



Document 08-2462

Book 1-S Page 41 Type 14 001 Pages 1
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ARLENE SCHAUF, RECORDER/REGISTRAR
JACKSON COUNTY IOWA

PREPARED BY BILL BURGER

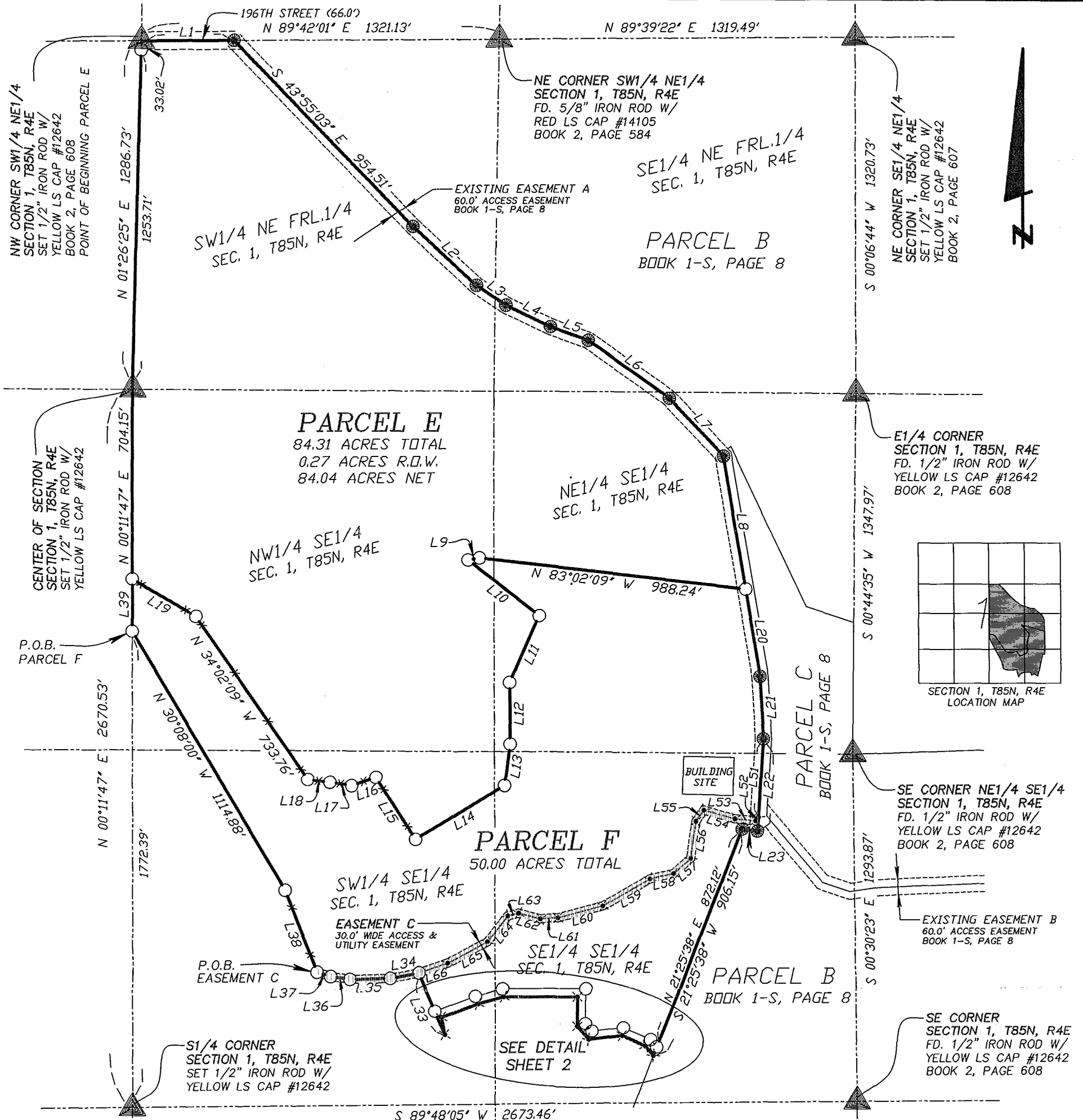
510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF SURVEY

PARCEL E PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL1/4), PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL1/4), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION ONE (1), TOWNSHIP EIGHTY-FIVE NORTH (T85N), RANGE FOUR EAST (R4E) OF THE FIFTH PRINCIPAL MERIDIAN, JACKSON COUNTY, IOWA

