PLAT OF SURVEY
OF
PARCEL 24-113 & PARCEL 24-114
NW1/4 SEC. 16-81-27
24192 141ST STREET, BOUTON, IA

INDEX LEGEND

COUNTY: DALLAS					
	SECTION	TOWNSHIP	RANGE	¼ ¼	¼
ALIQUOT PART:	16	81	27	NE, SE, NW, SW	NW
ASSOCIATED DOCUMENTS:	(BK. 2021, PG. 20300) (BK. 782, PG. 512) (BK. 2000, PG. 11023) (BK. 2001, PG. 3315) (BK. 2001, PG. 2986)				
PROPRIETOR (S):	JAMES V QUINN PAMELA K QUINN				
REQUESTED BY:	PAMELA K QUINN				
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS, PLS 18381				
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884				

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	PLAT OF SURVEY

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	190950	0075	F
DALLAS COUNTY	190860	0075	F
MINBURN, 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

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:

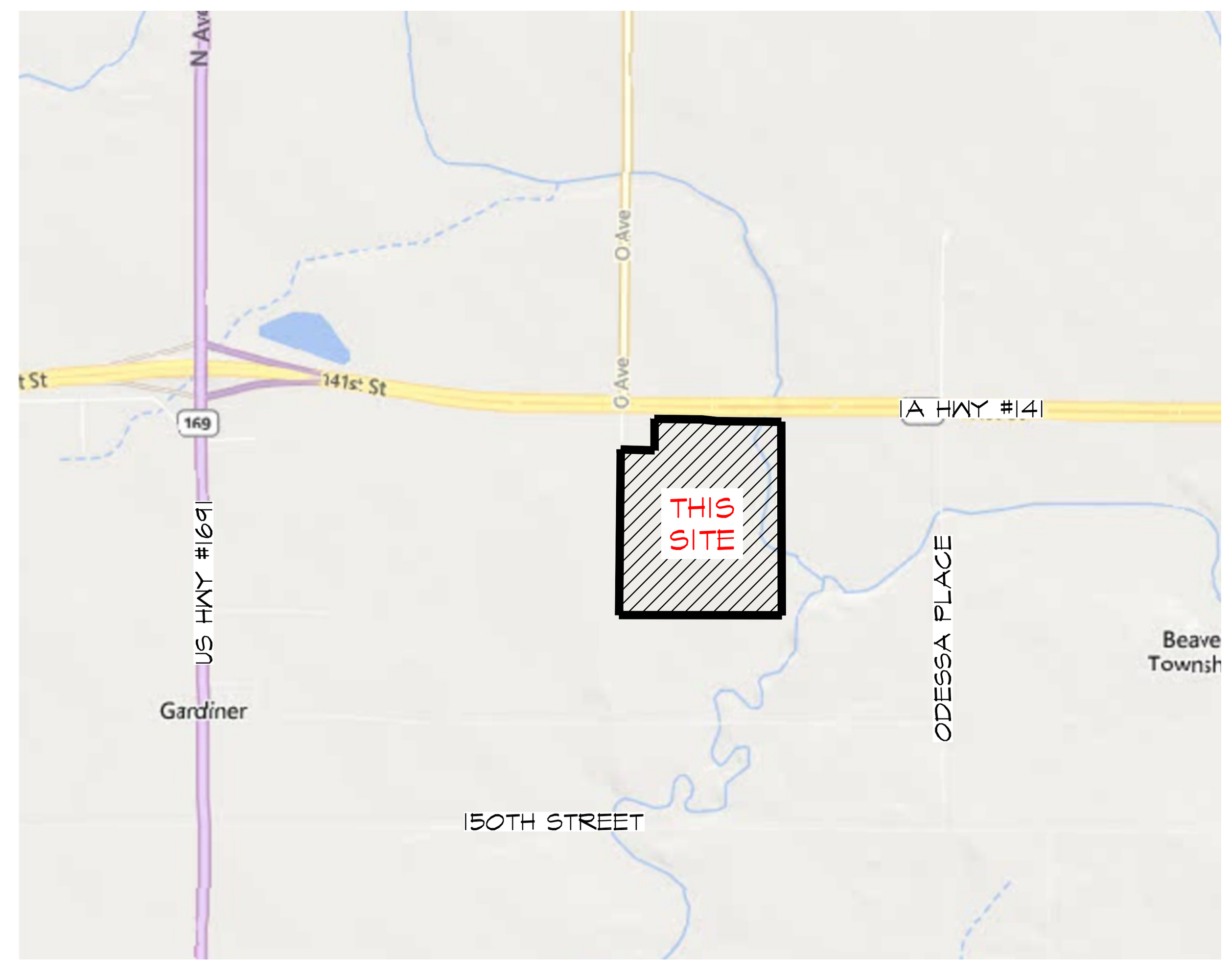
- PARCEL 24-113 & PARCEL 24-114 MAY BE SUBJECT TO A 30 FOOT WIDE LIMITED WATER MAIN EASEMENT RECORDED IN BOOK 598, PAGE 436 AT THE DALLAS COUNTY RECORDER'S OFFICE. THE EXACT EASEMENT LOCATION IS NOT PLOTTABLE FROM THE RECORDED DOCUMENT. THE EASEMENT CENTERLINE IS BASED ON THE WATER MAIN LOCATION AS INSTALLED.

