

INDEX LEGEND	
LOCATION:	RINGGOLD COUNTY SEC. 35, T-68-N, R-28-W PARCEL "B"
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: 2022-00001214
 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: 365



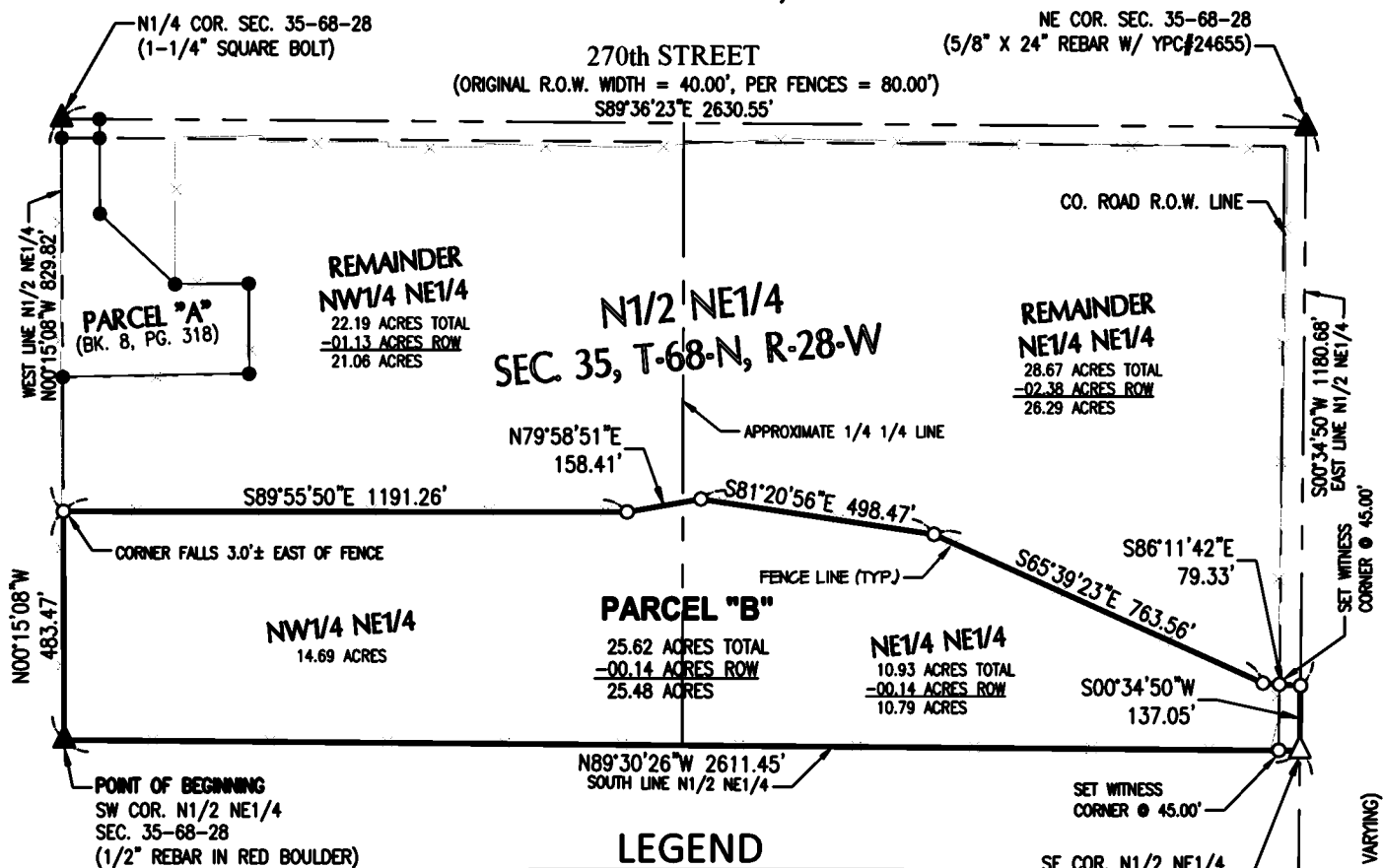
806 Wyoming Ave., Creston, Ia 50801 Phone: (641)782-4005

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

FIELD WORK COMPLETED; SEPTEMBER 20, 2022

PLAT OF SURVEY

PARCEL "B" SEC. 35, T-68-N, R-28-W, RINGGOLD COUNTY, IOWA



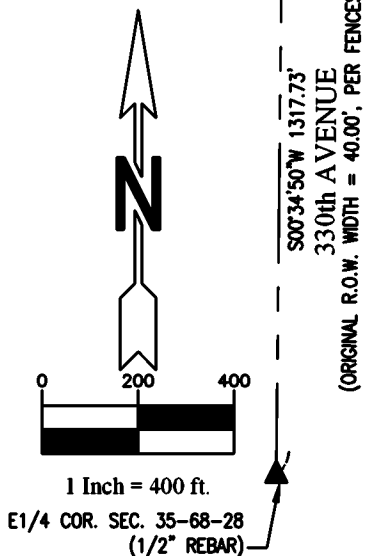
LEGEND

- ▲ = 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

DESCRIPTION PARCEL "B" SEC. 35, T-68-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE N1/2 OF THE NE1/4 OF SECTION 35, TOWNSHIP 68 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN RINGGOLD COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR IN A RED BOULDER AT THE SW CORNER OF THE N1/2 OF THE NE1/4 OF SAID SECTION 35, THENCE N00°15'08"W ALONG THE WEST LINE OF THE N1/2 OF THE NE1/4 OF SAID SECTION 35 A DISTANCE OF 483.47' TO A 5/8" REBAR, THENCE S89°55'50"E A DISTANCE OF 1191.26' TO A 5/8" REBAR, THENCE N79°58'51"E A DISTANCE OF 158.41' TO A 5/8" REBAR, THENCE S81°20'56"E A DISTANCE OF 498.47' TO A 5/8" REBAR, THENCE S65°39'23"E A DISTANCE OF 763.56' TO A 5/8" REBAR, THENCE S86°11'42"E A DISTANCE OF 79.33' TO A 5/8" REBAR ON THE EAST LINE OF THE N1/2 OF THE NE1/4 OF SAID SECTION 35, THENCE S00°34'50"W ALONG THE EAST LINE OF THE N1/2 OF THE NE1/4 OF SAID SECTION 35 A DISTANCE OF 137.05' TO A 5/8" REBAR AT THE SE CORNER OF THE N1/2 OF THE NE1/4 OF SAID SECTION 35, THENCE N89°30'26"W ALONG THE SOUTH LINE OF THE N1/2 OF THE NE1/4 OF SAID SECTION 35 A DISTANCE OF 2611.45' TO THE POINT OF BEGINNING, CONTAINING 25.62 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

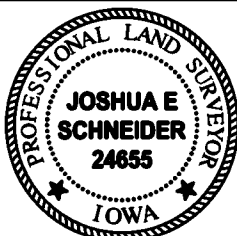


SURVEY FOR: STEFFES GROUP % CHRIS RICHARD, 2245 E. BLUEGRASS RD., MT. PLEASANT, IA 52641

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
 PARCEL "B"
 SEC. 35, T-68-N, R-28-W,
 RINGGOLD COUNTY, IA**

FLD.BK. 1025

PROJ.NO. 6022810