

INDEX LEGEND	RESERVED FOR RECORDER	RESERVED FOR AUDITOR
LOCATION: SE 1/4 NE 1/4 & NE 1/4 SE 1/4 SECTION 33, T82N-R11W REQUESTED BY: JIM RABE PROPRIETOR: ESTATE OF HELEN L. RABE CO% EXECUTER JIM RABE PREPARED BY & RETURN TO - SURVEYOR: ATTN: LEO BONIFAZI PLS SCHNOOR BONIFAZI ENGINEERING & SURVEYING 431 - 5TH AVE. SW CEDAR RAPIDS, IA 52404 PH. 319-298-8888	Instrument #: 25-3545 09/18/2025 10:34:44 AM Total Pages: 2 EPS PLATS & SURVEYS Recording Fee: \$ 12.00 Transfer Tax: \$0 Lexa S. Speidel, Recorder, Benton County Iowa 	PARCEL <u>C</u> Designation Approved Date <u>9-18-25</u> Int. <u>JM</u>

PARCEL C
SE 1/4 NE 1/4 AND NE 1/4 SE 1/4
SECTION 33 - T82N - R11W
BENTON COUNTY, IOWA

PARCEL C - LEGAL DESCRIPTION

PARCEL C, PLAT OF SURVEY is that part of the Southeast Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 82 North, Range 11 West of the 5th P.M., Benton County, Iowa, further described as follows:

Beginning at the East Quarter corner of said Section 33;

thence South 1° 26' 15" East 277.69 feet along the East line of Northeast Quarter of the Southeast Quarter of said Section 33;

thence South 89° 34' 34" West 612.31 feet;

thence North 3° 54' 16" West 519.72 feet;

thence North 86° 09' 54" West 417.78 feet;

thence North 1° 13' 46" West 560.02 feet to a point of intersection with the South line of Parcel A of the Southeast Quarter of the Northeast Quarter of said Section 33 as filed for record in Book 9, Page 5661 in the Office of the Recorder of Benton County, Iowa;

thence North 88° 46' 17" East 1045.73 feet to a point of intersection with the East line of the Southeast Quarter of the Northeast Quarter of said Section 33;

thence South 1° 37' 46" East 846.98 feet along said East line to the point of beginning, containing 21.67 acres subject to easements, covenants and restrictions of record.

For the purpose of this survey the East line of the Northeast Quarter of the Southeast Quarter of said Section 33 is assumed to bear South 1° 26' 15" East.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- SECTION LINE
- EASEMENT LINE (R.O.W.)
- FOUND 5/8" REBAR
UNLESS OTHERWISE NOTED
- SET 5/8" IRON REBAR
W/ORANGE CAP NO. 13480
- (R)

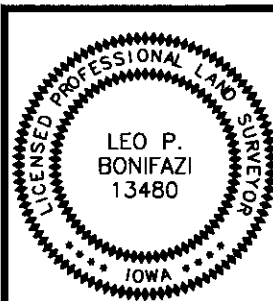
RECORD

1/4 LAND AREA TABLE

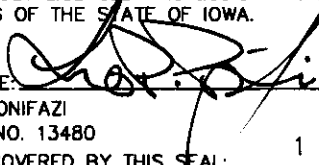
SE - NE NET	17.14 ACRES
SE - NE ROW	0.64 ACRES
SE - NE TOTAL	17.78 ACRES
NE - SE NET	3.68 ACRES
NE - SE ROW	0.21 ACRES
NE - SE TOTAL	3.89 ACRES
PARCEL C TOTAL	21.67 ACRES

DATE OF SURVEY:

8/19/2025



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.

SIGNATURE:  DATE: 9/15/2025
LEO P. BONIFAZI
LICENSE NO. 13480
SHEETS COVERED BY THIS SEAL: 1 OF 2 & 2 OF 2

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

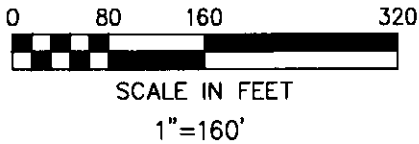
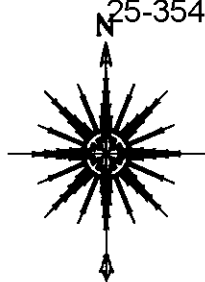
PARCEL C

