

LOCATION: S.E. 1/4 S.E. 1/4
SEC27 T81N R5E

REQUESTER: CHRIS RICHARD
2245 EAST BLUEGRASS ROAD
MT PLEASANT, IOWA 52641

PROPRIETOR: DAVID LARSEN
P.O. BOX 260
DEWITT, IOWA 52742-0260

SURVEYOR: DOUGLAS M. HINKLE, PLS

SURVEYOR COMPANY: HINKLE SURVEYING

RETURN TO: HINKLE SURVEYING
1117 SPRINGBROOK LANE
DEWITT, IA 52742
PHONE (563) 219-1087

Project Name: LARSEN SURVEY
Project #: 22-2373

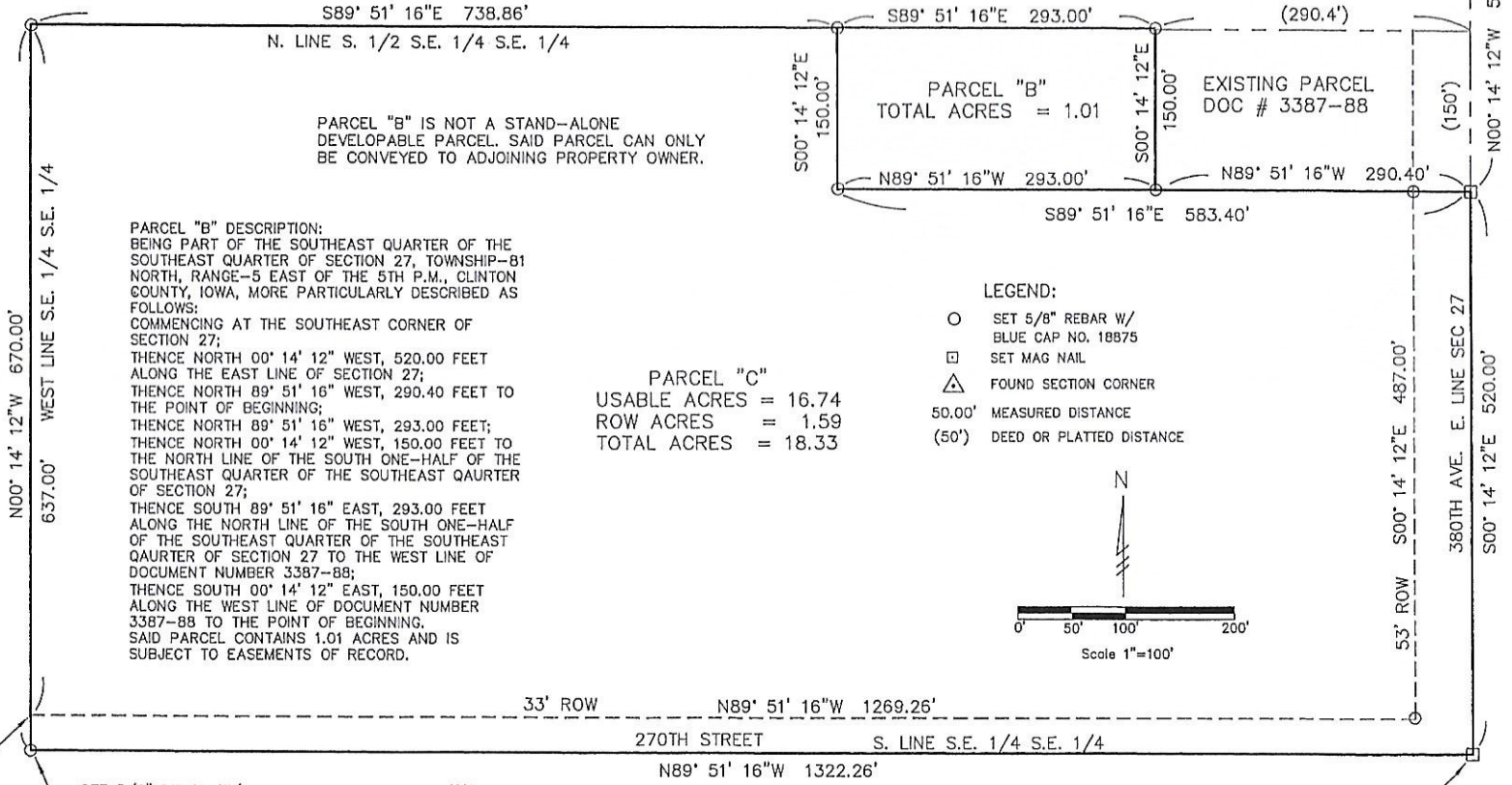
PARCEL "B" DESCRIPTION:
BEING PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP-81
NORTH, RANGE-5 EAST OF THE 5TH P.M., CLINTON
COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION
27;
THENCE NORTH 89° 51' 16" WEST, 1322.28 FEET
ALONG THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION
27 TO THE SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 27;
THENCE NORTH 00° 14' 12" WEST, 670.00 FEET
ALONG THE WEST LINE OF SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 27;
THENCE SOUTH 89° 51' 16" EAST, 738.86 FEET
ALONG THE NORTH LINE OF THE SOUTH ONE-HALF
OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 27;
THENCE SOUTH 00° 14' 12" EAST, 150.00 FEET;
THENCE SOUTH 89° 51' 16" EAST, 583.40 FEET TO
THE EAST LINE OF SECTION 27;
THENCE SOUTH 00° 14' 12" EAST, 520.00 FEET
ALONG THE EAST LINE OF SECTION 27 TO THE
POINT OF BEGINNING.
SAID PARCEL CONTAINS 18.33 ACRES AND IS
SUBJECT TO EASEMENTS OF RECORD.

