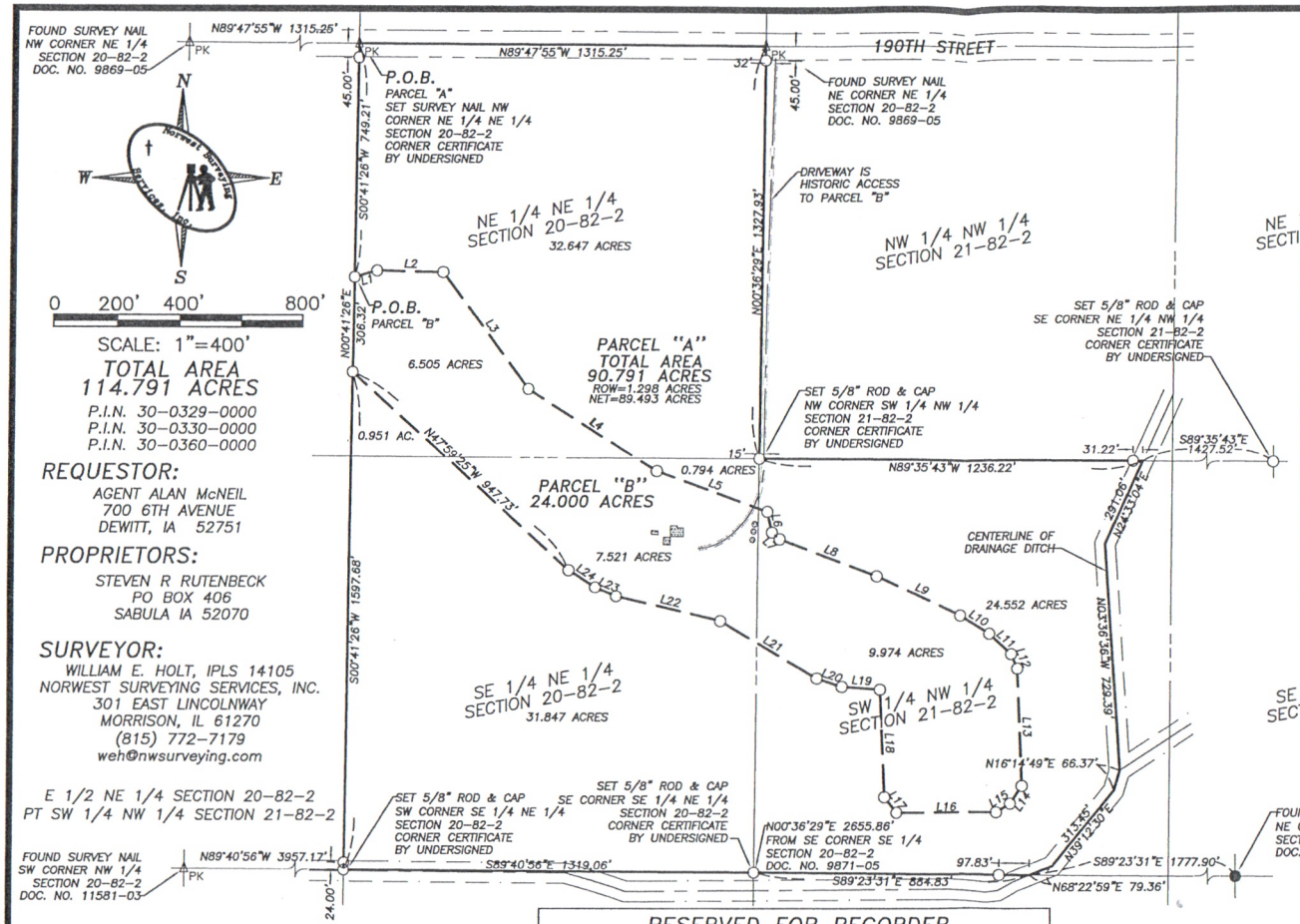


TOTAL AREA
114.791 ACRES

P.I.N. 30-0329-0000
P.I.N. 30-0330-0000
P.I.N. 30-0360-0000

REQUESTOR:

AGENT ALAN McNEIL
700 6TH AVENUE
DEWITT, IA 52751

PROPRIETORS:

STEVEN R RUTENBECK
PO BOX 406
SABULA IA 52070

SURVEYOR:

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

PLAT OF SURVEY

Of part of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) Section 20 & part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, all in Township 82 North (T82N), Range 2 East (R2E) of the Fifth Principal Meridian (5th PM), Clinton County, Iowa.

The descriptions of the parcels depicted hereon are attached hereto and made a part hereof.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N73°57'17"E	76.27'
L2	S88°48'41"E	212.17'
L3	S36°45'56"E	469.37'
L4	S57°27'50"E	490.97'
L5	S69°56'17"E	379.74'
L6	S13°13'30"E	67.65'
L7	S49°07'54"E	33.11'
L8	S69°01'58"E	331.70'
L9	S64°54'45"E	296.92'
L10	S58°10'29"E	112.20'
L11	S47°13'19"E	96.26'
L12	S23°02'44"E	50.53'
L13	S02°10'59"E	376.94'
L14	S33°44'35"W	67.80'
L15	S58°29'15"W	53.03'
L16	S89°49'38"W	321.94'
L17	N37°56'20"W	63.10'
L18	N02°30'58"W	345.44'
L19	N85°51'32"W	121.22'
L20	N71°01'44"W	83.77'
L21	N59°29'43"W	362.20'
L22	N76°35'39"W	342.20'
L23	N66°14'08"W	72.52'
L24	N57°24'28"W	101.53'

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Steven Rutenbeck of Sabula, 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.

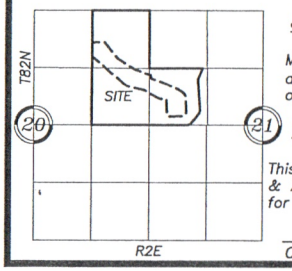
This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation 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

Dated this 5th day of January 2024 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2024 C.E.

LICENSED LAND SURVEYOR
WILLIAM E. HOLT
14105
IOWA



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
- ▲ STONE 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	FIELD WORK COMPLETED	JOB NO.	DRAWN BY
JMW, CFW	12-29-23	2023255	WEH
BOOK NO.	PLAT NO.	DRAWING NAME	DRAWING DATE
266-25	2023255	2002254	05 JAN 23
REVISION DATES		CHECKED BY	SCALE
			1'=400'

PROJECT
FARM PARCEL SURVEY

TITLE
STEVEN RUTENBECK