

# RETRACEMENT SURVEY OF E1/2 NE1/4 SEC.17-81-27 & PARCEL '24-114' 24192 141ST STREET, BOUTON, IA

**PROPERTY OWNERS:**  
JAMES V QUINN  
PAMELA K QUINN  
24192 141ST STREET  
BOUTON, IA 50034

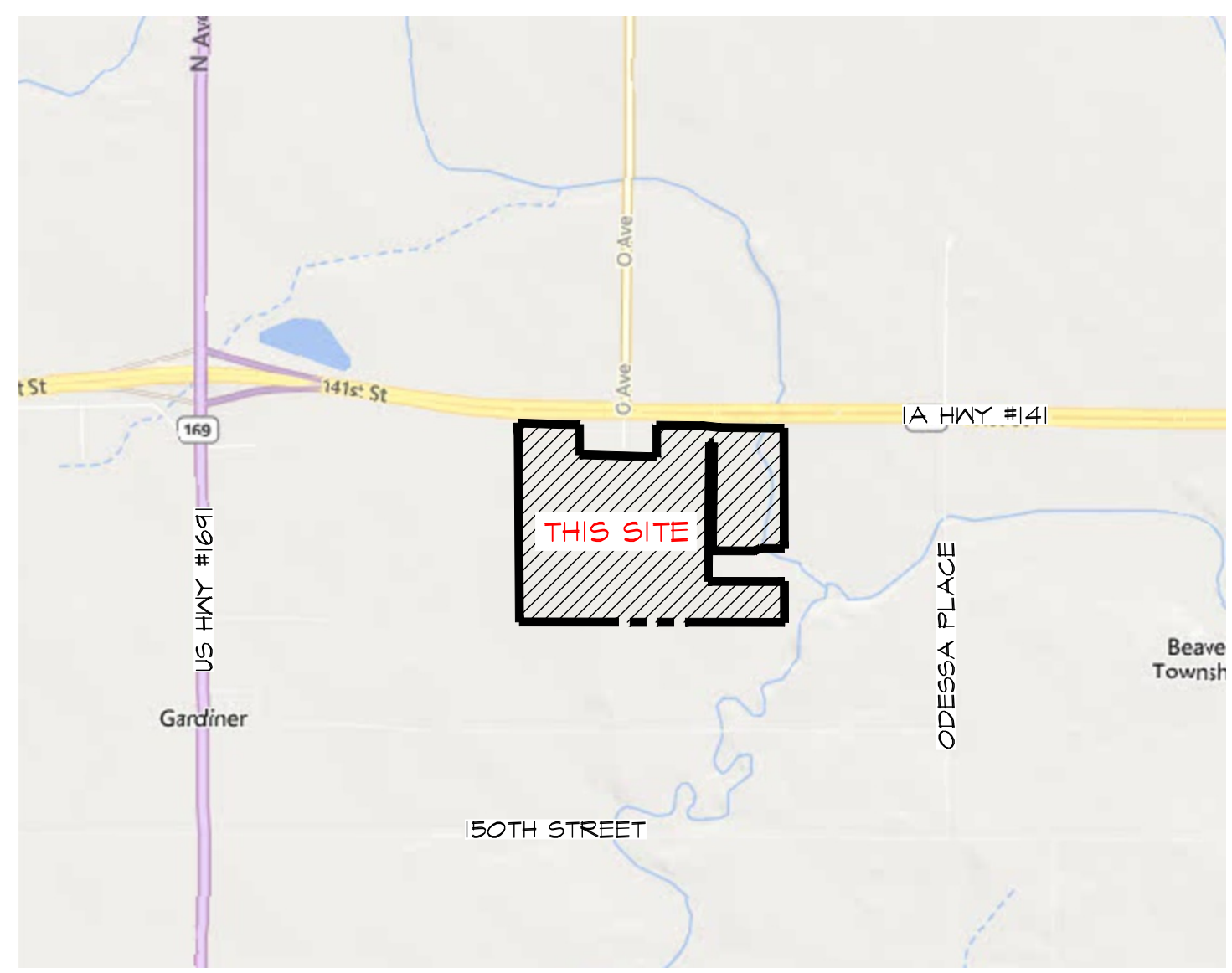
**PARCEL ID:**  
0316100002  
0316100008  
0316100010  
0312000004  
0312000008  
0312000004

