

PLAT OF SURVEY

PARCEL "A"

Part of the South Half (S 1/2) of Section 12 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 12; thence North 89 Degrees 41 Minutes 25 Seconds West, along the South line thereof, a distance of 1,336.24 feet to the aliquot Southwest corner of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4) of Section 12; thence North 00 Degrees 37 Minutes 04 Seconds East, along the monumented West line thereof, a distance of 1,846.31 feet to the Southwest corner of the property described on the deed recorded as Document No. 2021-10352 in the Office of the Clinton County Recorder; thence North 85 Degrees 29 Minutes 50 Seconds East, along the South line thereof, a distance of 593.92 feet (590.03 feet deeded); thence North 01 Degrees 33 Minutes 07 Seconds East, along the East line of said property, a distance of 749.83 feet (749.90 feet deeded) to the North line of said Southwest Quarter (SW 1/4) of Section 12; thence South 89 Degrees 29 Minutes 37 Seconds East, along said North line, a distance of 725.34 feet to the monumented Northwest corner of the Southeast Quarter (SE 1/4) of said Section 12; thence South 89 Degrees 35 Minutes 41 Seconds East, along the North line thereof, a distance of 836.78 feet to the aliquot East line of the West 50 acres of said Southeast Quarter (SE 1/4) of Section 12; thence South 00 Degrees 32 Minutes 38 Seconds West, along said East line, a distance of 2,646.37 feet to the South line of said Southeast Quarter (SE 1/4) of Section 12; thence North 89 Degrees 22 Minutes 57 Seconds West, along said South line, a distance of 833.08 feet to the Point of Beginning;

Containing 120.994 acres, more or less.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Alan McNeil of DeWitt, Iowa

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

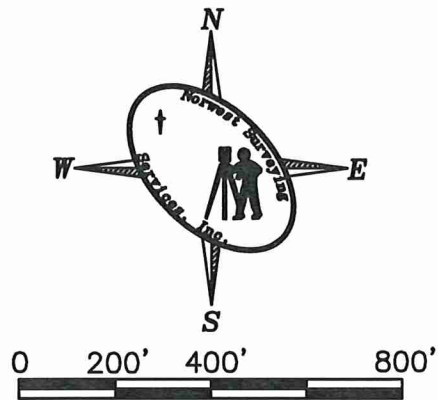
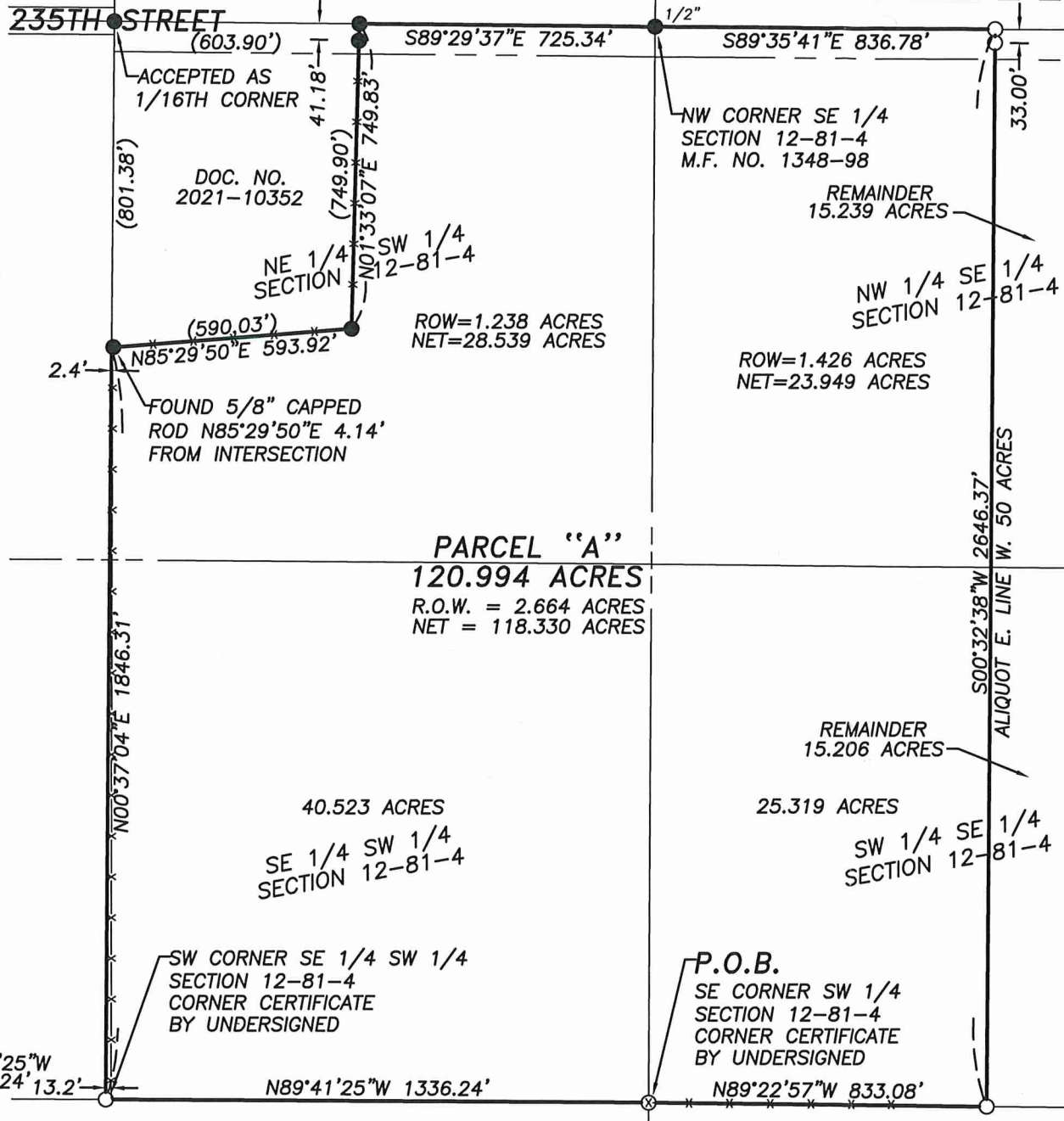
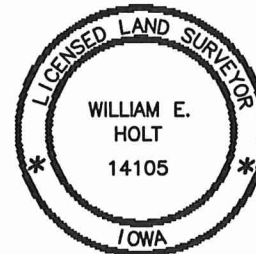
This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

