

RECORDER'S INDEX
COUNTY: BUCHANAN
SECTION: 34-T89N-R9W
QUARTER SECTION: NW1/4-SW1/4
CITY: INDEPENDENCE
SUBDIVISION: HERRICK'S ADDITION TO THE CITY OF INDEPENDENCE
BLOCK: 1
LOT(S): PARCEL T IN LOT 1 AND LOT 2
PROPRIETOR: LORI CLEVELAND
REQUESTED BY: LORI CLEVELAND

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 – PH: 563.927.2060

PLAT OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT
PARCEL T IN PART OF LOT 1 & LOT 2 OF BLOCK 1 OF
HERRICK'S ADDITION TO THE CITY OF INDEPENDENCE,
IN THE NW1 /4 OF THE SW1 /4 OF SECTION 34-T89N-R9W
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA

NOTE: THIS PLAT OF SURVEY FOR BOUNDARY LINE ADJUSTMENT IS A COMBINATION OF TWO DEEDS OWNED BY LORI L. CLEVELAND, ALSO KNOWN AS LORI CLEVELAND. THE TWO SAID DEEDS ARE AS DESCRIBED BY A WARRANTY DEED RECORDED MAY 2, 2007, IN RECORDING INSTRUMENT #2007R01545; AND DESCRIBED BY A QUIT CLAIM DEED, RECORDED APRIL 6, 2020, IN RECORDING INSTRUMENT #2020R01067; BOTH ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA. FOR THIS SURVEY DESCRIPTION, THE BUCHANAN COUNTY AUDITOR HAS DESIGNATED THIS PARCEL AS "PARCEL T".

LEGAL DESCRIPTION FOR WARRANTY DEED IN RECORDING INSTRUMENT #2007R01545:
PROPERTY LOCATED AT 604 6TH AVE NW, INDEPENDENCE, IOWA LEGALLY DESCRIBED AS: THE SOUTH 40 FEET OF THE NORTH 49 1/2 FEET OF LOT 2 IN BLOCK 1, HERRICK'S ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA.

LEGAL DESCRIPTION FOR QUIT CLAIM DEED IN RECORDING INSTRUMENT #2020R01067:
THE NORTH 9-1/2 FEET OF LOT 2, AND THE SOUTH 46-1/2 FEET OF LOT 1, BLOCK 1, HERRICK'S ADDITION TO INDEPENDENCE, BUCHANAN COUNTY, IOWA.

SURVEY DESCRIPTION:

PARCEL T

PARCEL T IN PART OF LOT 1 AND LOT 2 OF BLOCK 1 OF HERRICK'S ADDITION TO THE CITY OF INDEPENDENCE, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF LOT 8, IN BLOCK 1, OF SAID HERRICK'S ADDITION;

THENCE **NORTH 00°36'10" WEST, 412.46 FEET** ALONG WEST LINE OF BLOCK 1 TO THE POINT OF BEGINNING;

THENCE CONTINUING **NORTH 00°36'10" WEST, 96.00 FEET** ALONG SAID WEST LINE;

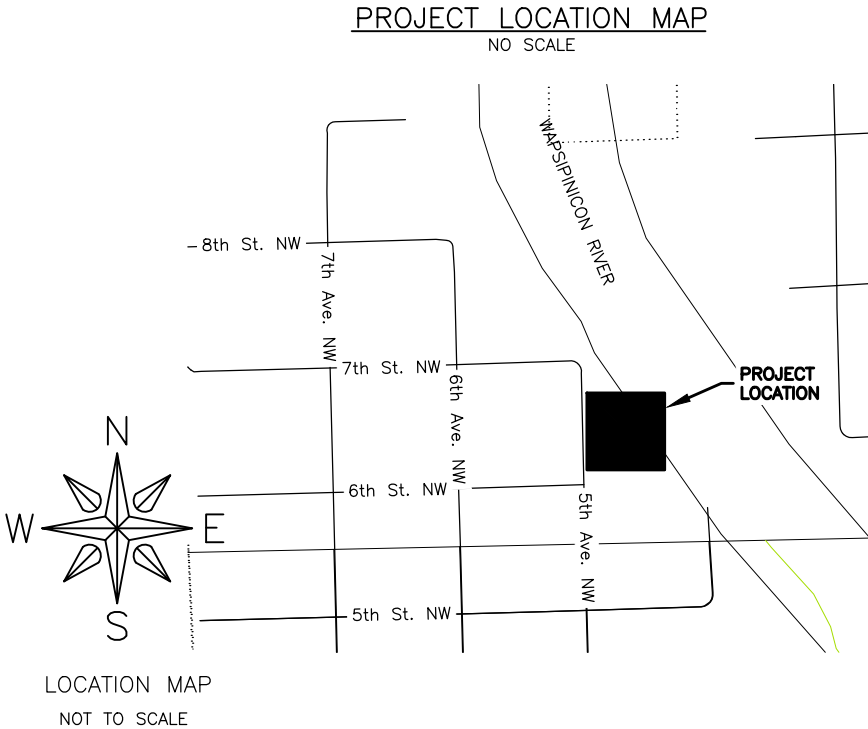
THENCE **NORTH 88°41'52" EAST, 131.31 FEET** TO THE EAST LINE OF SAID LOT 1 AND LOT 2;