**APPLICANT:**  
PAMELA K QUINN  
24192 141ST STREET  
BOUTON, IA 50034

**PROFESSIONAL LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS #18381  
2400 86TH STREET, SUITE #12  
URBANDALE, IA 50322  
PHONE: 515-276-4884 EXT 221  
EMAIL: GADDIS@CECLAC.COM

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER
2	RETRACEMENT SURVEY

INDEX LEGEND						
COUNTY: DALLAS						
ALLOTMENT PART:	PARCEL	SECTION	TOWNSHIP	RANGE	1/4	1/4
	24-114	16	81	27	NE, SE, NW, SW	NW
		17	81	27	NE, SE	NE
	PARCEL 'B'	17	81	27	NE	NE
ASSOCIATED DOCUMENTS: (BK. 2021, PG. 20300) (BK. 182, PG. 512) (BK. 2000, PG. 11023) (BK. 2001, PG. 3315) (BK. 2001, PG. 2466) (BK. 2022, PG. 5507) (BK. 2013, PG. 3071) (BK. 2013, PG. 4052)						
PROPRIETOR (S): JAMES V QUINN PAMELA K QUINN						
REQUESTED BY: PAMELA K QUINN						
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381						
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884						



VICINITY SKETCH

NORTH  
1" = 2000'

**PURPOSE OF SURVEY:**

- THE PURPOSE OF THE PLAT OF SURVEY IS TO CREATE 1 PARCEL AROUND THE EXISTING HOUSE SITE AND 1 PARCEL FOR AGRICULTURAL PURPOSES.

**PARCEL NOTES:**

- THIS PROPERTY MAY BE SUBJECT TO A 30 FOOT WIDE LIMITED WATER MAIN EASEMENT RECORDED IN BOOK 548, PAGE 436 AT THE DALLAS COUNTY RECORDER'S OFFICE. THE EXACT EASEMENT LOCATION IS NOT PLOTTABLE FROM THE RECORDED DOCUMENT. THE EASEMENT CENTERLINE IS BASED ON THE WATER MAIN LOCATION AS INSTALLED.

**BASIS OF BEARINGS:**

THE WEST LINE OF THE NW1/4 OF SEC. 16-81-27 WAS MEASURED AS HAVING A BEARING OF N00°08'10"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD(1983)(2011) SOUTH ZONE GRID NORTH.

- PROFESSIONAL LAND SURVEYOR NOTES:**
- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
  - THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
  - MONUMENTS TO BE SET WITHIN 30 DAYS THE RETRACEMENT SURVEY RECORDING DATE.
  - ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS \*\*EXISTING\*\*.
  - IF THIS RETRACEMENT SURVEY INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

LEGEND	
▲	FOUND SECTION CORNERS
△	SET SECTION CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
⊥	FOUND RIGHT-OF-WAY RAIL
●	FOUND CORNERS
■	FOUND 1/2" I.R. W/YELLOW CAP #7056
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PARCEL BOUNDARY LINES
---	PROPOSED PARCEL LINES
---	EXISTING PROPERTY LINES
---	SECTION LINES
---	EASEMENT LINES
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK., XXX, PG., XXX	COUNTY RECORDER'S INDEXING BOOK & PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(TT)	ADDRESS
---	EXISTING MOVEN WIRE FENCE
---	EXISTING PIPE FENCE
-X-X-X-X-	EXISTING WIRE FENCE

