NORTHERN ACRES 2ND ADDITION
LARCHWOOD, LYON COUNTY, IOWA

LOCATION:
NW1/4 SECTION 29-100-47

PREPARED BY AND RETURN TO:

TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: STEVE SIMONS

CURRENT PROPRIETOR:
LARCHWOOD ECONOMIC DEVELOPMENT CORPORATION, INC.

LEGEND

- ▲ SECTION CORNER AS NOTED
- ● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- O FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 13806
- ⊙ FOUND 5/8" DIA. REBAR
- □ FOUND 1" DIA. MONUMENT STAMPED "SURVEY MARK"

MONUMENTS SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THE SUBDIVISION IS RECORDED

0 100
SCALE IN FEET

BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
IOWA REGIONAL COORDINATE SYSTEM
ZONE 01 - SPENCER
US SURVEY FOOT

DATE OF FIELD WORK-10-17-24

LICENSED PROFESSIONAL LAND SURVEYOR
TIM M. LALEMAN
21092
IOWA

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: Tim M. Laleman 11-18-2025
Tim M. Laleman, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2025

Sheets covered by this seal: THIS SHEET ONLY

NW COR. SEC. 29-100-47
FOUND 5/8" DIA. REBAR

N00°15'51"W-1430.17'

NW COR. NORTHERN ACRES 1ST ADDITION
NW COR. PARCEL G

N. LINE NORTHERN ACRES 1ST ADDITION
N. LINE PARCEL G

S89°54'33"E-515.99'

NE COR. NORTHERN ACRES 1ST ADDITION
POINT OF BEGINNING

NE COR. PARCEL G

S89°54'33"E-643.64'

S89°54'33"E-810.00'

PUBLIC SHARED USE PATH

30.07'

OUTLOT A - 0.56 AC.
S89°54'33"E-810.00'

30.07'

W. LINE NORTHERN ACRES 1ST ADD.
W. LINE PARCEL G

BLOCK 1
LOT 4
LOT 5

PERIMETER NORTHERN ACRES 1ST ADDITION
N00°05'27"E-226.07'

BLOCK 1

90.00'	90.00'	90.00'	90.00'	90.00'	90.00'	90.00'	90.00'	90.00'
130.00'	S00°05'27"W 130.00'	130.00'	S00°05'27"W 130.00'	130.00'	S00°05'27"W 130.00'	130.00'	S00°05'27"W 130.00'	130.00'
LOT 1 0.27 AC.		LOT 2 0.27 AC.		LOT 3 0.27 AC.		LOT 4 0.27 AC.		LOT 5 0.27 AC.
90.00'	90.00'	90.00'	90.00'	90.00'	90.00'	90.00'	90.00'	90.00'
S00°05'27"W 130.00'	LOT 6 0.27 AC.	S00°05'27"W 130.00'	LOT 7 0.27 AC.	S00°05'27"W 130.00'	LOT 8 0.27 AC.	S00°05'27"W 130.00'	LOT 9 0.27 AC.	130.00'

S89°54'33"E-810.00'

S00°05'27"W-226.07'

CASTLE STREET
NE COR. LOT 3, BLOCK 3
N89°54'33"W 159.69'

66.00'

ANGLE POINT NORTHERN ACRES 1ST ADDITION

CASTLE STREET - 1.22 AC.

66.00'

S89°54'33"E-783.72'

N89°54'33"W 16.31'

N89°54'33"W 9.97'

S00°05'27"W

NORTHERN ACRES 1ST ADDITION (21-100)

LOT 3

LOT 1

BLOCK 2

87.08'	87.08'	87.08'	87.08'	87.08'	87.08'	87.08'	87.08'	87.08'
N00°05'27"E 145.00'	LOT 1 0.29 AC.	S00°05'27"W 145.00'	LOT 2 0.29 AC.	S00°05'27"W 145.00'	LOT 3 0.29 AC.	S00°05'27"W 145.00'	LOT 4 0.29 AC.	S00°05'27"W 145.00'
LOT 5 0.29 AC.	S00°05'27"W 145.00'	LOT 6 0.29 AC.	S00°05'27"W 145.00'	LOT 7 0.28 AC.	S00°05'27"W 139.50'	LOT 8 0.27 AC.	S00°05'27"W 133.99'	LOT 9 0.26 AC.