PARCEL "B" DESCRIPTION:
BEING PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP-81
NORTH, RANGE-5 EAST OF THE 5TH P.M., CLINTON
COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF
SECTION 27;
THENCE NORTH 00° 14' 12" WEST, 520.00 FEET
ALONG THE EAST LINE OF SECTION 27;
THENCE NORTH 89° 51' 16" WEST, 290.40 FEET TO
THE POINT OF BEGINNING;
THENCE NORTH 89° 51' 16" WEST, 293.00 FEET;
THENCE NORTH 00° 14' 12" WEST, 150.00 FEET TO
THE NORTH LINE OF THE SOUTH ONE-HALF OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 27;
THENCE SOUTH 89° 51' 16" EAST, 293.00 FEET
ALONG THE NORTH LINE OF THE SOUTH ONE-HALF
OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 27 TO THE WEST LINE OF
DOCUMENT NUMBER 3387-88;
THENCE SOUTH 00° 14' 12" EAST, 150.00 FEET
ALONG THE WEST LINE OF DOCUMENT NUMBER
3387-88 TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1.01 ACRES AND IS
SUBJECT TO EASEMENTS OF RECORD.

PLAT OF SURVEY

BEING PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF
SECTION 27, TOWNSHIP-81 NORTH, RANGE-5 EAST
OF THE 5TH P.M., CLINTON COUNTY, IOWA

FOUND PK NAIL
N.E. COR. SEC. 27
PER DOC # 3429-96

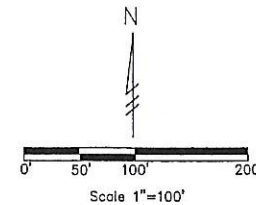


PARCEL "B" IS NOT A STAND-ALONE
DEVELOPABLE PARCEL. SAID PARCEL CAN ONLY
BE CONVEYED TO ADJOINING PROPERTY OWNER.

LEGEND:

- SET 5/8" REBAR W/
BLUE CAP NO. 18875
- SET MAG NAIL
- △ FOUND SECTION CORNER
- 50.00' MEASURED DISTANCE
- (50') DEED OR PLATTED DISTANCE

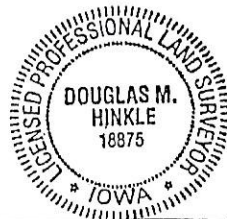
PARCEL "C"
USABLE ACRES = 16.74
ROW ACRES = 1.59
TOTAL ACRES = 18.33



NO POINT SET. CORNER IS IN
THE LEANING WOOD FENCE POST

SET 5/8" REBAR W/
BLUE CAP NO. 18875
S.W. COR. S.E. 1/4
S.E. 1/4 SEC. 27

SET MAG NAIL
S.E. COR. SEC. 27



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.

D. M. Hinkle DATE: 7/21/2022

DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 18875
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL, SHEET 1 OF 1

This plat meets Subdivision and Zoning Ordinance requirements for
Clinton County Iowa.

Clinton County Zoning Administrator