BOUNDARY CLOSURE REPORT			
POINT OF BEGINNING: NORTH: 666892.6835'	EAST: 1502765.4464'	SEGMENT #14 : LINE COURSE: S84°26'36"E NORTH: 666827.4714'	LENGTH: 587.14' EAST: 1502712.7164'
SEGMENT #1 : LINE COURSE: S84°51'12"E NORTH: 666890.2562'	LENGTH: 948.24' EAST: 1503714.1033'	SEGMENT #15 : LINE COURSE: S83°43'53"E NORTH: 666805.5243'	LENGTH: 201.00' EAST: 1502912.5146'
SEGMENT #2 : LINE COURSE: S00°04'18"E NORTH: 666381.8280'	LENGTH: 508.43' EAST: 1503715.5588'	SEGMENT #16 : LINE COURSE: S84°26'23"E NORTH: 666747.7352'	LENGTH: 746.55' EAST: 1503704.0265'
SEGMENT #3 : LINE COURSE: S84°51'47"W NORTH: 666381.4057'	LENGTH: 654.48' EAST: 1503060.5784'	SEGMENT #17 : LINE COURSE: S00°04'18"E NORTH: 667301.2507'	LENGTH: 1496.44' EAST: 1503713.0744'
SEGMENT #4 : LINE COURSE: S84°58'04"W NORTH: 666380.6583'	LENGTH: 1328.88' EAST: 1501731.6491'	SEGMENT #18 : LINE COURSE: N84°51'12"W NORTH: 667302.0183'	LENGTH: 294.89' EAST: 1503413.1854'
SEGMENT #5 : LINE COURSE: N84°42'44"W NORTH: 666387.2437'	LENGTH: 1311.3' EAST: 1500420.5856'	SEGMENT #19 : LINE COURSE: S65°00'00"W NORTH: 667270.3219'	LENGTH: 75.00' EAST: 1503345.2128'
SEGMENT #6 : LINE COURSE: N00°28'54"W NORTH: 667106.7168'	LENGTH: 1319.58' EAST: 1500404.4605'	SEGMENT #20 : LINE COURSE: N84°51'12"W NORTH: 667271.6658'	LENGTH: 525.00' EAST: 1502820.2145'
SEGMENT #7 : LINE COURSE: N00°17'51"W NORTH: 668861.5312'	LENGTH: 1154.77' EAST: 1500403.4646'	SEGMENT #21 : LINE COURSE: N00°38'42"E NORTH: 668616.2306'	LENGTH: 1344.65' EAST: 1502835.3514'
SEGMENT #8 : LINE COURSE: S88°04'01"E NORTH: 668844.9128'	LENGTH: 514.85' EAST: 1500418.0463'	SEGMENT #22 : LINE COURSE: N84°21'18"W NORTH: 668616.7435'	LENGTH: 50.00' EAST: 1502785.3546'
SEGMENT #9 : LINE COURSE: S84°21'55"E NORTH: 668842.5891'	LENGTH: 248.94' EAST: 1501167.0254'	SEGMENT #23 : LINE COURSE: S00°38'42"W NORTH: 666892.6728'	LENGTH: 1724.23' EAST: 1502765.4447'
SEGMENT #10 : LINE COURSE: S00°14'42"E NORTH: 668467.5025'	LENGTH: 375.24' EAST: 1501168.6302'	PERIMETER: 16814.84'	AREA: 7276405.92 SQ. FT.
SEGMENT #11 : LINE COURSE: S88°56'54"E NORTH: 668457.1944'	LENGTH: 551.46' EAST: 1501714.9476'	ERROR CLOSURE: 0.0104'	
SEGMENT #12 : LINE COURSE: S87°41'20"E NORTH: 668440.8263'	LENGTH: 405.40' EAST: 1502125.5674'	COURSE: S04°16'38"W ERROR: NORTH: -0.01072' EAST: -0.00175' PRECISION 1: 1542646.79	
SEGMENT #13 : LINE COURSE: N00°00'07"W NORTH: 668833.1763'	LENGTH: 342.35' EAST: 1502125.5541'		