PARCEL F PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION ONE (1), TOWNSHIP EIGHTY-FIVE NORTH (T85N), RANGE FOUR EAST (R4E) OF THE FIFTH PRINCIPAL MERIDIAN, JACKSON COUNTY, IOWA



SCALE: 1" = 400'

DATE OF SURVEY: 6/9/2008, 6/10/2008, 6/18/2008

MONUMENTS SET: 6/23/2008

SHEET 1 OF 8

PROPRIETORS: ROBERT R. WUESTENBERG & DIANE L. WUESTENBERG

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

William H. Burger

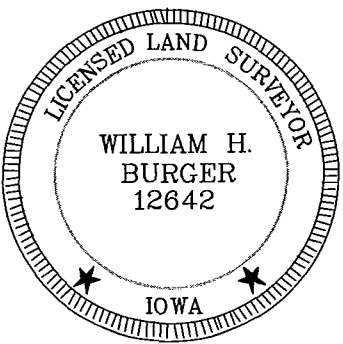
WILLIAM H. BURGER

#12642

DATE

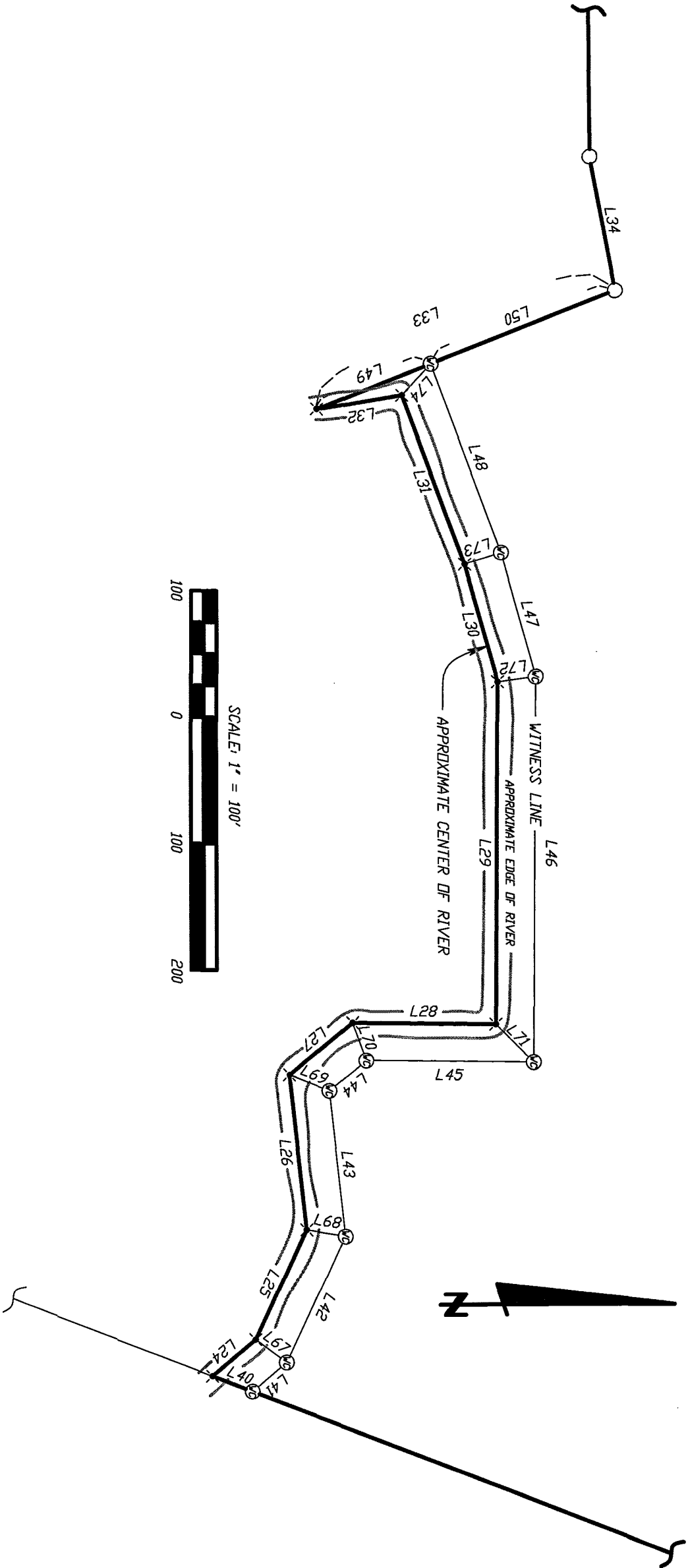
Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078