PROFESSIONAL LAND SURVEYOR NOTES:

1. 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.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
3. MONUMENTS TO BE SET WITHIN 30 DAYS THE PLAT OF SURVEY RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS **(EXISTING)**.
5. IF THIS PLAT OF 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

SYMBOL	DESCRIPTION
▲	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 ½" 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
(777)	ADDRESS
	EXISTING WOVEN WIRE FENCE
	EXISTING PIPE FENCE
—X—X—X—X—	EXISTING WIRE FENCE



VICINITY SKETCH

NORTH
1" = 2000'

PARCEL 24-113 CLOSURE REPORT

NORTH: 667301.2556' EAST: 1503713.0716'

SEGMENT #1 : LINE
COURSE: S00°09'18"E LENGTH: 411.00'
NORTH: 666890.2572' EAST: 1503714.1835'

SEGMENT #2 : LINE
COURSE: N89°51'12"W LENGTH: 948.24'
NORTH: 666892.6845' EAST: 1502765.9466'

SEGMENT #3 : LINE
COURSE: N00°38'42"E LENGTH: 1724.23'
NORTH: 668616.8052' EAST: 1502785.3565'

SEGMENT #4 : LINE
COURSE: S89°21'18"E LENGTH: 50.00'
NORTH: 668616.2424' EAST: 1502835.3533'

SEGMENT #5 : LINE
COURSE: S00°38'42"W LENGTH: 1344.65'
NORTH: 667271.6776' EAST: 1502820.2164'

SEGMENT #6 : LINE
COURSE: S89°51'12"E LENGTH: 525.00'
NORTH: 667270.3337' EAST: 1503345.2147'

SEGMENT #7 : LINE
COURSE: N65°00'00"E LENGTH: 75.00'
NORTH: 667302.0300' EAST: 1503413.1878'

SEGMENT #8 : LINE
COURSE: S89°51'12"E LENGTH: 299.89'
NORTH: 667301.2624' EAST: 1503713.0768'

PERIMETER: 5378.00' AREA: 436382.51 SQ. FT.
ERROR CLOSURE: 0.0085 COURSE: N37°32'58"E
ERROR NORTH: 0.00672 EAST: 0.00516

PRECISION 1: 632707.06

PARCEL 24-114 CLOSURE REPORT

NORTH: 666380.6635' EAST: 1501731.6970'

SEGMENT #1 : LINE
COURSE: N00°08'10"W LENGTH: 2076.27'
NORTH: 668456.9276' EAST: 1501726.7646'

SEGMENT #2 : LINE
COURSE: S87°41'20"E LENGTH: 399.13'
NORTH: 668440.8325' EAST: 1502125.5700'

