

LOCATION:
 BLOCK 2 OF SOUTHERN HILLS ESTATES 2ND ADDITION
 TO ROCK VALLEY

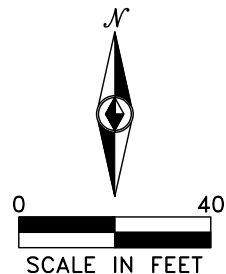
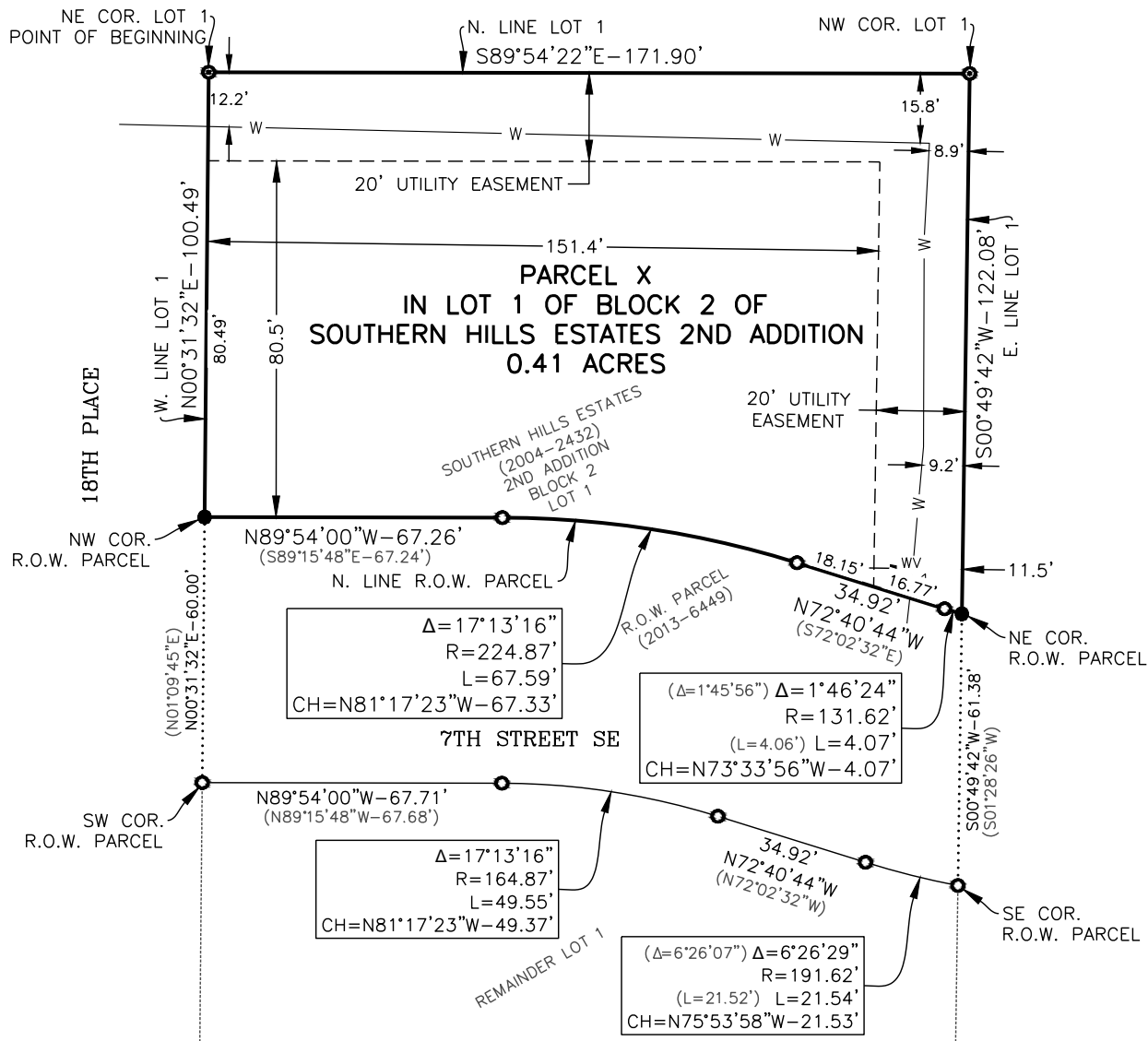
PREPARED BY AND RETURN TO:
 ADAM N. WIERSMA, PLS
 DGR ENGINEERING
 1302 SOUTH UNION STREET
 P.O. BOX 511
 ROCK RAPIDS, IOWA 51246
 PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER, REALTOR