NO. OF SHEETS COVERED BY THIS SEAL: 1-3

DETAIL



LINE	BEARING	DISTANCE
L1	N 89°42'01" E	341.88
L2	S 47°00'39" E	320.05
L3	S 56°04'37" E	131.47
L4	S 63°41'51" E	182.60
L5	S 69°56'20" E	147.73
L6	S 54°25'42" E	368.38
L7	S 42°52'24" E	294.01
L8	S 09°03'22" E	503.77
L9	S 80°02'08" W	42.41
L10	S 51°10'27" E	333.92
L11	S 23°47'21" W	271.46
L12	S 00°06'25" E	228.74
L13	S 07°47'27" W	154.70
L14	S 58°59'36" W	383.21
L15	N 32°22'28" W	272.89
L16	S 71°32'14" W	94.17
L17	N 81°35'11" W	81.00
L18	N 82°08'24" W	83.01
L19	N 59°20'52" W	271.73
L20	S 09°03'22" E	331.11
L21	S 02°46'17" E	232.28
L22	S 04°01'13" W	343.33
L23	N 81°54'54" W	57.06
L24	N 40°23'54" W	45.04
L25	N 65°11'38" W	95.63
L26	S 83°46'22" W	124.45
L27	N 39°56'43" W	65.04
L28	N 00°51'40" E	112.80
L29	N 89°36'47" W	272.07
L30	S 74°25'26" W	97.47
L31	S 69°38'23" W	143.76
L32	S 09°29'47" E	68.25
L33	N 21°49'02" W	253.21
L34	S 79°08'45" W	108.08
L35	S 89°10'52" W	149.51
L36	N 82°01'57" W	71.69
L37	N 71°32'50" W	53.45

LINE	BEARING	DISTANCE
L38	N 20°50'01" W	324.40
L39	N 00°11'47" E	193.99
L40	N 21°25'38" E	34.03
L41	N 40°23'54" W	35.57
L42	N 65°11'38" W	110.55
L43	S 83°46'22" W	116.74
L44	N 39°56'43" W	37.83
L45	N 00°51'40" E	131.89
L46	N 89°36'47" W	306.52
L47	S 74°25'26" W	102.93
L48	S 69°38'23" W	160.34
L49	S 21°49'02" E	97.06
L50	N 21°49'02" W	156.15
L51	S 04°01'13" W	291.92
L52	N 40°09'46" E	17.36
L53	S 83°56'16" E	76.27
L54	S 74°23'12" E	119.24
L55	N 35°38'20" E	50.38
L56	N 07°56'37" E	139.39
L57	N 49°14'54" E	84.74
L58	N 76°44'16" E	89.78
L59	N 60°11'38" E	200.67
L60	N 75°40'02" E	171.59
L61	N 86°08'29" E	65.28
L62	S 74°27'49" E	82.73
L63	N 76°16'43" E	40.77
L64	N 37°51'45" E	121.52
L65	N 62°18'23" E	166.26
L66	N 71°57'47" E	111.25
L67	S 37°12'14" W	30.72
L68	S 09°17'22" W	31.13
L69	S 21°54'49" W	34.02
L70	S 70°27'28" W	32.01
L71	S 45°37'26" W	40.62
L72	S 07°35'41" E	30.29
L73	S 17°58'05" E	30.03
L74	S 47°25'48" E	33.69

ACREAGE SUMMARY

PARCEL	SW1/4, NE FRL1/4 SEC. 1, T85N, R4E		SE1/4, NE FRL1/4 SEC. 1, T85N, R4E		NE1/4, SE1/4 SEC. 1, T85N, R4E		NW1/4, SE1/4 SEC. 1, T85N, R4E		SW1/4, SE1/4 SEC. 1, T85N, R4E		SE1/4, SE1/4 SEC. 1, T85N, R4E	
	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.
E	28.28	0.27	2.64	0.00	14.20	0.00	35.99	0.00	3.06	0.00	0.14	0.00
F	0.00	0.00	0.00	0.00	13.51	0.00	3.76	0.00	13.89	0.00	18.84	0.00

