

COUNTY: Buchanan
 SECTION 18, T 87 N, R 7 W
 ALIQUOT PART: NW 1/4-NW 1/4

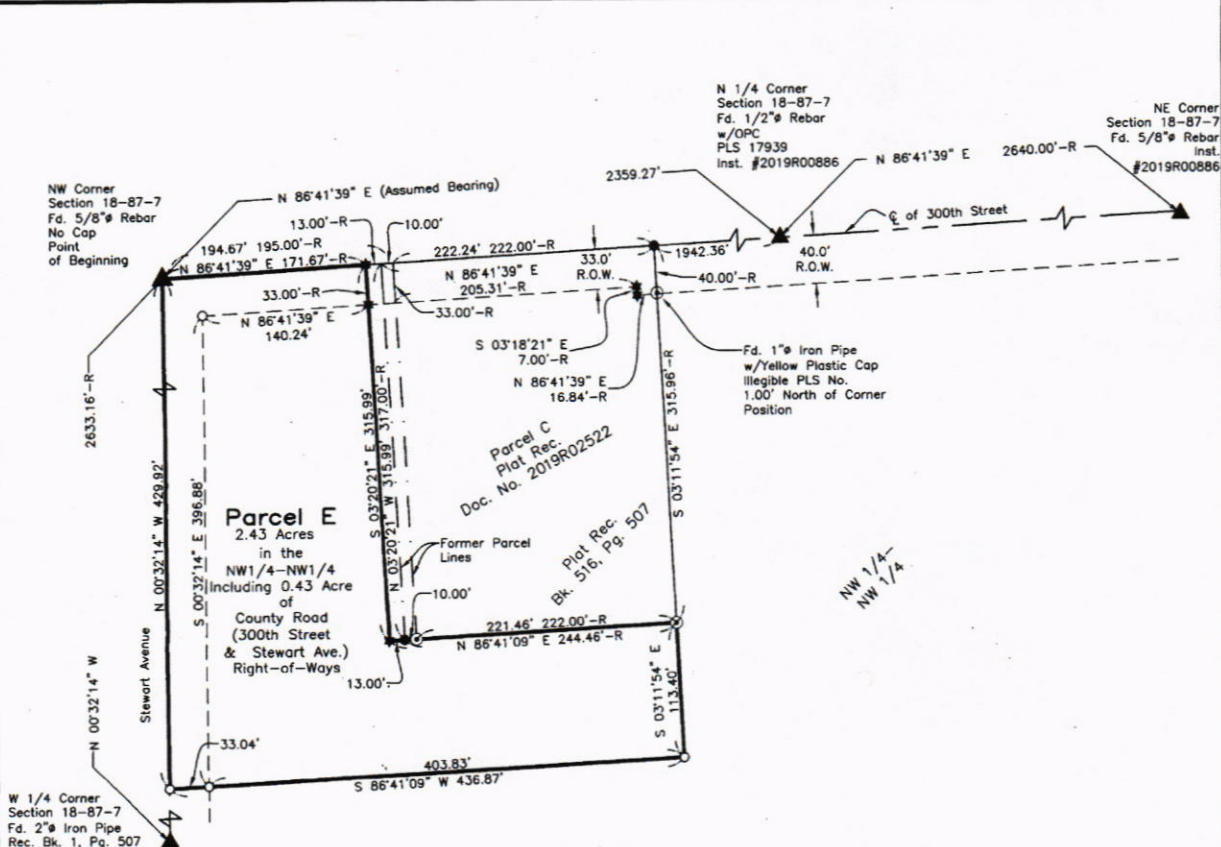
CITY:
 SURVEY: Parcel E
 BLOCK: LOTS:
 PROPRIETOR: Walter Peyton Trust &
 Walter Dean Peyton Trust
 REQUESTED BY: Roger Peyton
 SURVEYOR: Randy Rattenborg
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

Instrument #: 2023R01488
 06/05/2023 09:47:27 AM Total Pages: 1
 EPS PLATS & SURVEY
 Recording Fee: \$7.00 Transfer Tax: \$0
 Michelle Mangrich, Recorder, Buchanan County Iowa



PLAT OF SURVEY

Parcel E; in the Northwest Quarter of the Northwest Quarter Section 18, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa



Parcel E; in the Northwest Quarter of the Northwest Quarter Section 18, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of said Section;

Thence North 86°41'39" East (Assumed Bearing), 171.67 feet along the North Line of said Section to the West Line of Parcel C Recorded in Document Number 2019R02522 on file at the Buchanan County Recorder's office in Independence, Iowa;

Thence South 03°20'21" East, 315.99 feet along said Line to the South Line of said Parcel;

Thence North 86°41'09" East, 244.46 feet along said Line to the East Line of said Parcel C extended South;

Thence South 03°11'54" East, 113.40 feet along said Line extended

Thence South 86°41'09" West, 436.87 feet to the West Line of said Section;

Thence North 00°32'14" West, 429.92 feet along said Line to the Point of Beginning.

Containing **2.43 Acres**, including 0.43 Acre of County Road (County Road (300th Street & Stewart Ave.) Right-of-Ways, Subject to Easements of Record.

SURVEYED ON: January 2, 2022
 SURVEY REQUESTED BY: Roger Peyton

Q:\Civil3D_Survey\Buchanan County\T87N RBW Cono\T87N_RBW Cono.dwg



PROPRIETORS: **Walter Peyton Trust & Walter Dean Peyton Trust**

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 4/1/2023
 MY LICENSE RE-NEWAL DATE IS DECEMBER 31, 2023

PROJECT NO. 22-185
 SCALE: 1" = 100'
 DATE: Dec. 30, 2022
 DRAWN BY: dm
 CHECKED BY: ddk/rr
 GPS BOX: Cono

BURRINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

LEGEND

- ▲ SECTION CORNER RECORDED
- Fd. 1" IRON PIPE w/YPC ILLEGIBLE PLS NO.
- Fd. 1/2" REBAR w/OPC PLS 17939
- SET 1/2" REBAR w/OPC PLS 17939
- SECTION LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- FORMER PARCEL LINE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP

100 0 100
 SCALE: 1" = 100'