

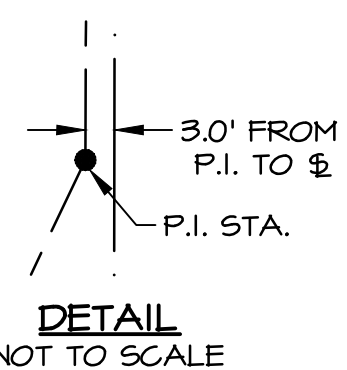
BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14

LEGEND

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- SET P.K. NAIL
- FOUND REBAR
- FOUND MAGNETIC NAIL
- FOUND CONCRETE MONUMENT
- ▲ FOUND STONE
- - - FENCE
- SANITARY CLEANOUT

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 25°23'36" W	77.20'
L2	N 88°16'41" W	43.64'
L3	N 88°16'41" W	112.16'
L4	N 25°59'56" E	67.42'
L5	N 44°28'47" E	102.40'
L6	N 34°17'53" E	92.74'
L7	N 12°20'05" E	93.91'
L8	N 89°57'36" W	164.95'

NOTE:
EASEMENTS NOT SHOWN



LAND DESCRIPTION - WEST

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 77 NORTH, RANGE 4 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°39'03" EAST 2192.83 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°02'24" WEST 914.66 FEET THENCE SOUTH 89°57'36" EAST 164.95 FEET; THENCE SOUTH 12°20'05" WEST 93.91 FEET; THENCE SOUTH 34°17'53" WEST 92.74 FEET; THENCE SOUTH 44°28'47" WEST 102.40 FEET; THENCE SOUTH 25°59'56" WEST 67.42 FEET; THENCE SOUTH 00°02'24" WEST 719.95 FEET TO THE NORTHERLY RIGHT-OF-WAY OF IOWA HIGHWAY 22; THENCE NORTH 77°54'07" WEST 2234.24 FEET ALONG THE NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 00°03'50" EAST 1481.85 FEET TO THE POINT OF BEGINNING. PARCEL 'D' CONTAINS 86.60 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

LAND DESCRIPTION - CENTER

THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING NORTH OF IOWA HIGHWAY 22, IN SECTION 9, TOWNSHIP 77 NORTH, RANGE 4 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. BEGINNING AT THE CENTER OF SECTION 9; THENCE 89°38'51" EAST 1317.85 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°03'51" WEST 2283.05 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO THE NORTHERLY RIGHT-OF-WAY OF IOWA HIGHWAY 22; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: NORTH 88°16'41" WEST 112.16 FEET; THENCE NORTH 77°54'53" WEST 1689.48 FEET; THENCE NORTH 00°02'24" EAST 719.95 FEET; THENCE NORTH 25°59'56" EAST 67.42 FEET; THENCE NORTH 44°28'47" EAST 102.40 FEET; THENCE NORTH 34°17'53" EAST 92.74 FEET; THENCE NORTH 12°20'05" EAST 93.91 FEET; THENCE NORTH 89°57'36" WEST 164.95 FEET; THENCE NORTH 00°02'24" EAST 914.66 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°39'03" EAST 439.06 FEET TO THE POINT OF BEGINNING. PARCEL 'E' CONTAINS 85.00 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

LAND DESCRIPTION - EAST

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 77 NORTH, RANGE 4 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, LYING NORTH OF IOWA HIGHWAY 22 EXCEPT THE FORMER RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD. BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE SOUTH 00°05'18" WEST 1920.59 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER TO THE NORTHWESTERLY RIGHT-OF-WAY OF DAVIS AVENUE EXTENDED AND THE FORMER RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AS DESCRIBED AT BOOK 203, PAGE 96 IN THE OFFICE OF RECORDER MUSCATINE COUNTY, IOWA; THENCE SOUTH 25°23'36" WEST 620.68 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF IOWA HIGHWAY 22; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: NORTH 78°29'51" WEST 1028.29 FEET; THENCE NORTH 88°16'41" WEST 43.64 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00°03'51" EAST 2283.05 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°38'51" EAST 1317.85 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING. PARCEL 'F' CONTAINS 70.87 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

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.

Gary W. Whitacre
Date _____ Reg. No. 10316
My license renewal date is December 31, 2021



Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE
REQUESTOR(S): CRAIG A. MEACHAM
REQUESTOR: CRAIG MEACHAM
LOCATION: PART OF THE SW 1/4 & PART OF THE SE 1/4 OF SEC. 9, T77N, R4W IN MUSCATINE COUNTY, IOWA
SURVEY TYPE: PLAT OF SURVEY

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
4-T77N-R4W	??	1"=200'	JRM	GWH	04/22/21	064021
REV:	0				0640 SURVEY.DWG	SHEET 1 OF 1