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
●	FD. 1/2" IRON ROD W/ YELLOW LS CAP #12642
✕	ANGLE POINT/ NOTHING FOUND OR SET
—————	BOUNDARY SURVEYED
-----	SECTION LINE
—X—X—	EXISTING FENCE LINE
()	RECORDED AS
P.O.B.	POINT OF BEGINNING
WC	WITNESS CORNER

LEGAL DESCRIPTION

PARCEL E - Part of the Southwest Quarter (SW1/4) of the Northeast Fractional Quarter (NE Fr1.1/4), part of the Southeast Quarter (SE1/4) of the Northeast Fractional Quarter (NE Fr1.1/4), part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) all in Section One (1), Township Eighty-five North (T85N), Range Four East (R4E) of the Fifth Principal Meridian, Jackson County, Iowa, containing a total of 84.31 acres, including 0.27 acres of public road right of way, **subject to easements of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Fractional Quarter (NE Fr1.1/4), Section One (1), Township Eighty-five North (T85N), Range Four East (R4E) of the Fifth Principal Meridian, Jackson County, Iowa,

Thence North 89°-42'-01" East 341.88 feet along the North line of the Southwest Quarter (SW1/4) of the Northeast Fractional Quarter (NE Fr1.1/4) to the Northwestern corner of Parcel B as recorded in the office of the Jackson County Recorder in Book 1-S, Page 8;

Thence South 43°-55'-03" East 954.51 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 47°-00'-39" East 320.05 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 56°-04'-37" East 131.47 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 63°-41'-51" East 182.60 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 69°-56'-20" East 147.73 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 54°-25'-42" East 368.38 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 42°-52'-24" East 294.01 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 09°-03'-22" East 503.77 feet along a Westerly line of said Parcel B;

Thence North 83°-02'-09" West 988.24 feet;

Thence South 80°-02'-08" West 42.41 feet;

Thence South 51°-10'-27" East 333.92 feet;

Thence South 23°-47'-21" West 271.46 feet;

Thence South 00°-06'-25" East 228.74 feet;

Thence South 07°-47'-27" West 154.70 feet;

Thence South 58°-59'-36" West 383.21 feet;

Thence North 32°-22'-28" West 272.89 feet;

Thence South 71°-32'-14" West 94.17 feet;

LEGAL DESCRIPTION

PARCEL F - Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) all in Section One (1), Township Eighty-five North (T85N), Range Four East (R4E) of the Fifth Principal Meridian, Jackson County, Iowa, containing a total of 50.00 acres, **subject to easements of record** and more particularly described by metes and bounds as follows:

COMMENCING at the South Quarter (S1/4) corner of Section One (1), Township Eighty-five North (T85N), Range Four East (R4E) of the Fifth Principal Meridian, Jackson County, Iowa,

Thence North 00°-11'-47" East 1772.39 feet along the West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section One (1) and along the West line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section One (1) to the **POINT OF BEGINNING**;

Thence continuing along said West line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) North 00°-11'-47" East 193.99 feet;

Thence South 59°-20'-52" East 271.73 feet;

Thence South 34°-02'-09" East 733.76 feet;

Thence South 82°-08'-24" East 83.01 feet;

Thence South 81°-35'-11" East 81.00 feet;

Thence North 71°-32'-14" East 94.17 feet;

Thence South 32°-22'-28" East 272.89 feet;

Thence North 58°-59'-36" East 383.21 feet;

Thence North 07°-47'-27" East 154.70 feet;

Thence North 00°-06'-25" West 228.74 feet;

Thence North 23°-47'-21" East 271.46 feet;

Thence North 51°-10'-27" West 333.92 feet;

Thence North 80°-02'-08" East 42.41 feet;

Thence South 83°-02'-09" East 988.24 feet to a Westerly line of Parcel B as recorded in the office of the Jackson County Recorder in Book 1-S, Page 8;

Thence South 09°-03'-22" East 331.11 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 02°-46'-17" East 232.28 feet along a Westerly line of said Parcel B to a Westerly corner of said Parcel B;

Thence South 04°-01'-13" West 343.33 feet along a Westerly line of said Parcel B to a Northerly corner of said Parcel B;

Thence North 81°-54'-54" West 57.06 feet along a Northerly line of said Parcel B to a Northwesterly corner of said Parcel B;