THENCE **SOUTH 00°48'57" EAST, 96.00 FEET** ALONG SAID EAST LINE;

THENCE **SOUTH 88°41'52" WEST, 131.67 FEET** TO THE POINT OF BEGINNING;

CONTAINING **12,623 SQUARE FEET**, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

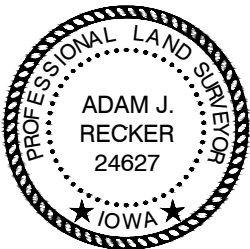
REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY D. S. DEERING, RECORDED SEPTEMBER 9, 1872, IN BOOK 2, PAGE 11; TO A SURVEY AND PLAT MADE BY DANIEL T. CRAWFORD, RECORDED NOVEMBER 14, 2000, IN RECORDING INSTRUMENT #2000R03678; MADE TO A SURVEY AND PLAT MADE BY DANIEL T. CRAWFORD, RECORDED DECEMBER 10, 1990, IN BOOK 523, PAGE 263; ALL ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.



SURVEYOR:
FEHR GRAHAM
221 E. MAIN ST.
SUITE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:
LORI CLEVELAND
604 6TH AVE. NW
INDEPENDENCE, IA 50644

REQUESTED BY/SUBDIVIDER:
LORI CLEVELAND
604 6TH AVE. NW
INDEPENDENCE, IA 50644



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 Land Surveyor under the laws of the State of Iowa.

Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: SHEETS 1 THROUGH 3

	SECTION CORNER AS DESCRIBED
	FOUND 1/2"Ø REBAR W/YPC 8812
	FOUND T-BAR W/AC 7033
	FOUND 1"Ø IRON PIPE
	FOUND 1/2"Ø REBAR
	SET 1/2"Ø REBAR W/RPC #24627
	CALCULATED POSITION
	SURVEY BOUNDARY
	SECTION LINE
	1/4 SECTION LINE
	1/4-1/4 SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SETBACK LINE
	RIGHT-OF-WAY WIDTH
	PREVIOUSLY RECORDED AS
	RED PLASTIC CAP
	YELLOW PLASTIC CAP
	ALUMINUM CAP

