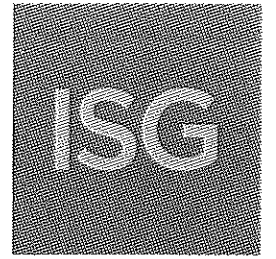
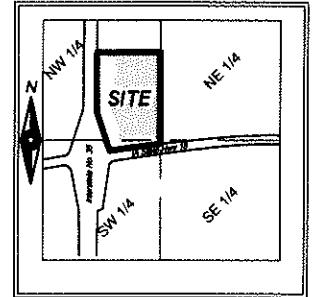


FINAL PLAT COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

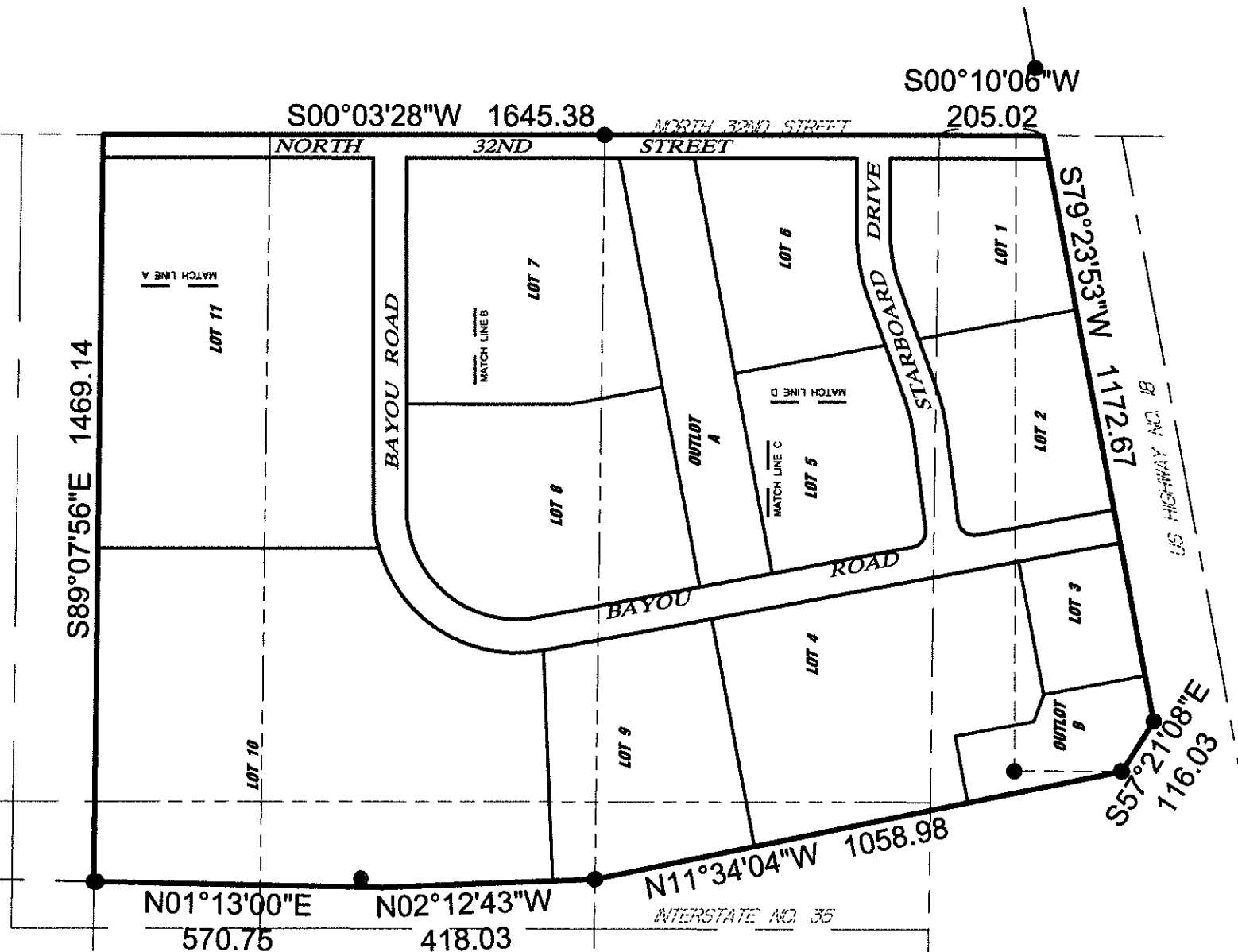


INDEX LEGEND	
FINAL PLAT	
CITY:	Clear Lake
COUNTY:	Cerro Gordo
SECTION:	8
TOWNSHIP:	96N
RANGE:	21W
PROPRIETOR:	TDFUEL, LLC
PLAT PREPARED FOR:	TDFUEL, LLC
PLAT PREPARED BY:	Daniel L. Stueber
COMPANY NAME:	ISG
OFFICE ADDRESS:	115 E. Hickory Street, Mankato, MN 56001
PHONE:	507-387-6651

VICINITY MAP
(NOT TO SCALE)



SEC. 8 TWP. 96, RGE. 21
Cerro Gordo County, Iowa



EXISTING DESCRIPTION:

The South Half (S 1/2) of all that part East of Interstate 35 described as: The North Half (N 1/2) of the Northwest Quarter (NW 1/4) and the North Half (N 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Eight (8), in Township Ninety-Six (96) North, Range Twenty-One (21) West of the 5th P.M., Cerro Gordo County, Iowa, except parcel conveyed to the State of Iowa by Warranty Deed as Recorded June 13, 1969, in Book 128, Page 579.

AND

Parcel F in that part of the West Half of Section Eight (8), Township Ninety-Six (96) North, Range Twenty-One (21) West of the 5th P.M., Cerro Gordo County, Iowa, as described and depicted on the Plat of Survey dated September 9, 2013 and filed September 9, 2013 as Document No. 2013-6434 in the Office of the Recorder in and for Cerro Gordo County, Iowa.

AND

That part of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Ninety-six (96) North, Range Twenty-one (21) West of the Fifth P.M., described as follows:

Commencing at the northeast corner of said Southwest Quarter (SW 1/4); thence South 00 degrees 00 minutes 00 seconds West 150.25 feet along the east line of said Southwest Quarter (SW 1/4) to the point of beginning; thence South 89 degrees 58 minutes 00 seconds West 1250.00 feet to a point 164.96 feet South of the northerly line of said Southwest Quarter (SW 1/4); thence South 00 degrees 00 minutes 00 seconds West 210.48 feet parallel with the east line of said Southwest Quarter (SW 1/4) to a point distant 230.00 feet northwesterly, measured at right angles from, the center of median of U.S. Highway No. 122 (formerly U.S. Highway No. 18); thence South 57 degrees 33 minutes 00 seconds East 116.90 feet to a point distant 150.00 feet northwesterly, measured at right angles from, the center of median of U.S. Highway No. 122 (formerly U.S. Highway No. 18); thence North 79 degrees 16 minutes 00 seconds East 1171.85 feet along a line parallel with said center of median to the east line of said Southwest Quarter (SW 1/4); thence North 00 degrees 00 minutes 00 seconds East 55.70 feet to the point of beginning.

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PROJECT

**COURTWAY PARK
DEVELOPMENT
CLEAR LAKE, IOWA**

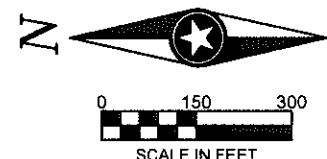
Part of the NW 1/4 and part of the SW 1/4, Sec. 8-96-21,
City of Clear Lake, Cerro Gordo County, IA.

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	17-21171
FILE NAME	21171.FPLAT
DRAWN BY	KH
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	7/9/19
CLIENT PROJECT NO.	