**ORIGINAL PROPERTY DESCRIPTION**

WARRANTY DEED - BOOK 2021, PAGE 20300  
THE WEST 60 ACRES OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER (S1/2 NW1/4) OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) AND THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (1/2 NE1/4 NW1/4) OF SECTION 16 AND THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E1/2 NE1/4) OF SECTION 17, ALL IN TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT THAT PART THEREOF DEEDED TO THE STATE OF IOWA IN WARRANTY DEED RECORDED IN BOOK 506, PAGE 545, COURT OFFICER DEEDS RECORDED IN BOOK 538, PAGE 420 AND BOOK 506, PAGE 548, AND SUBJECT TO EASEMENTS OF RECORD AND EXCEPT LAND DEEDED TO THE STATE OF IOWA IN BOOK 782, PAGE 512, AND EXCEPT PARCEL 'A' OF THE SURVEY OF THE NE1/4 NE1/4 OF SECTION 17, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 1948, PAGE 445, AND EXCEPT PARCEL 'A' OF THE SURVEY OF THE NW1/4 NW1/4 OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2000, PAGE 1023, AND EXCEPT TRACT 'A' OF THE SURVEY OF THE NW1/4 NW1/4 OF SECTION 16 AND THE NE1/4 NE1/4 OF SECTION 17, ALL IN TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2001, PAGE 3315, DALLAS COUNTY, IOWA.

AND

WARRANTY DEED - BOOK 2022, PAGE 5507  
PARCEL 'B' LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M.

EXCEPT PARCEL 24-113, AN OFFICIAL PARCEL RECORDED IN BOOK 2024, PAGE \_\_\_\_\_ AT THE DALLAS COUNTY RECORDER'S OFFICE.

**FEMA F.I.R.M. CLASSIFICATION**

THIS PARCEL LIES WITHIN FLOOD ZONE 'A', 'X', & 'X' (SHADED) BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19049C0075F WITH EFFECTIVE DATE OF DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
BOUTON, CITY OF	190450	0075	F
DALLAS COUNTY	190460	0075	F
MINIURN, CITY OF	190780	0075	F
PERRY, CITY OF	190105	0075	F

\*\*\* FEMA MAPS ARE SUBJECT TO CHANGE \*\*\*  
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS  
WEB: WWW.FEMA.GOV  
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114  
PHONE: 1-877-336-2627  
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

**LAND AREAS**

SECTION 16 - PARCEL 24-114	(ACRES)
NW NW	24.71
SW NW	16.73
NE NW	13.85
SE NW	37.13
TOTAL	91.42
SECTION 17	
SE NE	39.83
PARCEL B - NE NE	6.58
NE NE	23.21
TOTAL	69.62
BOUNDARY TOTAL	167.04

**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

**PRELIMINARY** November 7, 2024  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 1 - 2

**RETURN TO:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS #18381  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322

SCALE: 1" = 2000' (11"x17")  
SCALE: 1" = 1000' (22"x34")

NORTH

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 . mail@ceclac.com

**CEC**

DATE: PRINTED ON: NOV. 18, 2024  
3RD SUB. ...  
2ND SUB. ...  
1ST SUB. ...  
DATE OF SURVEY: NOV. 4, 2024  
DESIGNED BY: JAG  
DRAWN BY: LKH