SE 1/4 NE 1/4 AND NE 1/4 SE 1/4
SECTION 33 - T82N - R11W
BENTON COUNTY, IOWA

DRAWN: BONIFAZI
APPROVED: BONIFAZI
SCALE: N/A
DATE: 9/15/2025
PROJECT NO.: 25018

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)
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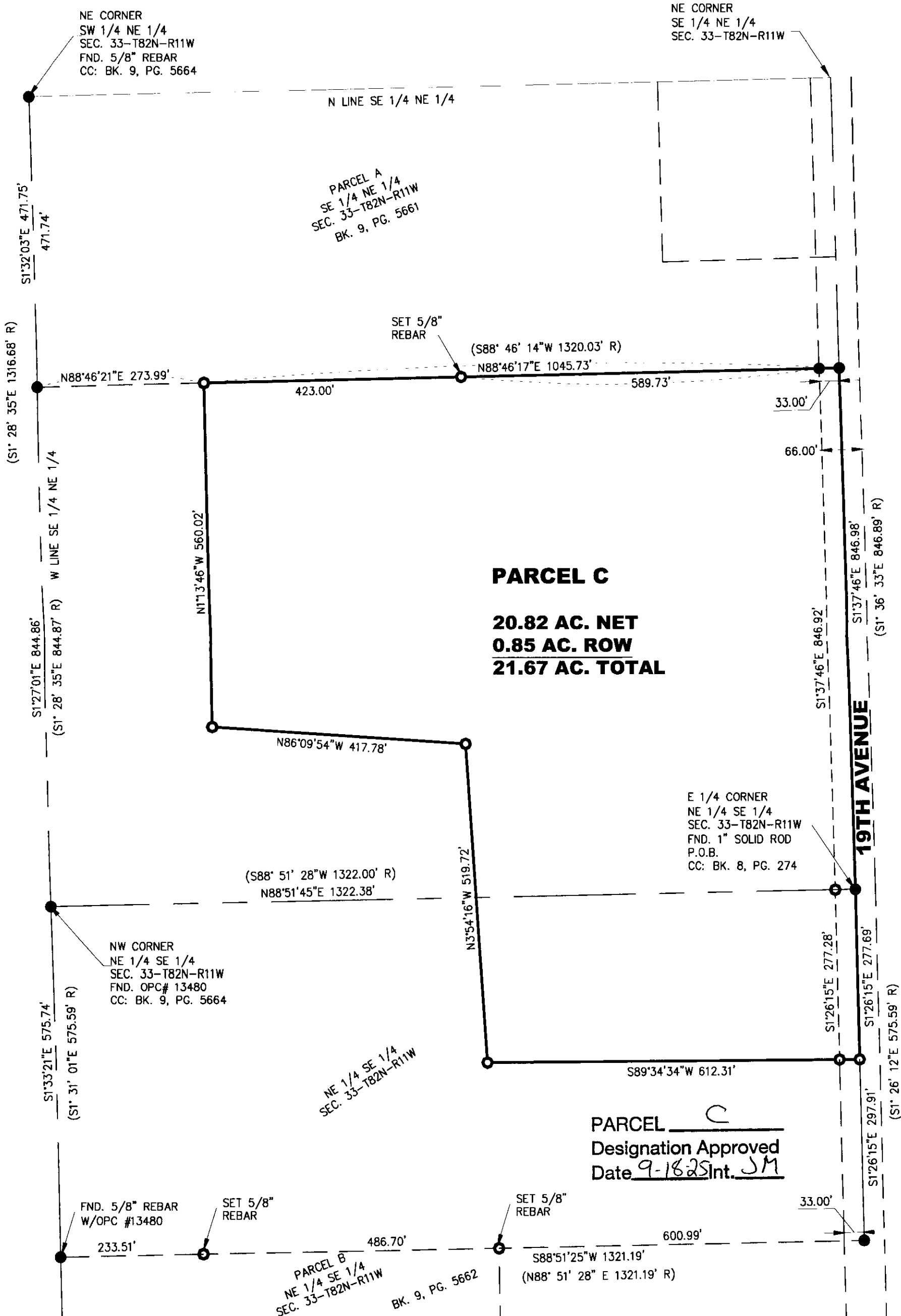




NE CORNER
SW 1/4 NE 1/4
SEC. 33-T82N-R11W
FND. 5/8" REBAR
CC: BK. 9, PG. 5664

NE CORNER
SE 1/4 NE 1/4
SEC. 33-T82N-R11W

PARCEL A
SE 1/4 NE 1/4
SEC. 33-T82N-R11W
BK. 9, PG. 5661



PARCEL C
20.82 AC. NET
0.85 AC. ROW
21.67 AC. TOTAL

PARCEL C
Designation Approved
Date 9-18-25 Int. JM

2
OF
2

PARCEL C
SE 1/4 NE 1/4 AND NE 1/4 SE 1/4
SECTION 33 - T82N - R11W
BENTON COUNTY, IOWA

DRAWN: BONIFAZI
APPROVED: BONIFAZI
SCALE: 1"=160'
DATE: 9/15/2025
PROJECT NO.: 25018

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