS, IA 51031
712-548-5957 (PHONE)
SCOTT LANGEL (CONTACT)

DEPARTMENT OF TRANSPORTATION

IOWA DOT DISTRICT 3
2800 GORDON DRIVE EAST SIOUX CITY, IA 51102
712-276-1451 (PHONE)
RICH MICHAELIS, DISTRICT ENGINEER

ELECTRIC & GAS COMPANY

MID AMERICA ENERGY 666 GRAND AVENUE
DES MOINES, IA 50306 800-244-1111 (PHONE)

TELEPHONE COMPANY

QWEST
1801 CALIFORNIA STREET
DENVER, CO. 80202
800-244-1111 (PHONE)

MCLEOD USA
6400 C STREET SOUTHWEST
CEDAR RAPIDS, IA 52404
888-868-6196 (PHONE)

FRONTIER COMMUNICATIONS
22 1ST AVENUE NW
LE MARS, IA 51031
800-635-1825 (PHONE)

LEGAL DESCRIPTION

Lot Nine and Outlot "B", Le Mars Business Park First Addition, Le Mars, Iowa.

SURVEYOR'S CERTIFICATE

To: 1) _____ and 2) _____

I hereby certify that this map or plot and the survey on which it is based were made on the date shown below of the premises described in the _____ Title Insurance Company's Commitment No. _____, Effective date February ___, 2003, at 8:00 A.M., and in accordance with "Minimum Standard Detail Requirem ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA), the American Congress on Surveying and Mapping the National Society of Professional Surveyors (NSPS) in 1999, and (i) pursuant to the Accuracy as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies proper field procedures, instrumentation, and survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Surve, Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." (ii) that this survey was prepared under my direct supervision and that I am Licensed Land Surveyor under the laws of the State of Iowa.

PRELIMINARY

David L. Wilberding, License No. 10315 Date
My License renewal date is December 31, 2003
Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR 10315 IOWA

Note: This certification is made to the parties listed above as a professional opinion based on the knowledge information and belief of the surveyor as of the date of issuance. Over time, survey and title conditions may change from those shown on this survey or in the title commitment. The above parties are advised that updated title documentation and surveys will be required to confirm conditions affecting the subject property after the date of issuance of this survey.

N

0 25 50
SCALE IN FEET
1" = 50'

Benchmark

Benchmark = Top of Operating Nut on Fire Hydrant at Northeast End of 12th Street South.
Elevation = 1217.52'

LEGEND

- = Underground Electric
- = Gasline
- = Overhead Electric
- = Sanitary Sewer
- = Storm Drain
- = Watermain
- = Property Line
- Set 1/2" Pin W/Red Cap#10315
- Found 1" Pinched Pipe
- Manhole
- Found 1/2" Rebar
- Power Pole
- Guy Anchor
- Fire Hydrant
- Telephone Pedestal
- Found 1/2" Pin W/Red Cap#10315
- Gate
- 1" Tree
- Water Shutoff

ALTA/ACSM LAND TITLE SURVEY	Project Location - Le Mars, Iowa	Date of Survey - January 2003	PSS
Revisions:	LOT NINE & OUTLOT "B"	File Name = ALTA LOT 9 & OUTLOT B.DGS	Professional Surveying Services Inc. David L. Wilberding

712-548-6325 David