

INDEX LEGEND	
LOCATION:	RINGGOLD COUNTY SEC. 26, T-68-N, R-28-W PARCEL "B", "C", & "D"
PROPRIETOR:	PAUL C. DYKSTRA & NANCY K. DYKSTRA
REQUESTED BY:	CHRIS RICHARD OF STEFFES GROUP
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

Instr. Number: 2022-00001285
 Ringgold County, Iowa
 Kisha Martin - Recorder
 Recorded: 10/12/2022 at 8:33:01.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 BK: 8 PG: 370



806 Wyoming Ave., Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (NAD83 ZONE 12 RED OAK-OTTUMWA)

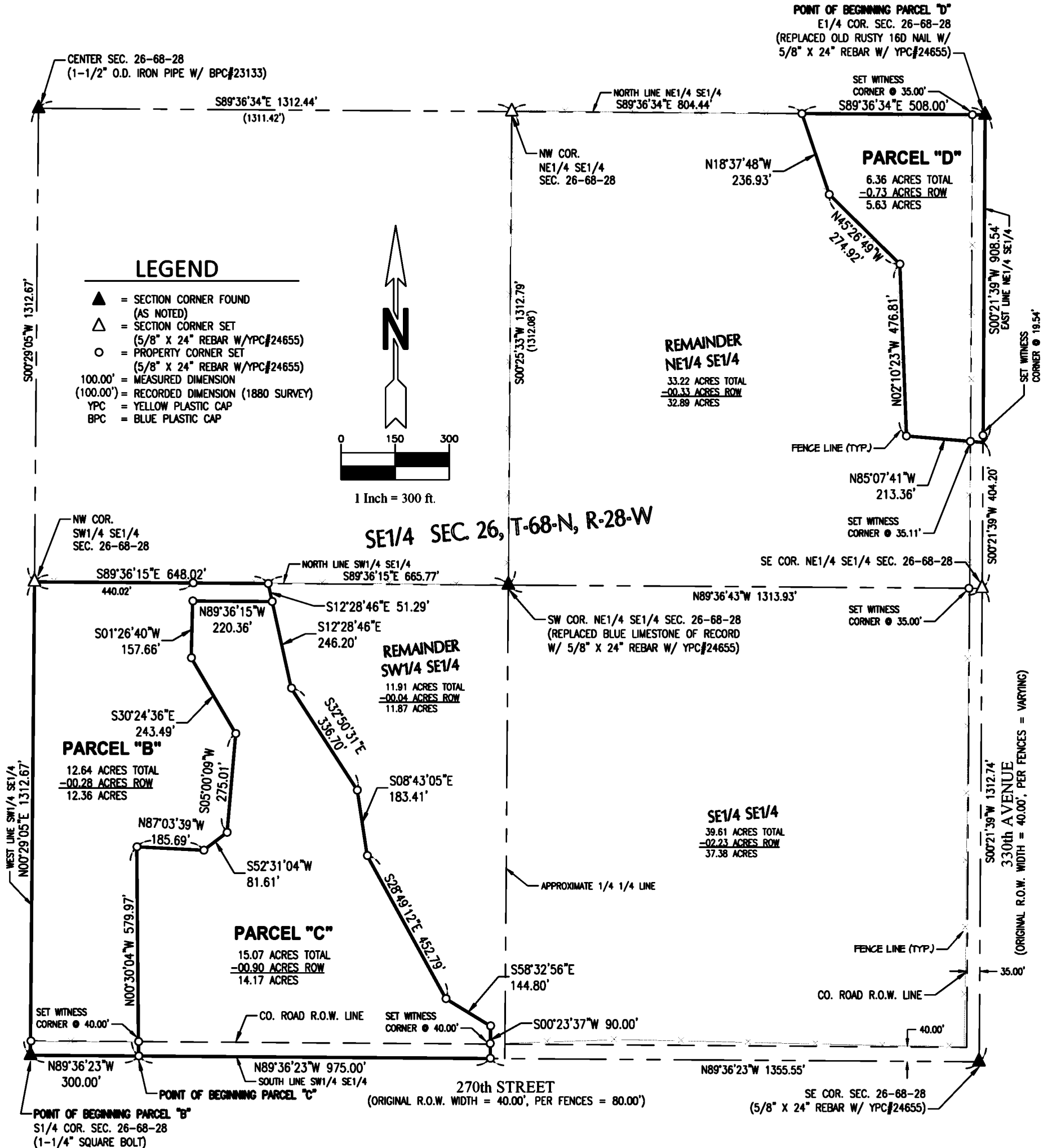
FIELD WORK COMPLETED; OCTOBER 10, 2022

PLAT OF SURVEY

PARCEL "B", "C", & "D"
 SEC. 26, T-68-N, R-28-W,
 RINGGOLD COUNTY, IOWA

DESCRIPTIONS & SURVEYOR'S NOTES:

SEE SHEET 2 OF 2

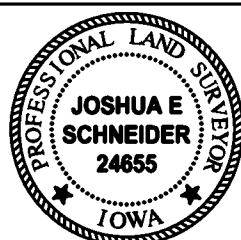


SURVEY FOR: STEFFES GROUP % CHRIS RICHARD, 2245 E. BLUEGRASS RD., MT. PLEASANT, IA 52641

SHEET 1 OF 2

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.