SEGMENT #3 : LINE
COURSE: N00°00'07"W LENGTH: 392.35'
NORTH: 668833.1825' EAST: 1502125.5567'

SEGMENT #4 : LINE
COURSE: S89°26'36"E LENGTH: 587.19'
NORTH: 668827.4776' EAST: 1502712.7190'

SEGMENT #5 : LINE
COURSE: S83°43'53"E LENGTH: 201.00'
NORTH: 668805.5305' EAST: 1502912.5172'

SEGMENT #6 : LINE
COURSE: S89°26'23"E LENGTH: 796.55'
NORTH: 668797.7414' EAST: 1503709.0291'

SEGMENT #7 : LINE
COURSE: S00°09'18"E LENGTH: 1496.49'
NORTH: 667301.2569' EAST: 1503713.0775'

SEGMENT #8 : LINE
COURSE: N89°51'12"W LENGTH: 299.89'
NORTH: 667302.0246' EAST: 1503413.1885'

SEGMENT #9 : LINE
COURSE: S65°00'00"W LENGTH: 75.00'
NORTH: 667270.3282' EAST: 1503345.2154'

SEGMENT #10 : LINE
COURSE: N89°51'12"W LENGTH: 525.00'
NORTH: 667271.6721' EAST: 1502820.2171'

SEGMENT #11 : LINE
COURSE: N00°38'42"E LENGTH: 1344.65'
NORTH: 668616.2369' EAST: 1502835.3540'

SEGMENT #12 : LINE
COURSE: N89°21'18"W LENGTH: 50.00'
NORTH: 668616.7997' EAST: 1502785.3572'

SEGMENT #13 : LINE
COURSE: S00°38'42"W LENGTH: 1724.23'
NORTH: 666892.6790' EAST: 1502765.9473'

SEGMENT #14 : LINE
COURSE: S89°51'12"E LENGTH: 948.24'
NORTH: 666890.2517' EAST: 1503714.1842'

SEGMENT #15 : LINE
COURSE: S00°09'18"E LENGTH: 508.43'
NORTH: 666381.8235' EAST: 1503715.5596'

SEGMENT #16 : LINE
COURSE: S89°57'47"W LENGTH: 654.98'
NORTH: 666381.4012' EAST: 1503060.5797'

SEGMENT #17 : LINE
COURSE: S89°58'04"W LENGTH: 1328.88'
NORTH: 666380.6539' EAST: 1501731.6999'

PERIMETER: 13408.26' AREA: 4243410.43 SQ. FT.
ERROR CLOSURE: 0.0101 COURSE: S17°00'50"E
ERROR NORTH: -0.00964 EAST: 0.00295

PRECISION 1: 1327552.48

BOUNDARY CLOSURE REPORT

NORTH: 666380.6635' EAST: 1501731.6970'

SEGMENT #1 : LINE
COURSE: N00°08'10"W LENGTH: 2076.27'
NORTH: 668456.9276' EAST: 1501726.7646'

SEGMENT #2 : LINE
COURSE: S87°41'20"E LENGTH: 399.13'
NORTH: 668440.8325' EAST: 1502125.5700'

SEGMENT #3 : LINE
COURSE: N00°00'07"W LENGTH: 392.35'
NORTH: 668833.1825' EAST: 1502125.5567'

SEGMENT #4 : LINE
COURSE: S89°26'36"E LENGTH: 587.19'
NORTH: 668827.4776' EAST: 1502712.7190'

SEGMENT #5 : LINE
COURSE: S83°43'53"E LENGTH: 201.00'
NORTH: 668805.5305' EAST: 1502912.5172'

SEGMENT #6 : LINE
COURSE: S89°26'23"E LENGTH: 796.55'
NORTH: 668797.7414' EAST: 1503709.0291'

SEGMENT #7 : LINE
COURSE: S00°09'18"E LENGTH: 2415.92'
NORTH: 666381.8303' EAST: 1503715.5648'

SEGMENT #8 : LINE
COURSE: S89°57'47"W LENGTH: 654.98'
NORTH: 666381.4079' EAST: 1503060.5849'

