

INDEX LEGEND	
LOCATION:	RINGGOLD COUNTY SEC. 35, T-68-N, R-28-W NE1/4 NW1/4
PROPRIETOR:	LKD CATTLE CO.
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: 2022-00001215  
 Ringgold County, Iowa  
 Kisha Martin - Recorder  
 Recorded: 9/23/2022 at 2:06:31.0 PM  
 County Recording Fee: \$7.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$10.00  
 Revenue Tax:  
 BK: 8 PG: 366



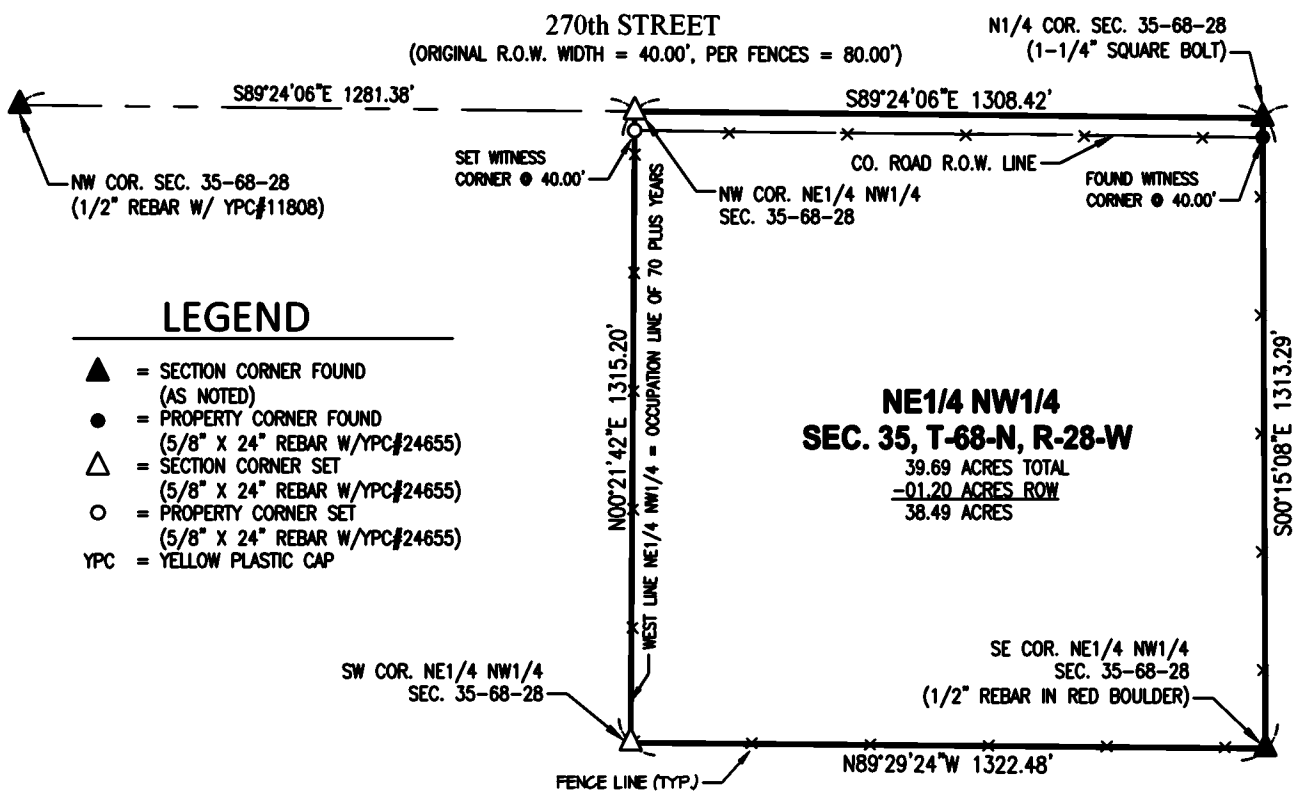
806 Wyoming Ave., Creston, Ia 50801 Phone: (641)782-4005

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

FIELD WORK COMPLETED; SEPTEMBER 21, 2022

## RETRACEMENT SURVEY

**NE1/4 NW1/4  
 SEC. 35, T-68-N, R-28-W,  
 RINGGOLD COUNTY, IOWA**



### LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- = PROPERTY CORNER FOUND (5/8" X 24" REBAR W/YPC#24655)
- △ = SECTION CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- YPC = YELLOW PLASTIC CAP

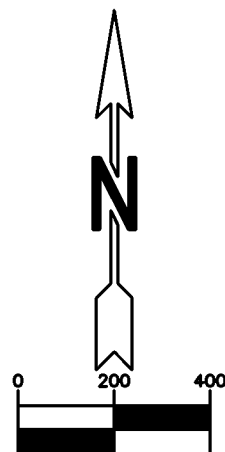
**NE1/4 NW1/4  
 SEC. 35, T-68-N, R-28-W**  
 39.69 ACRES TOTAL  
 -01.20 ACRES ROW  
 38.49 ACRES

### DESCRIPTION:

THE NE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 68 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN RINGGOLD COUNTY, IOWA, CONTAINING 39.69 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

### SURVEYOR'S NOTES:

VERIFIED LOCATION OF THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 35 BY REVIEWING HISTORICAL AERIAL PHOTOS FROM THE 1950'S AND 1960'S AND COUNTY ROAD PLANS "2172 (1)" FROM 1952. THEY APPEAR TO MATCH CLOSELY WITH PRESENT FENCE. BY USING PLSS METHODS, THIS METHOD WOULD HAVE CREATED A LINE ROUGHLY 15' TO 20' EAST OF ESTABLISHED LINE. FOUND NO RECORD OF HOW LINE WAS ESTABLISHED OR MONUMENTED. THEREFOR ACCEPTED ANCIENT FENCE CORNERS IN PLACE AS BEST EVIDENCE OF LOCATION OF LINE.



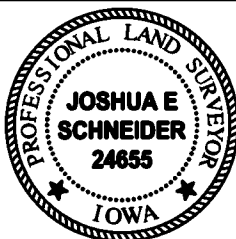
1 Inch = 400 ft.

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

SHEET 1 OF 1

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* 9-22-2022  
 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 1



**STEFFES GROUP  
 NE1/4 NW1/4  
 SEC. 35, T-68-N, R-28-W,  
 RINGGOLD COUNTY, IA**

FLD.BK. 1025

PROJ.NO. 6022810