

NANCY L. BOOTEN, RECORDER  
LEE COUNTY Iowa

**INDEX LEGEND**

LOCATION: PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 27, T67N, R5W, LEE COUNTY, IOWA

REQUESTOR: FORT MADISON PARTNERS

PROPRIETORS: B&H WAREHOUSING, INC. / PHILIP AND FRANCES SCHMITZ

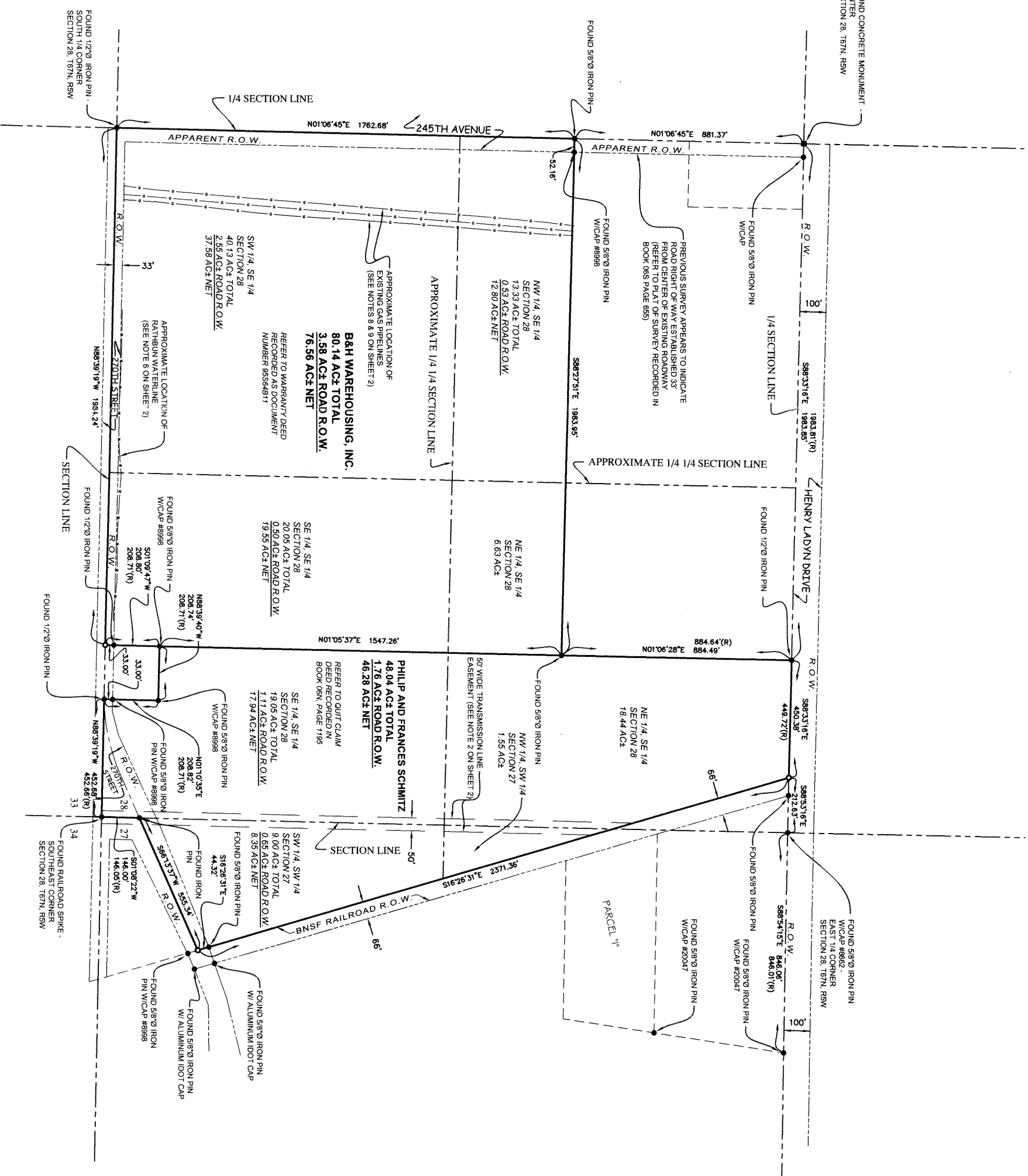
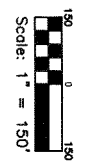
SURVEYOR: ADAM J. GERDES

COMPANY: KLINGNER & ASSOCIATES, P.C.  
610 N. 4TH ST., SUITE 100  
BURLINGTON, IA 52601  
ajg@klingner.com / (319-752-3603)

RETURN TO: ADAM J. GERDES AT ABOVE ADDRESS

○ INDICATES 1/2" X 24" IRON PIN  
w/CAP #24090 SET

(R) INDICATES RECORDED DISTANCE  
UNLESS OTHERWISE NOTED



PROPRIETORS: B&H WAREHOUSING, INC. / PHILIP G. AND FRANCES L. SCHMITZ

RETRACEMENT PLAT OF SURVEY REQUESTED BY FORT MADISON PARTNERS

DATE	05/14/21
PROJECT NO.	7083-4
SHEET NO.	21-2001
TOTAL SHEETS	20

KLINGNER & ASSOCIATES, P.C.  
610 N. 4TH ST., SUITE 100  
BURLINGTON, IOWA 52601  
www.klingner.com  
Phone: 319.752.3603

