

INDEX LEGEND

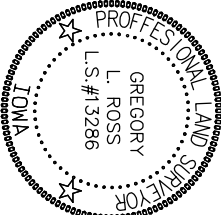
LOCATION DESCRIPTION: SECTION 22 T99N, R26W, SE $\frac{1}{4}$
 WINNEBAGO COUNTY
 REQUESTOR: HIPPEN EDWARD E TRUST & MILDRED B TRUST
 PROPRIETOR: HIPPEN EDWARD E TRUST & MILDRED B TRUST
 SURVEYOR: GREGORY L. ROSS, PLS
 SURVEYOR COMPANY: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131
 INFO@ROSSLANDSURVEYING.COM
 RETURN TO: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM IOWA NORTH ZONE, DETERMINED BY GPS OBSERVATIONS.

LEGEND
 - MONUMENT FOUND AS NOTED
 - SET $\frac{1}{2}$ " IR (W/ ORANGE PLASTIC CAP #13286)
 - CUT "x"
 - IRON PIPE
 - IRON ROD
 (C) - CALCULATED DISTANCE
 (M) - MEASURED DISTANCE
 (R) - RECORDED DISTANCE



ROSS LAND SURVEYING, inc.
 PO Box 336,
 Johnston, Iowa 50131
 PH 515 254 2567
 rosslandsurveying.com



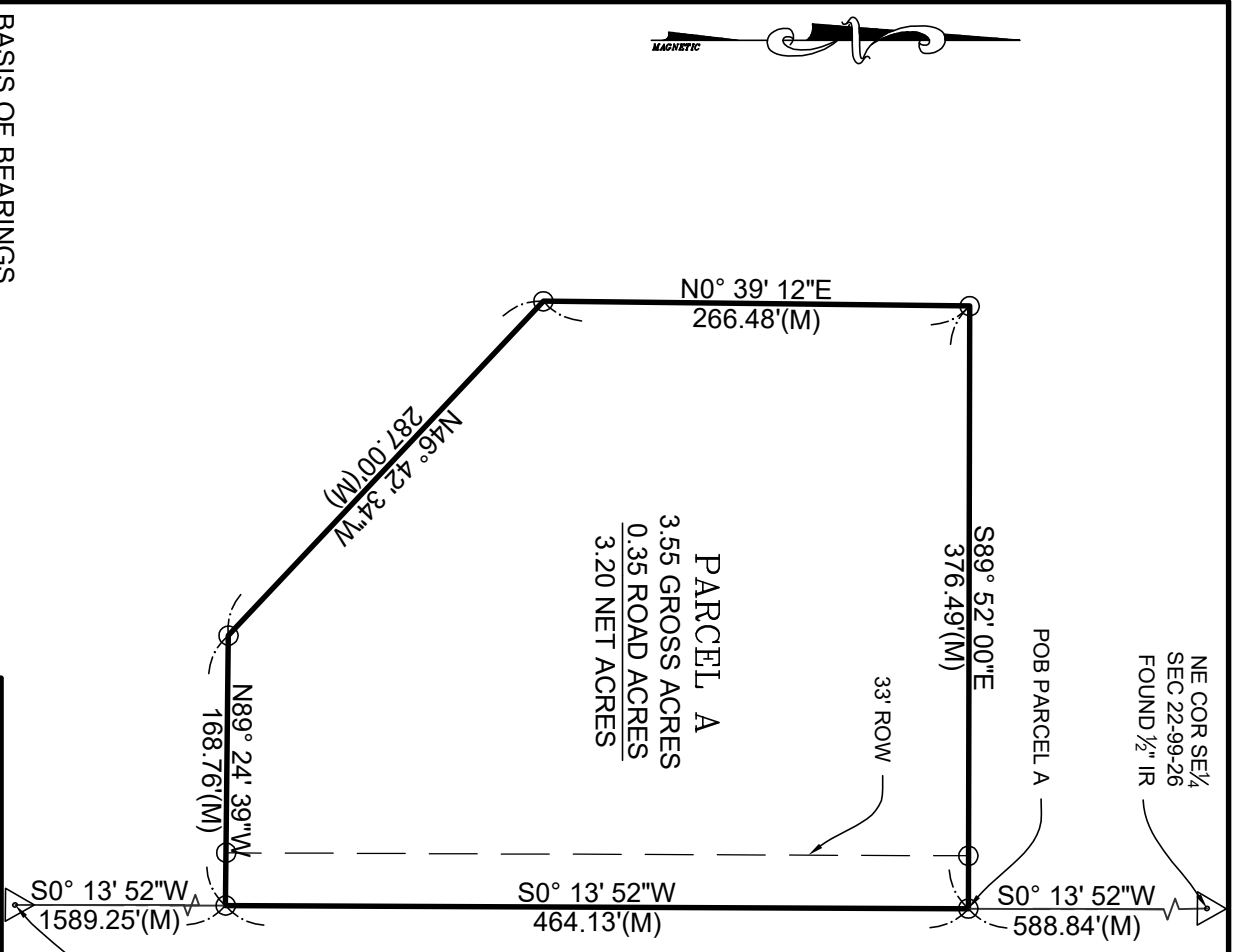
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: GREGORY L. ROSS, Iowa Reg. No. 13286
 My License renewal date is December 31, 2024

DATE OF FIELD WORK: 11.14.2023

DATE OF RECORDING: _____

SHEET 1 OF 1 JOB NO: 8480 11.16.2023



40TH AVE.
 66' R.O.W.

NE COR SE $\frac{1}{4}$ SEC 22-99-26 FOUND $\frac{1}{2}$ " IR

POB PARCEL A

33' ROW

PARCEL A
 3.55 GROSS ACRES
 0.35 ROAD ACRES
 3.20 NET ACRES

SE COR SE $\frac{1}{4}$ SEC 22-99-26 FOUND $\frac{1}{4}$ " IR

PLAT OF SURVEY
 IN THE S.E. $\frac{1}{4}$ OF SECTION 22 TOWNSHIP 99 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA

PARCEL A LEGAL DESCRIPTION
 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 99 NORTH, RANGE 26 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 588.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST, DISTANCE OF 464.13 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF 168.76 FEET; THENCE NORTH 46 DEGREES 42 MINUTES 34 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 266.48 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 376.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.55 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.

SCALE: 1 inch = 120 ft.
 DATE OF FIELD WORK: 11.14.2023

PRELIMINARY FOR RECORDING