

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the W 1/2 of the SW 1/4 of Section 26 and part of the NW 1/4 of the NW 1/4 of Section 35, T 70N, R 20W, Wayne County, Iowa

OWNER: Larry & Judy Dobberthein
7417 178th Lane, Carlisle IA 50047

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 108 Page 367

PREPARED BY: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — Road Easement
- · — · — Section line
- x — x — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- ⊗ - Set Mag Nail w/ brass washer, #17532
- - Found Corp monument
- - Found 1/2" rebar

BASIS OF BEARINGS IS IA RCS ZONE 12

That part of the West Half of the Southwest Quarter of Section 26, and that part of the Northwest Quarter of the Northwest Quarter of Section 35, Township 70 North, Range 20 West of the 5th P.M., Wayne County, Iowa, described as follows;
Beginning at the Southwest corner of said Section 26; thence North 00 degrees 07 minutes 39 seconds East, 1755.91 feet along the West line of said Section 26; thence South 88 degrees 48 minutes 31 seconds East, 759.48 feet; thence South 81 degrees 32 minutes 00 seconds East, 548.04 feet to the East line of said West Half of the Southwest Quarter of Section 26; thence South 00 degrees 19 minutes 05 seconds East, 1643.73 feet to the Southeast corner of said West Half of the Southwest Quarter of Section 26; thence South 89 degrees 18 minutes 55 seconds West, 12.30 feet along the South line of said West Half of the Southwest Quarter of Section 26 to the Centerline of an existing County Road; thence South 66 degrees 39 minutes 10 seconds West, 760.04 feet along said Centerline; thence North 57 degrees 40 minutes 45 seconds West, 537.60 feet to said South line of the West Half of the Southwest Quarter of Section 26; thence South 89 degrees 18 minutes 55 seconds West, 150.00 feet to the Point of Beginning, having an area of 55.51 Acres including 3.04 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW SW 26	11.01	0.78	11.79
SW SW 26	37.93	1.92	39.85
NW NW 35	3.53	0.34	3.87
TOTAL	52.47	3.04	55.51

I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed _____
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