Thence South 21°-25'-38" West 906.15 feet along a Westerly line of said Parcel B;

Thence North 40°-23'-54" West 45.04 feet;
Thence North 65°-11'-38" West 95.63 feet;
Thence South 83°-46'-22" West 124.45 feet;
Thence North 39°-56'-43" West 65.04 feet;
Thence North 00°-51'-40" East 112.80 feet;
Thence North 89°-36'-47" West 272.07 feet;
Thence South 74°-25'-26" West 97.47 feet;
Thence South 69°-38'-23" West 143.76 feet;
Thence South 09°-29'-47" East 68.25 feet;
Thence North 21°-49'-02" West 253.21 feet;
Thence South 79°-08'-45" West 108.08 feet;
Thence South 89°-10'-52" West 149.51 feet;
Thence North 82°-01'-57" West 71.69 feet;
Thence North 71°-32'-50" West 53.45 feet;
Thence North 20°-50'-01" West 324.40 feet;

Thence North 30°-08'-00" West 1114.88 feet to the **POINT OF BEGINNING**; containing a total of 50.00 acres, **subject to easements of record**;

The West line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section One (1), Township Eighty-five North (T85N), Range Four East (R4E) of the Fifth Principal Meridian, Jackson County, Iowa is assumed to bear North 00°-11'-47" East.

	<u>SURVEYORS CERTIFICATE</u>
	I hereby certify that this land survey document was prepared and 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; My license renewal date is December 31, 2008 <i>William H. Burger</i> 6/20/08 William H. Burger Date Reg. No. 12642 Sheet No. covered by this seal

EASEMENT C – A 30.0' wide access and utility easement is hereby created, said easement being 15.0' wide on each side of the following described centerline:

COMMENCING at the South Quarter (S1/4) corner of Section One (1), Township Eighty-five North (T85N), Range Four East (R4E) of the Fifth Principal Meridian, Jackson County, Iowa,

Thence North 00°-11'-47" East 1772.39 feet along the West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section One (1) and along the West line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section One (1);

Thence South 30°-08'-00" East 1114.88 feet;

Thence South 20°-50'-01" East 324.40 feet to the **POINT OF BEGINNING**;

Thence South 71°-32'-50" East 53.45 feet;

Thence South 82°-01'-57" East 71.69 feet;

Thence North 89°-10'-52" East 149.51 feet;

Thence North 79°-08'-45" East 108.08 feet;

Thence North 71°-57'-47" East 111.25 feet;

Thence North 62°-18'-23" East 166.26 feet;

Thence North 37°-51'-45" East 121.52 feet;

Thence North 76°-16'-43" East 40.77 feet;

Thence South 74°-27'-49" East 82.73 feet;

Thence North 86°-08'-29" East 65.28 feet;

Thence North 75°-40'-02" East 171.59 feet;

Thence North 60°-11'-38" East 200.67 feet;

Thence North 76°-44'-16" East 89.78 feet;

Thence North 49°-14'-54" East 84.74 feet;

Thence North 07°-56'-37" East 139.39 feet;

Thence North 35°-38'-20" East 50.38 feet;

Thence South 74°-23'-12" East 119.24 feet;

Thence South 83°-56'-16" East 76.27 feet;

Thence North 40°-09'-46" East 17.36 feet to the West line of Parcel B as recorded in the office of the Jackson County Recorder in Book 1-S, Page 8;

**STAFF REVIEW AND SIGNATURE SHEET FOR
REGULAR PLATS OF SURVEY**

Parcel letter: 'E' and 'F'

Location: 85-4-1

Requested by: Jerin Buddle

Surveyed by: Burger

Date signed: 6/20/08

We, being properly delegated officials of Jackson County, have reviewed the plat of survey referred to above as required by Jackson County Ordinance #191 and with our comments and signatures hereby waive all objections to the recording of this plat.

JACKSON COUNTY AUDITOR'S OFFICE: Comment:

June 25, 2008
Date

Alisa Smith
Alisa Smith, Deputy Auditor

JACKSON COUNTY ASSESSOR'S OFFICE: Comment:

June 24, 2008
Date

Sue Hare
Sue Hare, Office Manager,
County Assessor's Office

JACKSON COUNTY ZONING OFFICE: Comment:

June 24, 2008
Date

David Manning
David Manning,
Zoning Administrator