SEGMENT #9 : LINE
COURSE: S89°58'04"W LENGTH: 1328.88'
NORTH: 666380.6606' EAST: 1501731.7051'

PERIMETER: 8852.26' AREA: 4679792.94 SQ. FT.
ERROR CLOSURE: 0.0086 COURSE: S70°12'14"E
ERROR NORTH: -0.00292 EAST: 0.00811

PRECISION 1: 1029333.72

ORIGINAL PROPERTY DESCRIPTION

WARRANTY DEED - BOOK 2021, PAGE 20300
THE WEST 60 ACRES OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER (S½ NW¼) OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼ NW¼) AND THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W½ NE¼ NW¼) OF SECTION 16 AND THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E½ NE¼) 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 595, COURT OFFICER DEEDS RECORDED IN BOOK 538, PAGE 420 AND BOOK 506, PAGE 598, 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 NE¼ NE¼ OF SECTION 17, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M. AS SHOWN IN BOOK 1998, PAGE 495, AND EXCEPT PARCEL 'A' OF THE SURVEY OF THE NW¼ NW¼ OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2000, PAGE 11023, AND EXCEPT TRACT 'A' OF THE SURVEY OF THE NW¼ NW¼ OF SECTION 16 AND THE NE¼ NE¼ OF SECTION 17, ALL IN TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2001, PAGE 3315, DALLS COUNTY, IOWA.

AND

WARRANTY DEED - BOOK 2022, PAGE 5507
PARCEL 'B' LOCATED IN THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 17, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M.

PROPERTY OWNERS:

JAMES V QUINN
PAMELA K QUINN
24192 141ST STREET
BOUTON, IA 50039

PARCEL ID:

0316100002
0316100008
0316100009
0316100010

APPLICANT:

PAMELA K QUINN
24192 141ST STREET
BOUTON, IA 50039

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

LEGAL DESCRIPTION: PARCEL 24-113 & PARCEL 24-114

PARCEL 24-113

A PARCEL OF LAND IN THE NW1/4 OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., AND PARCEL 'A', AN OFFICIAL PARCEL RECORDED IN BOOK 2001, PAGE 2986 AT THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE N1/4 CORNER OF SAID SECTION 16; THENCE N89°40'23"W, 661.02 FEET ALONG THE NORTH LINE OF SAID NW1/4, SAID NORTH LINE ALSO BEING THE NORTH LINE OF PARCEL 21-84, AN OFFICIAL PARCEL RECORDED IN BOOK 2021, PAGE 27368 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO A POINT ON THE EAST LINE OF THE W1/2 OF THE NE1/4 OF SAID NW1/4, SAID EAST LINE COINCIDES WITH THE WEST LINE OF SAID PARCEL 21-84; THENCE S00°09'18"E, 1706.88 FEET ALONG SAID EAST LINE OF W1/2 SE1/4 NW1/4 AND SAID WEST LINE OF PARCEL 21-84 TO THE POINT OF BEGINNING; THENCE CONTINUING S00°09'18"E, 411.00 FEET ALONG SAID EAST LINE, SAID EAST LINE COINCIDES WITH THE EAST LINE OF PARCEL 'A', AN OFFICIAL PARCEL RECORDED IN BOOK 2001, PAGE 2986 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO A POINT; THENCE N89°51'12"W, 948.24 FEET TO A POINT; THENCE N00°38'42"E, 1724.23 FEET TO A POINT; THENCE S89°21'18"E, 50.00 FEET TO A POINT; THENCE S00°38'42"W, 1344.65 FEET TO A POINT; THENCE S89°51'12"E, 525.00 FEET TO A POINT; THENCE N65°00'00"E, 75.00 FEET TO A POINT; THENCE S89°51'12"E, 299.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.02 ACRES MORE OR LESS.