Joshua E. Schneider 10-10-2022
 Joshua E. Schneider, P.L.S. Date
 License number: 24655
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 OF 2



STEFFES GROUP
PARCEL "B", "C", & "D"
SEC. 26, T-68-N, R-28-W,
RINGGOLD COUNTY, IA

FLD.BK. 1025

PROJ.NO. 6022811



PLAT OF SURVEY

DESCRIPTION PARCEL "B" SEC. 26, T-68-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 68 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN RINGGOLD COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1-1/4" BOLT AT THE S1/4 CORNER OF SAID SECTION 26, THENCE N00°29'05"E ALONG THE WEST LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 1312.67' TO A 5/8" REBAR AT THE NW CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26, THENCE S89°36'15"E ALONG THE NORTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 648.02' TO A 5/8" REBAR, THENCE S12°28'46"E A DISTANCE OF 51.29' TO A 5/8" REBAR, THENCE N89°36'15"W A DISTANCE OF 220.36' TO A 5/8" REBAR, THENCE S01°26'40"W A DISTANCE OF 157.66' TO A 5/8" REBAR, THENCE S30°24'36"E A DISTANCE OF 243.49' TO A 5/8" REBAR, THENCE S05°00'09"W A DISTANCE OF 275.01' TO A 5/8" REBAR, THENCE S52°31'04"W A DISTANCE OF 81.61' TO A 5/8" REBAR, THENCE N87°03'39"W A DISTANCE OF 185.69' TO A 5/8" REBAR, THENCE S00°30'04"E A DISTANCE OF 579.97' TO A 5/8" REBAR ON THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26, THENCE N89°36'23"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 300.00' TO THE POINT OF BEGINNING, CONTAINING 12.64 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION PARCEL "C" SEC. 26, T-68-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 68 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN RINGGOLD COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1-1/4" BOLT AT THE S1/4 CORNER OF SAID SECTION 26, THENCE S89°36'23"E ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 300.00' TO A 5/8" REBAR AT THE POINT OF BEGINNING, THENCE N00°30'04"W A DISTANCE OF 579.97' TO A 5/8" REBAR, THENCE S87°03'39"E A DISTANCE OF 185.69' TO A 5/8" REBAR, THENCE N52°31'04"E A DISTANCE OF 81.61' TO A 5/8" REBAR, THENCE N05°00'09"E A DISTANCE OF 275.01' TO A 5/8" REBAR, THENCE N30°24'36"W A DISTANCE OF 243.49' TO A 5/8" REBAR, THENCE N01°26'40"E A DISTANCE OF 157.66' TO A 5/8" REBAR, THENCE S89°36'15"E A DISTANCE OF 220.36' TO A 5/8" REBAR, THENCE S12°28'46"E A DISTANCE OF 246.20' TO A 5/8" REBAR, THENCE S32°50'31"E A DISTANCE OF 336.70' TO A 5/8" REBAR, THENCE S08°43'05"E A DISTANCE OF 183.41' TO A 5/8" REBAR, THENCE S28°49'12"E A DISTANCE OF 452.79' TO A 5/8" REBAR, THENCE S58°32'56"E A DISTANCE OF 144.80' TO A 5/8" REBAR, THENCE S00°23'37"W A DISTANCE OF 90.00' TO A 5/8" REBAR ON THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26, THENCE N89°36'23"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 975.00' TO THE POINT OF BEGINNING, CONTAINING 15.07 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION PARCEL "D" SEC. 26, T-68-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 68 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN RINGGOLD COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" REBAR AT THE E1/4 CORNER OF SAID SECTION 26, THENCE S00°21'39"W ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 908.54', THENCE N85°07'41"W A DISTANCE OF 213.36' TO A 5/8" REBAR, THENCE N02°10'23"W A DISTANCE OF 476.81' TO A 5/8" REBAR, THENCE N45°26'49"W A DISTANCE OF 274.92' TO A 5/8" REBAR, THENCE N18°37'48"W A DISTANCE OF 236.93' TO A 5/8" REBAR ON THE NORTH LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 26, THENCE S89°36'34"E ALONG THE NORTH LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 508.00' TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

THE PURPOSE OF THE SURVEY OF PARCEL "D" IS STATED BY THE FOLLOWING.

IN TRYING TO RETRACE THE LINES AS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 279 AT PAGE 579, I FOUND LARGE AND OMITTED ERRORS IN DISTANCES AND DIRECTIONS CREATING A DESCRIPTION THAT MATHEMATICALLY DOES NOT CLOSE, THEREFOR MAKING THE DESCRIPTION AMBIGUOUS. IT'S MY OPINION THAT THE AUTHOR OF THE DEED INTENTIONS WERE TO FOLLOW AN EXISTING FENCE. HENCE THE DESCRIPTION OF PARCEL "D" WAS CREATED.

STEFFES GROUP PARCEL "B", "C", & "D" SEC. 26, T-68-N, R-28-W, RINGGOLD COUNTY, IA	
FLD.BK. 1025	PROJ.NO. 6022811