

**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



**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.

**BASIS OF BEARINGS**

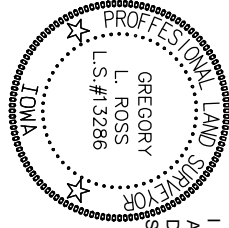
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, IOWA NORTH ZONE, DETERMINED BY GPS OBSERVATIONS.

**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**  
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 Johnston, Iowa 50131  
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 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  
 My License renewal date is December 31, 2024

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