128.49'

S00°05'27"W

PARCEL G (14-34)

110.00'	87.08'	87.08'	87.08'	87.08'	87.08'	87.08'	87.25'	87.25'	87.26'

N89°54'33"W

ANGLE POINT BLOCK 2, NORTHERN ACRES 1ST ADDITION

N89°54'33"W-522.48'
N. LINE BLOCK 2, NORTHERN ACRES 1ST ADDITION

EX. 5' UTILITY EASEMENT

NE COR. BLOCK 2, NORTHERN ACRES 1ST ADDITION

S86°28'28"W-261.76'

W. LINE NW1/4 SECTION 29-100-47
N00°15'51"W-1221.95'

STORM WATER DETENTION AREA

WILLARD LANE

SW COR. LOT 1, BLOCK 2 & NW COR. LOT 18, BLOCK 2

LOT 18 | LOT 17 | LOT 16 | BLOCK 2 LOT 15 | LOT 14 | LOT 13 | LOT 12

S00°05'27"W-356.00'

E. LINE NORTHERN ACRES 1ST ADDITION

WILLARD LANE

LOT 4

LOT 5 | BLOCK 3 LOT 6 | LOT 7 | LOT 8 | LOT 9 | BLOCK 4 LOT 1

W.1/4 COR. SEC. 29-100-47
FOUND 1/2" DIA. REBAR

REAR LOT LINE

5' UTILITY EASEMENT

SE COR. NORTHERN ACRES 1ST ADDITION

LOT

10' UTILITY EASEMENT

STREET

DESCRIPTION - NORTHERN ACRES 2ND ADDITION

That part of Parcel G in the Northwest Quarter (NW1/4) of Section Twenty-Nine (Sec. 29), Township 100 North, Range 47 West of the 5th P.M., Lyon County, Iowa (the Plat of Survey of said Parcel G being recorded in Plat Book 14, Page 34), described as follows:

Commencing at the West Quarter Corner of said Section 29; thence North 00°15'51" West along the west line of said NW1/4 and along the west line of said Parcel G and along the west line of Northern Acres 1st Addition in said NW1/4 for a distance of 1,221.95 feet to the Northwest Corner of said Parcel G and to the Northwest Corner of said Northern Acres 1st Addition (the Subdivision Plat of said Northern Acres 1st Addition being recorded in Book 21, Page 100); thence South 89°54'33" East along the north line of said Parcel G and along the north line of said Northern Acres 1st Addition for a distance of 515.99 feet to the Northeast Corner of said Northern Acres 1st Addition and to the Point of Beginning; thence continuing South 89°54'33" East along the north line of said Parcel G for a distance of 810.00 feet; thence South 00°05'27" West for a distance of 226.07 feet; thence North 89°54'33" West for a distance of 9.97 feet; thence South 00°05'27" West for a distance of 128.49 feet; thence South 86°28'28" West for a distance of 261.76 feet to the Northeast Corner of Block 2 in said Northern Acres 1st Addition; thence North 89°54'33" West along the north line of said Block 2 for a distance of 522.48 feet to an angle point of said Block 2; thence North 00°05'27" East along the perimeter of said Block 2 for a distance of 145.00 feet to an angle point of said Northern Acres 1st Addition; thence North 89°54'33" West along the perimeter of said Northern Acres 1st Addition for a distance of 16.31 feet to an angle point of said Northern Acres 1st Addition; thence North 00°05'27" East along the perimeter of said Northern Acres 1st Addition for a distance of 226.07 feet to the Point of Beginning, containing 6.76 acres.

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

DGR ENGINEERING

Email dgr@dgr.com
Web dgr.com

Date: 11-18-25
Drawn By: JWP
Reviewed: ANW
Approved: TML

PROJECT NO. 374335

DWG. # P:\03\074\335\DWG\374335 SUB PLAT.DWG