*William E. Holt*

William E. Holt

Dated this 19<sup>th</sup> day of August, 2022 C.E.  
State of Iowa Reg. No. 14105  
My registration expires December 31, 2022 C.E.



SCALE: 1"=400'  
TOTAL AREA  
120.994 ACRES

P.I.N. 18-0564-1000  
P.I.N. 18-0564-0000  
P.I.N. 18-0566-0000  
P.I.N. 18-0565-0000

REQUESTOR:

ALAN McNEIL  
700 6TH AVENUE  
DEWITT, IA 52751

PROPRIETOR:

BARRY TRAVER TRUST  
14150 110 AVE  
DAVENPORT, IA 52804

SURVEYOR:

WILLIAM E. HOLT, IPLS 14105  
NORWEST SURVEYING SERVICES, INC.  
301 EAST LINCOLNWAY  
MORRISON, IL 61270  
(815) 772-7179  
weh@nwsurveying.com

PT S 1/2  
SECTION 12-81-4

SW CORNER SW 1/4 SECTION 12-81-4  
N89°41'25"W 1336.24'  
N89°41'25"W 1336.24'  
N89°22'57"W 833.08'

Surveyor's Note

Monuments shown hereon are 5/8" rods unless noted otherwise.

ZONING APPROVAL

This plat meets the Subdivision & Zoning Ordinance Requirements for Clinton County, IA.

Clinton County Zoning Date

RESERVED FOR RECORDER

LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- SET IRON PIN W/CAP
- + CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION
- ( )

NOTE: BEARINGS ARE ASSUMED

**NORWEST SURVEYING SERVICES, INC.**  
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270  
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM  
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, WEH	FIELD WORK COMPLETED 8-18-22	JOB NO. 2022207	DRAWN BY WEH
BOOK NO. 268-21	PLAT NO. 2022207	DRAWING NAME 2002254	DRAWING DATE 19 AUG 22
REVISION DATES	CHECKED BY	SCALE 1"=400'	

PROJECT  
**FARM PARCEL SURVEY**  
TITLE  
**TRAVER TRUST**