PARCEL 24-114

A PARCEL OF LAND IN THE NW1/4 OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 16; THENCE N00°08'10"W, 2076.27 FEET ALONG THE WEST LINE OF SAID NW1/4 TO A POINT ON THE SOUTH LINE OF TRACT 'A' OF THE PLAT OF SURVEY RECORDED IN BOOK 2001, PAGE 3315 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S87°41'20"E, 399.13 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF SAID TRACT 'A'; THENCE N00°00'07"W, 392.35 FEET ALONG THE EAST LINE OF SAID TRACT 'A', SAID EAST LINE COINCIDES WITH THE EAST LINE PARCEL 'A', AN OFFICIAL PARCEL RECORDED IN BOOK 2000, PAGE 11023 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO THE NE CORNER OF SAID PARCEL 'A', SAID NE CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF IA HIGHWAY #141 AS IS SHOWN ON THE ACQUISITION PLAT IN THE WARRANTY DEED RECORDED IN BOOK 782, PAGE 512 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S89°26'36"E, 587.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S83°43'53"E, 201.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S89°26'23"E, 796.55 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE W1/2 OF THE NE1/4 OF SAID NW1/4, SAID EAST LINE COINCIDES WITH THE WEST LINE OF PARCEL 21-84, AN OFFICIAL PARCEL RECORDED IN BOOK 2021, PAGE 27368 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S00°09'18"E, 1496.49 FEET ALONG SAID EAST LINE OF THE W1/2 SE1/4 SW1/4 AND SAID WEST LINE OF PARCEL 21-84 TO A POINT; THENCE N89°51'12"W, 299.89 FEET TO A POINT; THENCE S65°00'00"W, 75.00 FEET TO A POINT; THENCE N89°51'12"W, 525.00 FEET TO A POINT; THENCE N00°38'42"E, 1344.65 FEET TO A POINT; THENCE N89°21'18"W, 50.00 FEET TO A POINT; THENCE S00°38'42"W, 1724.23 FEET TO A POINT; THENCE S89°51'12"E, 948.24 FEET TO A POINT ON SAID EAST LINE OF THE W1/2 NE1/4 NW1/4; THENCE S00°09'18"E, 508.43 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID NW1/4; THENCE S89°57'47"W, 654.98 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF SW1/4 NW1/4 OF SAID SECTION 16; THENCE S89°58'04"W, 1328.88 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 97.42 ACRES MORE OR LESS.

LAND AREAS

PARCEL '24-113'	(ACRES)
NW NW	1.06
SE NW	5.96
SW NW	3.00
TOTAL	10.02
PARCEL '24-114'	(ACRES)
NW NW	29.71
NE NW	16.73
SE NW	13.85
SW NW	37.13
TOTAL	97.42
BOUNDARY	(ACRES)
NW NW	30.77
NE NW	16.73
SE NW	19.81
SW NW	40.13
TOTAL	107.44

CERTIFICATIONS

PROFESSIONAL LAND SURVEYOR JEFFREY A. GADDIS 18381 IOWA

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.

November 18, 2024
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 1 - 2

RETURN TO:

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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

SCALE: 1"=2000' (11"x17")
SCALE: 1"=1000' (22"x34")
0' 1000' 2000'