CURRENT PROPRIETOR: CITY OF ROCK VALLEY

REVIEW DRAFT
1-10-25

PLAT OF SURVEY
PARCEL X IN LOT 1 OF BLOCK 2 OF SOUTHERN HILLS ESTATES 2ND ADDITION
TO THE CITY OF ROCK VALLEY
SIOUX COUNTY, IOWA



BASIS OF BEARINGS:
 SOUTHERN HILLS ESTATES 2ND ADDITION
 TO ROCK VALLEY
 US SURVEY FOOT



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: Adam N. Wiersma, L.S. License No. 21094 (Date)
 My license renewal date is December 31, 2025

Sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
- FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21003
- ⊙ FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041

(###) RECORD DIMENSION

DATE OF FIELD WORK-1-10-25



Email
 dgr@dgr.com
 Web
 dgr.com

Date: 1-10-25
 Drawn By: ANW
 Reviewed: TML
 Approved: ANW

PROJECT NO. 375017

DWG. # P:\03\075\017\375017\DWG\375017\BOUNDARY_LOCAL.DWG

**PLAT OF SURVEY
 PARCEL X IN LOT 1 OF BLOCK 2 OF SOUTHERN HILLS ESTATES 2ND ADDITION
 TO THE CITY OF ROCK VALLEY
 SIOUX COUNTY, IOWA**

**REVIEW DRAFT
 1-10-25**

DESCRIPTION – PARCEL X IN LOT 1 OF BLOCK 2 OF SOUTHERN HILLS ESTATES 2ND ADDITION


That part of Lot 1 of Block 2 of Southern Hills Estates 2nd Addition to the City of Rock Valley, Sioux County, Iowa, lying north of the Right-of-Way Parcel (R.O.W. Parcel) recorded in File 2013 on Card 6449 (said Addition is recorded in File 2004 on Card 2432), more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1; thence South 89°54'22" East on the north line of said Lot 1 for a distance of 171.90 feet to the Northeast Corner of said Lot 1; thence South 00°49'42" West on the east line of said Lot 1 for a distance of 122.08 feet to the Northeast Corner of said R.O.W. Parcel and to the beginning of a non-tangent curve, concave North having a radius of 131.62 feet; thence Westerly on the north line of said R.O.W. Parcel and on the arc of said curve to the right for an arc distance of 4.07 feet (said curve subtended by a chord which bears North 73°33'56" West with a chord distance of 4.07 feet) to the beginning of a tangent line; thence North 72°40'44" West on said north line for a distance of 34.92 feet to the beginning of a tangent curve, concave South having a radius of 224.87 feet; thence Westerly on said north line and on the arc of said curve to the left for an arc distance of 67.59 feet (said curve subtended by a chord which bears North 81°17'23" West with a chord distance of 67.33 feet) to the beginning of a tangent line; thence North 89°54'00" West on said north line for a distance of 67.26 feet to the Northwest Corner of said R.O.W. Parcel and to the west line of said Lot 1; thence North 00°31'32" East on said west line for a distance of 100.49 feet to the Point of Beginning, containing 0.41 acres.

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

DESCRIPTION – UTILITY EASEMENT

The North and East 20 feet of Parcel X.

	Email dgr@dgr.com	Date:	1-10-25	PROJECT NO. 375017 DWG. # P:\03\075\017\375017\DWG\375017BOUNDARY_LOCAL.DWG
	Web dgr.com	Drawn By: ANW Reviewed: TML Approved: ANW		