**FINAL
PLAT**

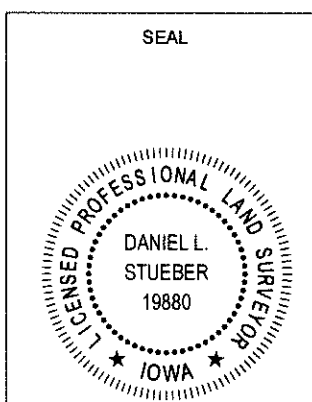


The orientation of this bearing system is based on the north line of the Northwest Quarter of Section 8, Township 96 North, Range 21 West. Said line bears South 89 degrees 05 minutes 29 seconds East.

SITE PLAN DATA:
Site Area: 64.26 acres

Proposed Zoning: CH-1 (Highway Commercial) & I-1 (Light Industrial)	
Setbacks	
CH-1 (Phase 1)	I-1 (Phase 2)
Front - 25 feet	25 feet
Back - none	none
Side - none	none
US Highway 18 slab - 60 feet	

Lots: 13



SEAL

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 AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL L. STUEBER

PRINTED SIGNATURE _____ SIGNATURE DATE 07/09/2019

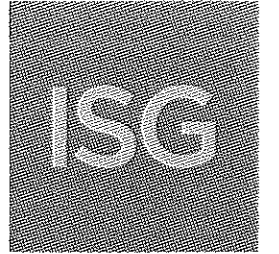
SIGNATURE *DLS* SIGNATURE DATE _____

My license renewal date is 12/31/19

REGISTRATION EXPIRES _____ DATE ISSUED _____

SHEETS COVERED BY THIS SEAL 6

FINAL PLAT COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

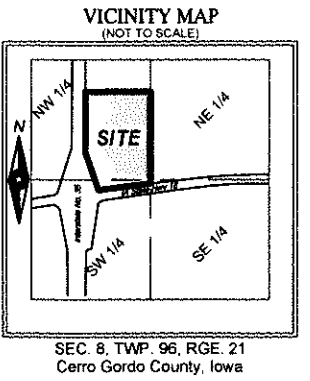


LEGEND

- Iron Monument Found
- 1/2" x 18" Iron Pin With Green Cap Marked With No. 19880 To Be Set After Final Plat And Construction Are Finalized