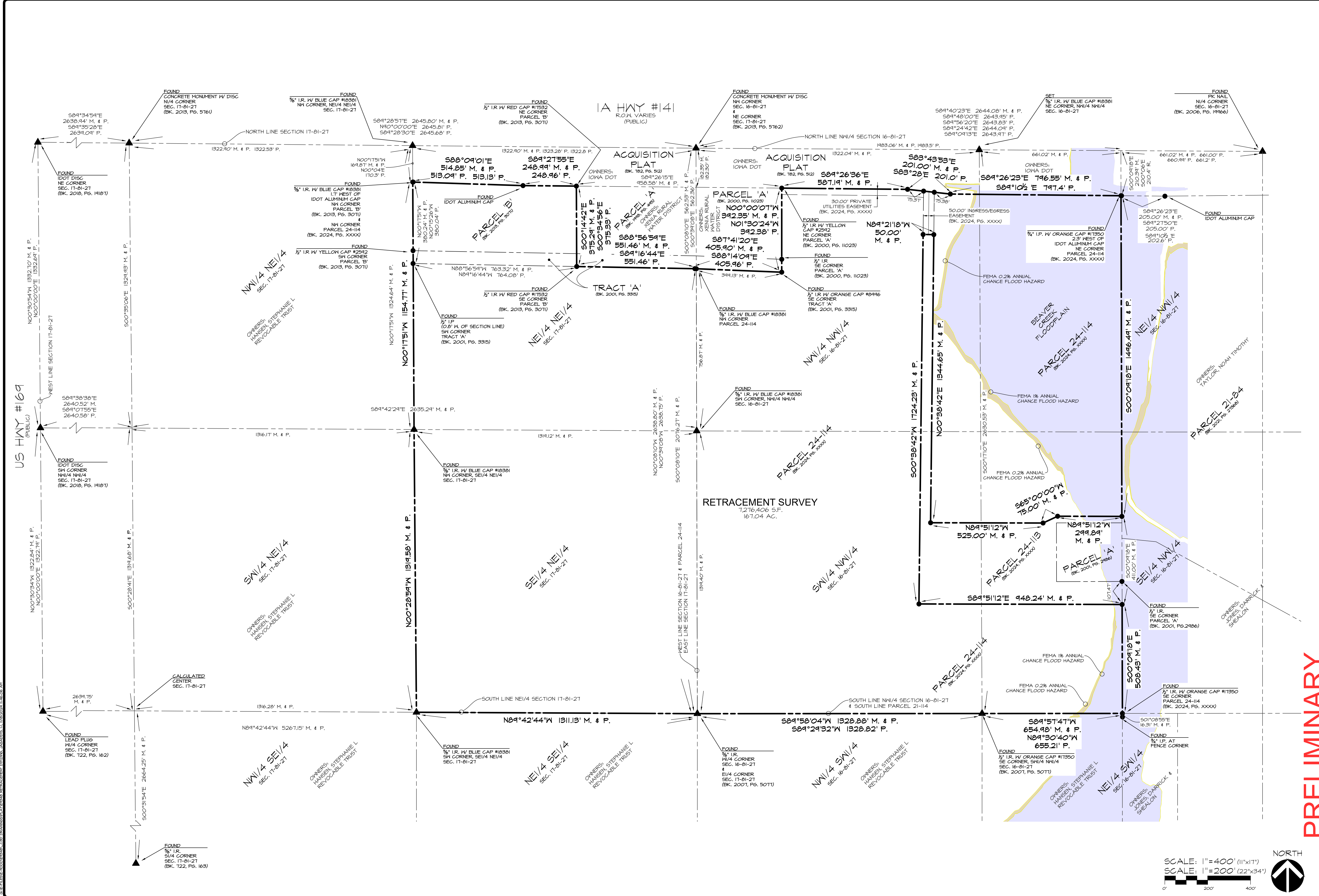
**PRELIMINARY**

E1/2 NE1/4 SEC.17-81-27 & PARCEL '24-114'  
24192 141ST STREET, BOUTON, IA

**COVER**

SHEET  
OF 2  
E9348

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**PRELIMINARY**

**E/2 NE1/4 SEC.17-81-27 & PARCEL '24-114'**

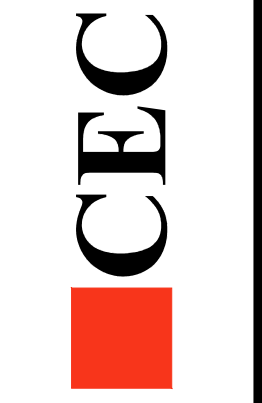
24142 141ST STREET, BOUTON, IA

**RETRACEMENT SURVEY**

SHEET  
OF 2

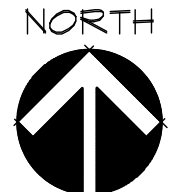
E9348

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 Urbandale, Iowa 50322  
515.276.4884 mail@cecinc.com



DATE:	NOV. 18, 2024
3RD SUB.:	
2ND SUB.:	
1ST SUB.:	
DATE OF SURVEY:	NOV. 4, 2024
DESIGNED BY:	JAG
DRAWN BY:	LJH

SCALE: 1" = 400' (11"x17")  
SCALE: 1" = 200' (22"x34")



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