**RECORDED DESCRIPTION: (PHILLIP G. AND FRANCES L. SCHMITZ)**

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 28, THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 27, LYING WESTERLY OF THE RIGHT OF WAY OF THE C.B.&Q. RAILROAD; ALL IN TOWNSHIP 67 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA EXCEPTING THEREFROM:

COMMENCING, AS A POINT OF REFERENCE, AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;  
 THENCE N89°47'50"W 452.66' ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;  
 THENCE CONTINUING N89°47'50"W 208.71' TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER;  
 THENCE N00°00'30"W 208.71' ALONG SAID WEST LINE;  
 THENCE S89°47'50"E 208.71';  
 THENCE S00°00'30"E 208.71' TO THE POINT OF BEGINNING CONTAINING 1.00 ACRES, MORE OR LESS, INCLUDING 0.16 ACRES, MORE OR LESS, LYING WITHIN THE EXISTING COUNTY ROAD EASEMENT.

AND

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 67 NORTH, RANGE 5 WEST OF THE 5TH P.M., LEE COUNTY, IOWA;  
 THENCE N00°57'30"E (ASSUMED BEARING FOR THIS DESCRIPTION) 146.05' ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE CENTERLINE OF AN EXISTING PUBLIC ROAD AS NOW ESTABLISHED;  
 THENCE N66°02'45"E 556.74' ALONG SAID CENTERLINE TO A POINT ON THE WESTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY;  
 THENCE S16°37'15"E 400.89' ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;  
 THENCE N88°53'45"W 626.02' TO THE POINT OF BEGINNING, CONTAINING 3.59 ACRES, MORE OR LESS, INCLUDING 1.27 ACRES, MORE OR LESS, LYING WITHIN THE EXISTING PUBLIC ROAD EASEMENT.  
 ALL THE ABOVE SUBJECT TO EASEMENTS OF RECORD.

**RECORDED DESCRIPTION: (B&H WAREHOUSING, INC.)**

THE SOUTH 2/3 OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 67 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, CONTAINING 53 1/3 ACRES, MORE OR LESS;

AND

THE SOUTH 26 2/3 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 67 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA.

**NOTES:**

1. REFER TO EASEMENT TO UNION ELECTRIC COMPANY OF MISSOURI RECORDED OCTOBER 21, 1952 IN BOOK 45, PAGE 547 IN THE OFFICE OF THE LEE COUNTY RECORDER.
2. REFER TO EASEMENT TO UNION ELECTRIC COMPANY OF MISSOURI RECORDED JUNE 6, 1956 IN BOOK 127, PAGE 176 IN THE OFFICE OF THE LEE COUNTY RECORDER.
3. REFER TO EASEMENT FOR PUBLIC HIGHWAY TO LEE COUNTY, IOWA DATED FEBRUARY 28, 1997 AND FILED FOR RECORD IN FT. MADISON ON APRIL 22, 1997 AT MICROFICHE CARD 1997S-24, A-1 AND IN KEOKUK ON MARCH 26, 1997 AT MICROFICHE CARD 1997N-39, D-1.
4. REFER TO POLE LINE EASEMENT TO UNION ELECTRIC POWER COMPANY FILED FOR RECORD AUGUST 4, 1947 AND RECORDED IN LAND DEED RECORD 116, PAGE 18 IN THE OFFICE OF THE LEE COUNTY RECORDER.
5. REFER TO EASEMENT TO UNION ELECTRIC COMPANY OF MISSOURI FILED FOR RECORD MARCH 13, 1959 IN TOWN LOT DEED RECORD 133, PAGE 154 IN THE OFFICE OF THE LEE COUNTY RECORDER.
6. REFER TO RIGHT OF WAY EASEMENT TO RATHBUN REGIONAL WATER ASSOCIATION, INC. FILED FOR RECORD NOVEMBER 28, 1988 AT MICROFICHE CARD 1989S-72, D-3 IN THE OFFICE OF THE LEE COUNTY RECORDER.
7. REFER TO EASEMENT AND OPTION TO US WEST COMMUNICATIONS, INC. FILED FOR RECORD FEBRUARY 4, 1993 AT MICROFICHE CARD 1993S-9, B-6 IN THE OFFICE OF THE LEE COUNTY RECORDER.
8. REFER TO RIGHT OF WAY CONTRACT TO MICHIGAN-WISCONSIN PIPE LINE CO. FILED FOR RECORD FEBRUARY 7, 1949 IN BOOK 111, PAGE 617 IN THE OFFICE OF THE LEE COUNTY RECORDER.
9. REFER TO RIGHT OF WAY CONTRACT TO MICHIGAN-WISCONSIN PIPE LINE CO. FILED FOR RECORD FEBRUARY 7, 1949 IN BOOK 111, PAGE 626 IN THE OFFICE OF THE LEE COUNTY RECORDER.

DRAWING: B55 CHECKED: <b>AKS</b> <b>KLINGSTUBER ASSOCIATES, P.C.</b> Engineers • Architects • Surveyors Burlington, Iowa 101 N. 4th Street, Suite 204 52601-2001	BOOK: 301 PAGE: 48 NO.	REASONS: RETRACEMENT PLAT OF SURVEY REQUESTED BY FORT MADISON PARTNERS	BY: <b>AKS</b> DATE: 08/14/21 7085-4 21-2001 3/26/21
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