*PARCEL A-2
DOC. NO.
2004-2275*

Heartland Asphalt Inc.
{I-2 Zoning}



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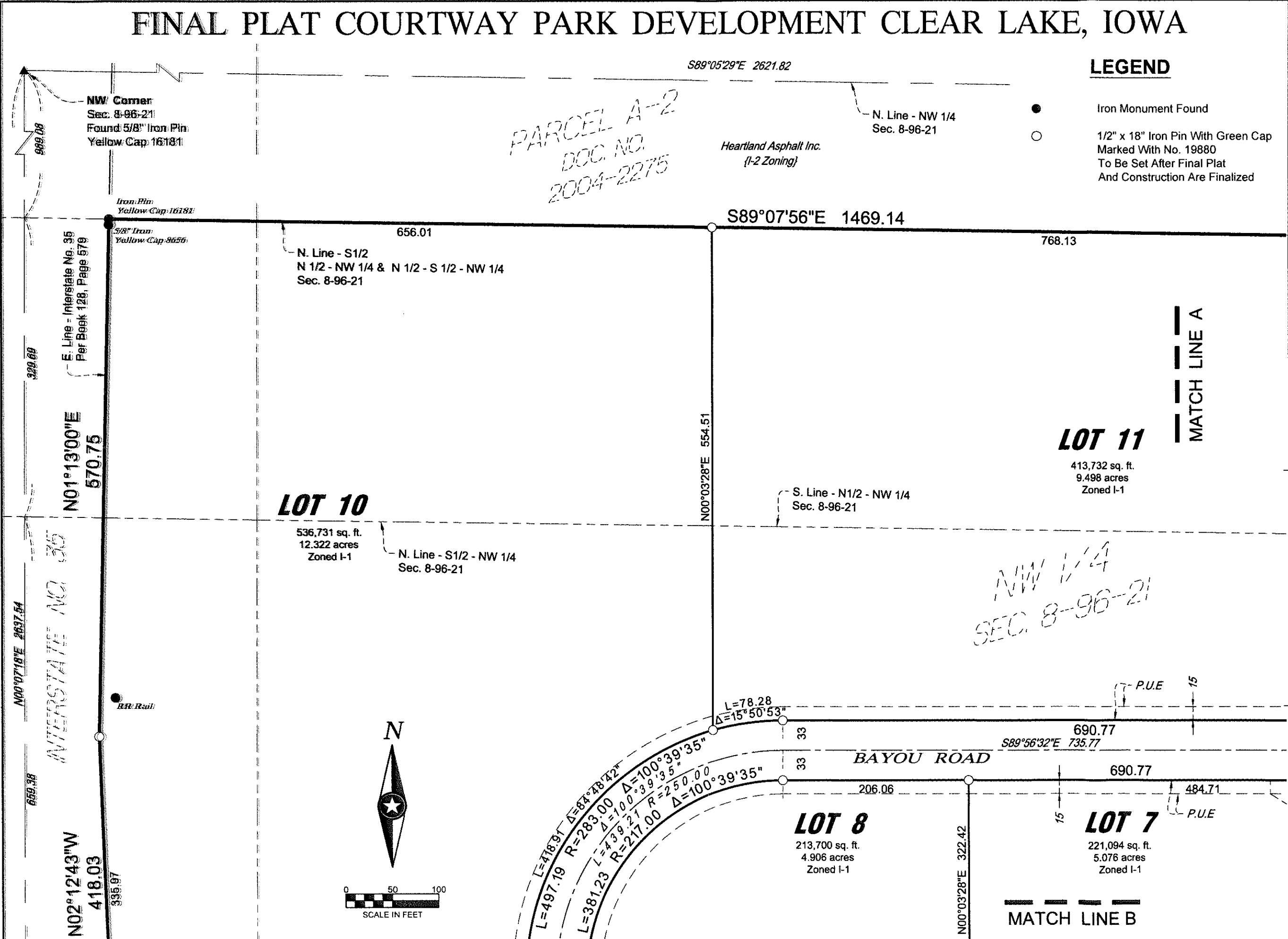
PROJECT
COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

Part of the NW 1/4 and part of the SW 1/4, Sec. 8-96-21, City of Clear Lake, Cerro Gordo County, IA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-21171
FILE NAME	21171 FPLAT
DRAWN BY	KH
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	7/9/19
CLIENT PROJECT NO.	

