

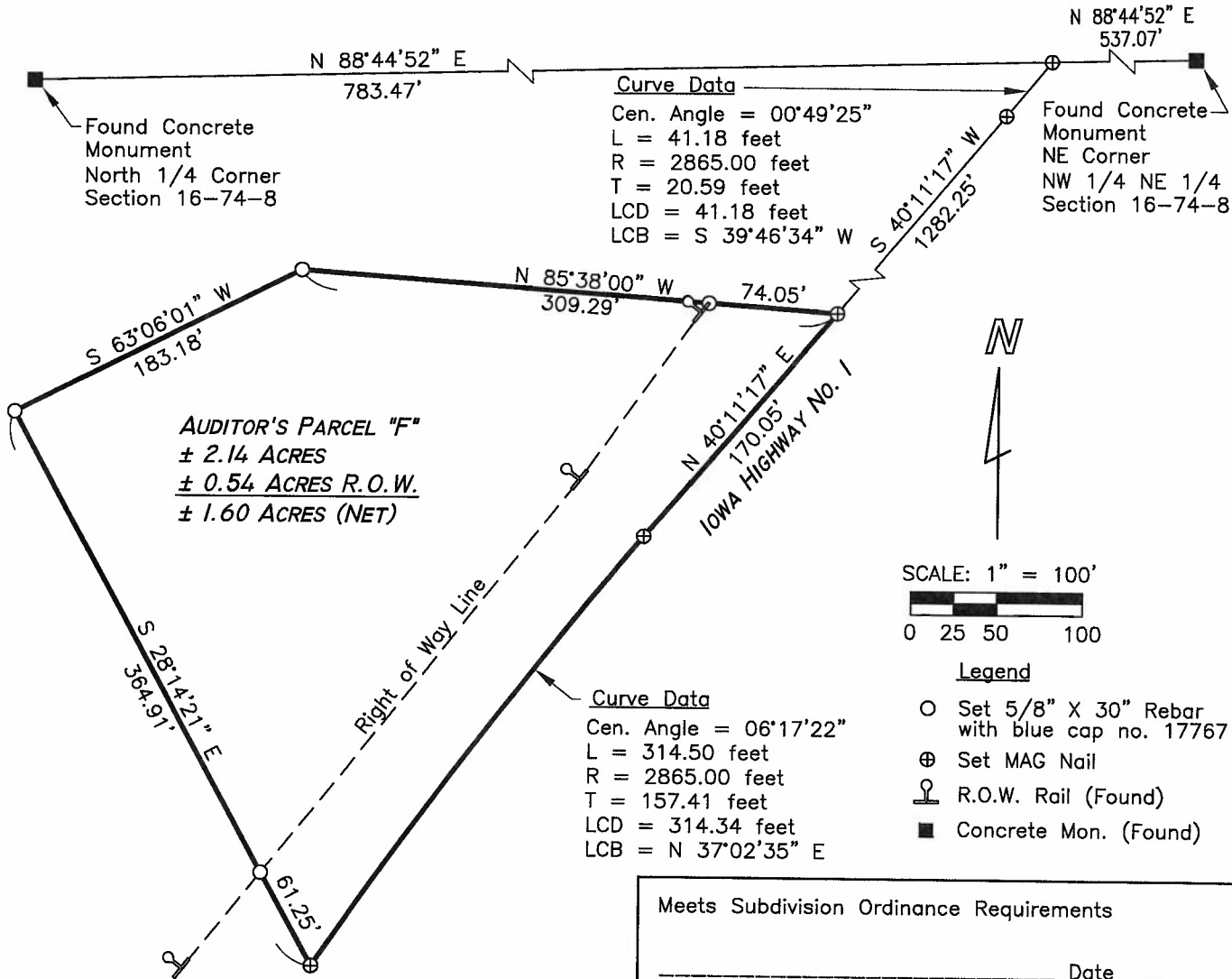
Index Legend

Location: Part of E 1/2 NW 1/4 Section 16-74N-8W
Requestor: Don Robertson
Proprietor: Larry D. Robertson
Surveyor: Kevin J. Kipp
Company: K & K Surveying - 401 E. McKinley Street
Mount Pleasant, Ia. 52641 - Tel. (319) 385-9838
Return To: Kevin J. Kipp at above address

PLAT OF SURVEY

Description: Auditor's Parcel "F" a parcel of land being part of the East Half of the Northwest Quarter of Section 16, Township 74 North, Range 8 West of the Fifth Principal Meridian, Washington County, Iowa and more particularly described as follows: Commencing at the North 1/4 Corner of said Section 16; thence North 88°44'52" East, a distance of 783.47 feet, coincident with the north line of the Northeast Quarter of said Section 16, to the center line of Iowa State Highway 1, said point being the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 2865.00 feet a central angle of 00°49'25", and a chord of 41.18 feet bearing South 39°46'34" West; thence Southwest along said curve, a distance of 41.18 feet, coincident with the center line of Iowa State Highway 1; thence South 40°11'17" West, a distance of 1282.25 feet, coincident with the center line of Iowa State Highway 1, to the POINT OF BEGINNING; thence North 85°38'00" West, a distance of 309.29 feet; thence South 63°06'01" West, a distance of 183.18 feet; thence South 28°14'21" East, a distance of 364.91 feet, to the center line of Iowa State Highway 1, said point being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 2865.00 feet a central angle of 06°17'22", and a chord of 314.34 feet bearing North 37°02'35" East; thence Northeast along said curve, a distance of 314.50 feet, coincident with the center line of Iowa State Highway 1; thence North 40°11'17" East, a distance of 170.05 feet, coincident with the center line of Iowa State Highway 1, to the POINT OF BEGINNING; said described tract containing 2.14 Acres, more or less, including 0.54 Acres, more or less, of road right of way along Iowa State Highway 1. Auditor's Parcel "F" being subject to all restrictions and easements of record.

Surveyor Notes: The basis of bearing is G.P.S. derived using single point initialization.



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 Land Surveyor under the laws of the State of Iowa.

Kevin J. Kipp, License number 17767
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

Date

Date of Survey:
3-19-2019

Sheet: 1 of 1