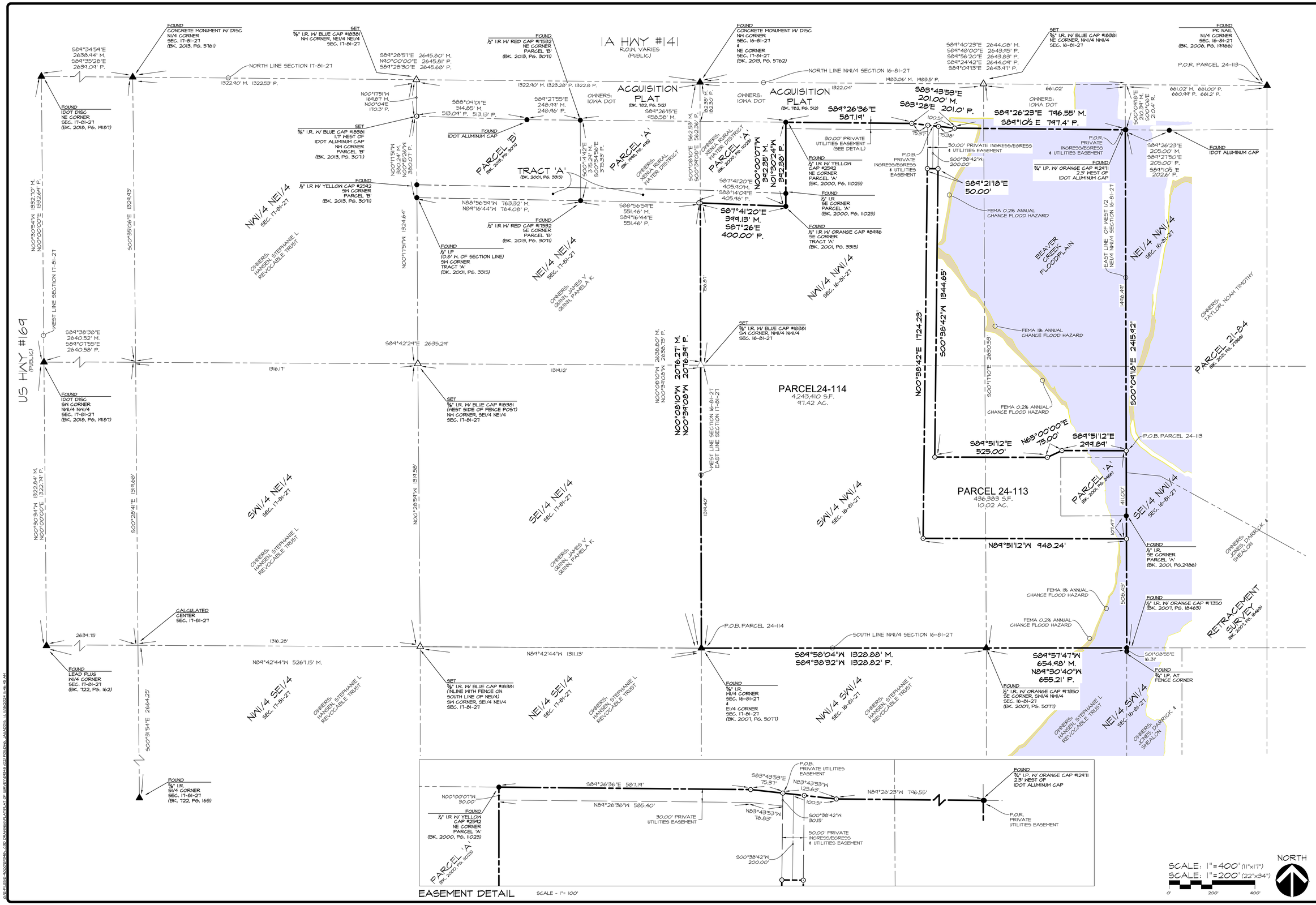
NORTH

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. ..
	2MD SUB. ..
	1ST SUB. .
DATE OF SURVEY:	NOV. 4, 2024
DESIGNED BY:	JAG
DRAWN BY:	LJH

PARCEL 24-113 & PARCEL 24-114 OF
NW1/4 SEC. 16-81-27
24192 141ST STREET, BOUTON, IA
COVER

q:\E-FILES\E-9000\E9348_c3d drawings\Plat\Plat of Survey\E9348 POS.dwg, 11/18/2024 11:46:34 AM, jagaddis, 1:1



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

DATE:	Nov. 19, 2024
	3RD SUB. ...
	2ND SUB. ...
	1ST SUB. ...
DATE OF SURVEY:	NOV. 4, 2024
DESIGNED BY:	JAG
DRAWN BY:	LJH

PARCEL 24-113 & PARCEL 24-114 OF NW1/4 SEC. 16-81-27

24192 141ST STREET, BOUTON, IA

PLAT OF SURVEY

SHEET 2 OF 2

E9348