TITLE
FINAL PLAT



FINAL PLAT COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

S89°05'29"E 2621.82

N 1/4 Corner
Sec. 8-96-21
Found 1/2" Iron Pin

N. Line - NW 1/4
Sec. 8-96-21

Heartland Asphalt Inc.
{I-2 Zoning}

987.23

S89°07'56"E 1469.14

768.13

45.00

1316.31

MATCH LINE A

LOT 11

413,732 sq. ft.
9.498 acres
Zoned I-1

P.U.E.
10
45
329.08
565.25
532.89
S00°03'28"W

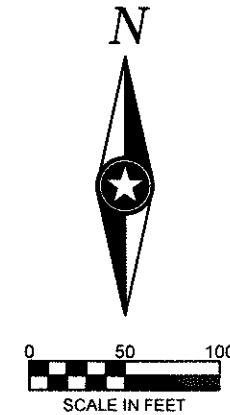
NORTH 32ND STREET

N00°03'28"E 554.51

S. Line - N1/2 - NW 1/4
Sec. 8-96-21

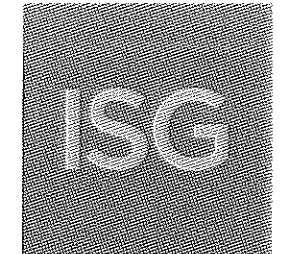
NW 1/4
SEC. 8-96-21

County Road Easement
Per B 91, P 630

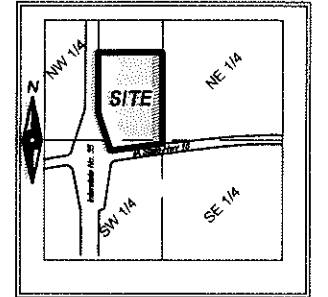


LEGEND

- Iron Monument Found
- 1/2" x 18" Iron Pin With Green Cap
Marked With No. 19880
To Be Set After Final Plat
And Construction Are Finalized



VICINITY MAP (NOT TO SCALE)



SEC. 8, TWP. 96, RGE. 21
Cerro Gordo County, Iowa

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COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

Part of the NW 1/4 and part of the SW 1/4, Sec. 8-96-21,
City of Clear Lake, Cerro Gordo County, IA.

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-21171
FILE NAME	21171 FFLAT
DRAWN BY	KH
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	7/6/19
CLIENT PROJECT NO.	

FINAL PLAT

L=78.28
Δ=15°50'53"

