FINAL PLAT
NORTHERN ACRES 1ST ADDITION
TO LARCHWOOD, IOWA

Lots 1 - 5, Block 1; Lots 1, 12 - 18, Block 2; Lots 1 - 9, Block 3; and Lot 1, Block 4, Northern Acres 1st Addition in the Northwest 1/4 of Section 29, Township 100 North, Range 47 West of the 5th P.M., City of Larchwood, Lyon County, Iowa

LEGAL DESCRIPTION:

Lot 1 in Parcel G in the NW1/4 of Section 29, Township 100 North, Range 47 West of the 5th P.M., Lyon County, Iowa described as follows:

Commencing at the W1/4 Corner of said Section 29; thence N02°50'22"W, along the west line of the said NW1/4, a distance of 494.85 feet to the Point of Beginning; thence N02°50'22"W, along the west line of the said NW1/4, a distance of 727.10 feet; thence N87°30'56"E a distance of 515.99 feet; thence S02°29'04"E a distance of 226.07 feet; thence N87°30'56"E a distance of 16.31 feet; thence S02°29'04"E a distance of 145.00 feet; thence N87°30'56"E a distance of 522.48 feet; thence S02°29'04"E a distance of 356.00 feet to the north line of Lot 4 of Zuraff First Addition; thence S87°30'58"W, along the north line of Zuraff First Addition, a distance of 339.19 feet to the NW corner of Lot 3 of Zuraff First Addition; thence S87°30'46"W, along the north line of Block 1 of Emerald Park Addition, a distance of 711.09 feet to the Point of Beginning containing 13.03 Acres.

BASIS OF BEARING
UTM 14 North

Graphic Scale
0 25 50 100
1 inch = 50 feet

Legend

- ½" Pipe — Found Corner as noted
- Set 5/8" x 18" Rebar w/Cap Stamped "KENNEDY 13806"
- (100.00') Recorded Distance

Date of Survey: February 20, 2021

Total Area	13.03 Acres
ROW/Shared Use Path	3.51 Acres
Net Area	9.52 Acres

Owner: Larchwood Economic Development Corporation, Inc.
1033 Holder Street
Larchwood, IA 51241

Prepared By: Stockwell Engineers, Inc.
801 N. Phillips Ave.
Sioux Falls, SD 57104

Date: March 5, 2021

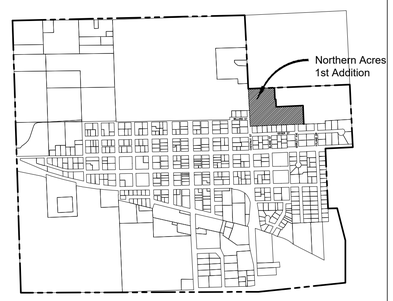
Zoning

Existing Zoning: AG - Agriculture

Proposed Zoning: R1 - Single Family Residential
R2 - Multiple Family Residential

Building Setbacks

Front:	25'
Side:	6'
Rear:	25'
Street Side:	25'



Location Map

Surveyor's Certificate

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 duly licensed Land Surveyor under the laws of the State of Iowa.

Preliminary 03/05/2021

Brett R. Kennedy Date
License number 13806
My license renewal date is December 31, 2022.
Pages or sheets covered by this seal: Sheet 1 of 1

BRETT R. KENNEDY #13806 — PROFESSIONAL LAND SURVEYOR — IOWA

PROJECT NUMBER:	19383
CREW CHIEF:	
DRAFTED BY:	BKENNEDY
REVIEWED BY:	
DRAWING:	19383 - 0 - Plat
LAYOUT:	Plat
SHEET NO. 1 OF 1 TOTAL SHEETS	

Prepared By:
STOCKWELL
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Sioux Falls, SD 57104
PH: 605.338.6668
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