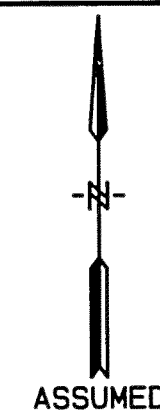
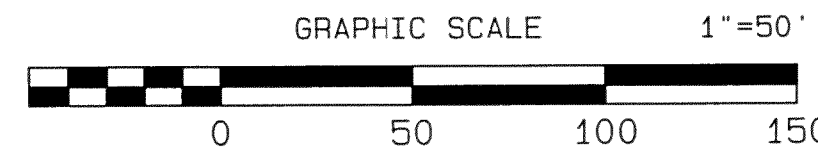


C:\234593\234593.plt

PLOTTED: Jun 16, 2006 11:30:37 Fr-1



FINAL PLAT HILLCREST INDUSTRIAL PARK PLAT 2

PROPERTY OWNER

INDIANOLA DEVELOPMENT CORP.
C/O PATRICK O'NEARA
PO BOX 735
INDIANOLA, IA 50125

ENGINEER

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ZONING

M-2 - GENERAL INDUSTRIAL

BUILDING SETBACK

FRONT YARD - 35 FEET
REAR YARD - 35 FEET
SIDE YARD - 20 FEET
SIDE YARD FACING STREET - 35 FEET

AREA DESIGNATION

LOTS = 13.23 ACRES (89 PERCENT)
ROADS = 1.66 ACRES (11 PERCENT)
TOTAL = 14.89 ACRES

NOTES:

1. LOTS "A" AND "B" TO BE DEDICATED TO THE CITY OF INDIANOLA.



LEGEND

- BUILDING SETBACK LINE
- - - EASEMENT LINE
- CORNER PIN FOUND AS NOTED
- SET 3/4" IRON ROD WITH YELLOW CAP #12972

LEGAL DESCRIPTION

PARCEL "AC"

A PARCEL OF LAND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 19, T-76N, R-23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA; COMMENCING AT THE NW 1/4 CORNER OF THE SAID SECTION 19; THENCE S 90°00'00" W (ASSUMED FOR THE DESCRIPTION) ALONG THE NORTH LINE OF THE SAID NW 1/4, 6.65 FEET TO THE POINT OF BEGINNING; THENCE S 2°31'10" E, 777.90 FEET; THENCE S 87°00'30" W, 816.35 FEET; THENCE N 1°53'38" W, 820.20 FEET TO THE SAID NORTH LINE; THENCE N 90°00'00" E, 808.15 FEET TO THE POINT OF BEGINNING CONTAINING 14.89 ACRES; MORE OR LESS, INCLUDING 0.93 ACRES OF ROAD RIGHT-OF-WAY ALONG THE NORTH SIDE THEREOF.

CONTROL POINT	COORDINATES	BENCHMARK	ELEVATION	DATE	REVISIONS	SCALE 1" = 50'		FINAL PLAT HILLCREST INDUSTRIAL PARK PLAT 2 INDIANOLA, IOWA	DWG. NO.
									FP-1
	</								