33 690.77 33
S89°56'32"E 735.77

BAYOU ROAD

33 206.06 690.77 33
484.71

LOT 8

213,700 sq. ft.
4.906 acres
Zoned I-1

N00°03'28"E 322.42

MATCH LINE B

LOT 7

221,094 sq. ft.
5.076 acres
Zoned I-1

Storm Water Easement

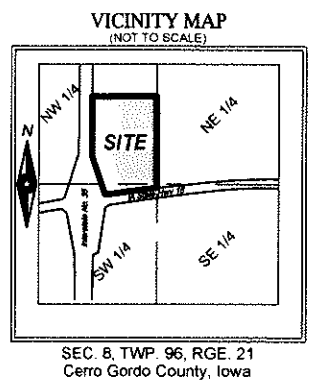
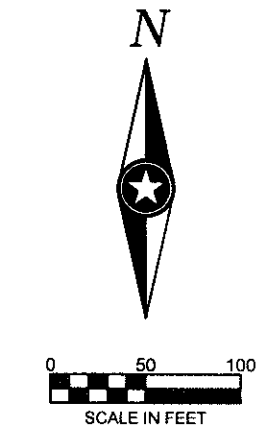
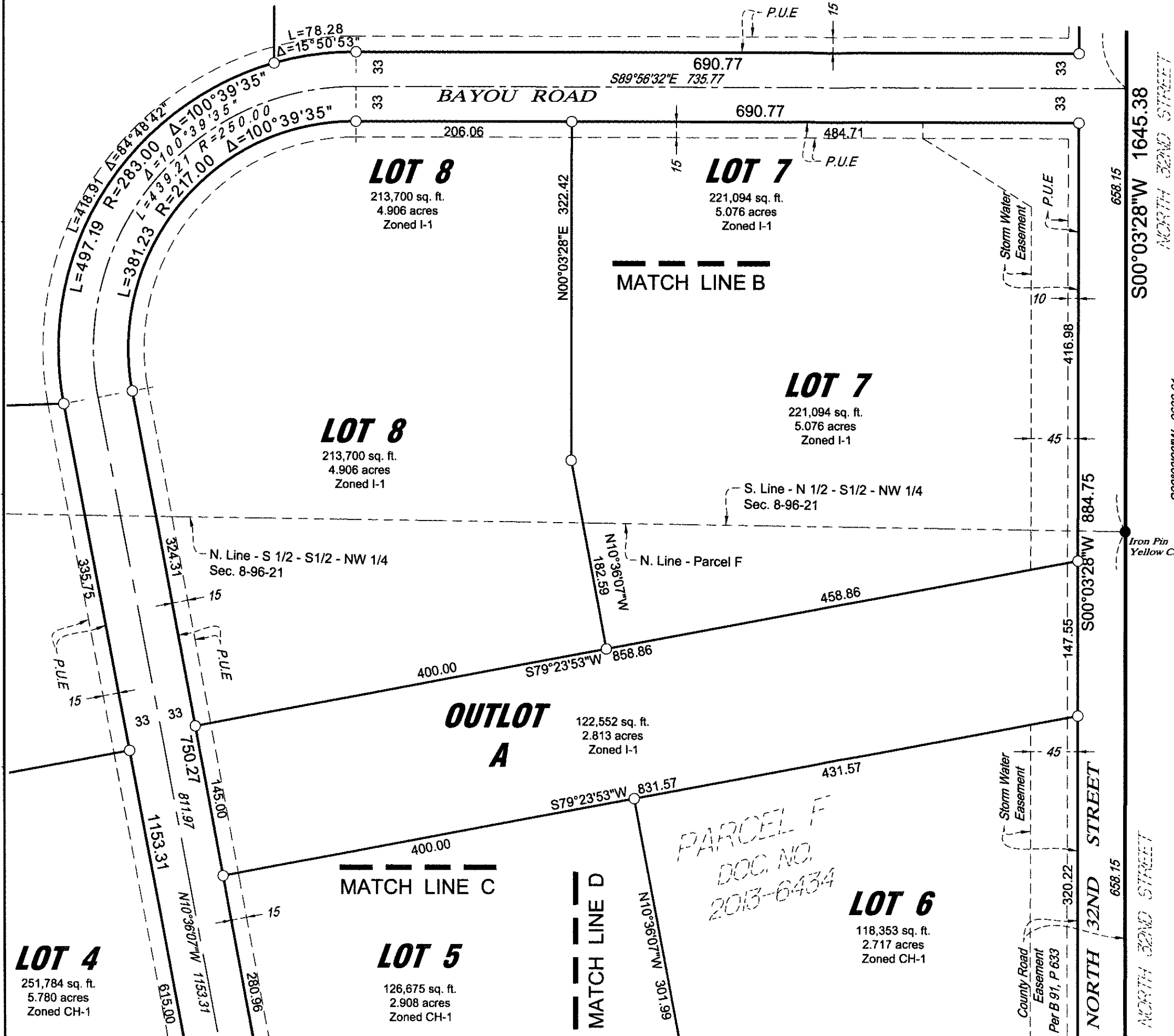
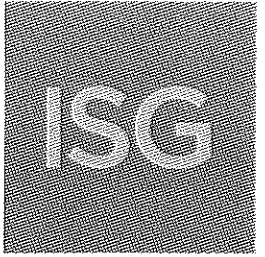
P.U.E.
10

S00°03'28"W 1645.38

NORTH 32ND STREET

658.15

FINAL PLAT COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA



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PROJECT

COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

Part of the NW 1/4 and part of the SW 1/4, Sec. 8-96-21, City of Clear Lake, Cerro Gordo County, IA.

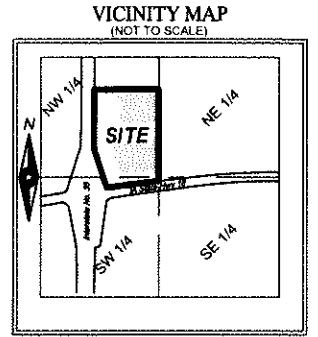
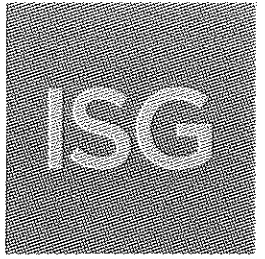
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FINAL PLAT COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA



SEC. 8, TWP. 96, RGE. 21
Cerro Gordo County, Iowa

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COURTWAY PARK DEVELOPMENT CLEAR LAKE, IOWA

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CLIENT PROJECT NO.	

TITLE
FINAL PLAT

