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Sue Snyder

Jacobson-Westergard & ASSOC., INC. 105 S 8th ESTHERVILLE, IOWA 51334 (712) 362-2647

PLAT OF SURVEY

OF PART OF SE 1/4 FRACTIONAL NW 1/4 OF SEC. 30-99-34, EMMET CO., IA.

NW COR.
SEC. 30-99-34
(FD. 5/8" REBAR)N 1/4
SEC. 30-99-34CENTERLINE OF EXISTING
PUBLIC GRAVEL ROAD
(3406' AVE.)

PARCEL "A"
PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 34 WEST OF THE 5th P.M., EMMET CO., IOWA DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30-99-34; THENCE NORTH 0°00.5' WEST 627.50 FEET
ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE NORTH 88°54.4' EAST 1333.50 FEET
ALONG THE CENTERLINE OF AN EXISTING DRIVEWAY TO THE POINT OF BEGINNING; THENCE NORTH 0°00.5' WEST
417.00 FEET; THENCE NORTH 89°58.5' EAST 388.00 FEET; THENCE SOUTH 0°00.5' EAST 530.00 FEET; THENCE
SOUTH 89°58.5' WEST 262.00 FEET; THENCE NORTH 0°00.5' WEST 113.00 FEET; THENCE SOUTH 89°58.5' WEST
126.00 FEET; THENCE NORTH 0°00.5' WEST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.39 ACRES.

A 40.00 FEET WIDE ACCESS AND UTILITIES EASEMENT ACROSS PART OF THE SOUTH HALF OF THE FRACTIONAL
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 34 WEST OF THE 5th P.M., EMMET COUNTY,
IOWA LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE WEST
QUARTER CORNER OF SAID SECTION 30-99-34; THENCE NORTH 0°00.5' WEST 627.50 FEET ALONG THE WEST
LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 30 TO THE CENTERLINE OF SAID DRIVEWAY AT
THE POINT OF BEGINNING; THENCE NORTH 88°54.4' EAST 1333.50 FEET ALONG SAID DRIVEWAY CENTERLINE TO A
POINT WHERE SAID EASEMENT TERMINATES.

NW 1/4
SECTION 30-99-34

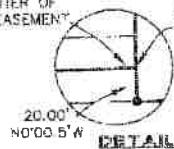
SW 1/4 NW 1/4 FRL
TOTAL = 30.32 AC.
LESS PARCEL "A" = 1.00 AC.
NET = 29.32 AC.

134.88 ACRES GROSS
- 2.00 ACRES PUBLIC
ROAD R.O.W.
= 4.39 ACRES PARCEL "A"
128.49 ACRES NET

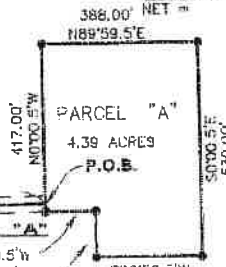
NE 1/4 NW 1/4 FRL
TOTAL = 36.62 AC.
NET = 36.62 AC.

SW 1/4 NW 1/4 FRL
TOTAL = 30.85 AC.
LESS PARCEL "A" = 1.00 AC.
NET = 29.85 AC.

SE 1/4 NW 1/4 FRL
TOTAL = 37.09 AC.
LESS PARCEL "A" = 4.39 AC.
NET = 32.70 AC.

CENTER OF
40' EASEMENTPARCEL "A"
P.O.B.

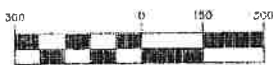
DETAIL "A"

CENTER OF
40' EASEMENTPARCEL "A"
4.39 ACRES
P.O.B.

DETAIL "A"

CENTER OF
SEC. 30-99-34
(FD. 5/8" NORTH
SIDE COR. POST
PER LAND PLAT
BOOK 7, PAGE
13, OFFICE OF
EMMET COUNTY
RECORDER)NW 1/4
SEC. 30-99-34
(FD. 5/8" REBAR)

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

LEGEND

- SET 5/8" YELLOW CAPPED REBAR
L.S. #9179
- FOUND 5/8" YELLOW CAPPED REBAR
L.S. #9017 OR AS NOTED
- x — EXISTING FENCE (APPROX. LOC.)
- R.O.W. PUBLIC ROAD RIGHT-OF-WAY LINE

NOTE: SEE PREVIOUS SURVEY
BY R.V. BENDIXEN, L.S. #9017
DATED 8/14/95 S-35150

S:\9381\POS\995150A.DWG

(1237.3') RECORD DISTANCE BY N.K. BROWN L.S. #1985

Drawn	Checked By	CLIENT:
Date 12/14/99 By J.A.D.	J.R.B.	MIKE MEYER 1938 340th. AVE. ESTHERVILLE, IOWA 51334
Survey Notes	Project No.	
Book JW-174 Page 55	B-99381	

I hereby certify that this plat, map, survey or report
was made by me or under my direct personal super-
vision and that I am a duly licensed Land Surveyor
under the laws of the State of Iowa.
Signed _____ Date 12-17-99
James R. Blum, L.S. License renewal date 12/31/2000

Northwest
Title
&
Abstract Co.

(712) 362-2143

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