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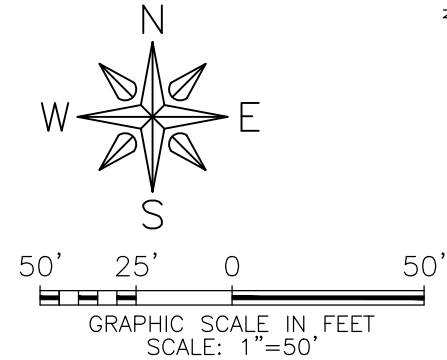
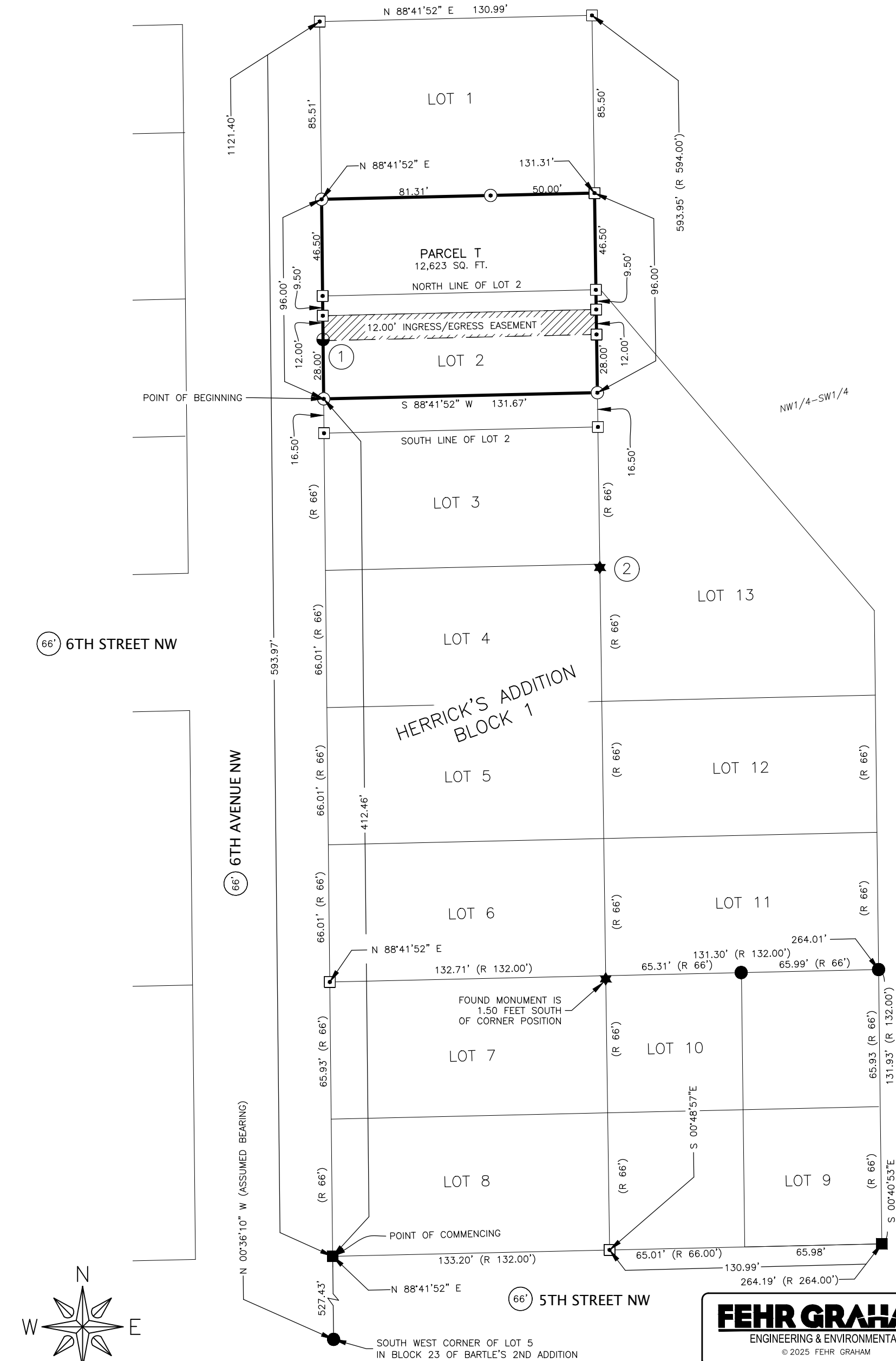
FLD BK: FEHR GRAHAM
2024-JUERGENS NO. 05
PG: 35-37

SURVEY WAS COMPLETED ON:
FEBRUARY 19, 2025

JOB NUMBER:
24-1933

SHEET NUMBER:
1 of 3

PLAT OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT
PARCEL T IN PART OF LOT 1 & LOT 2 OF BLOCK 1 OF
HERRICK'S ADDITION TO THE CITY OF INDEPENDENCE,
IN THE NW1 / 4 OF THE SW1 / 4 OF SECTION 34–T89N–R9W
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA



NOTES:

- FOUND MONUMENT IS 0.35 FEET NORTH AND 0.30 FEET WEST OF CORNER POSITION
- FOUND MONUMENT IS 1.56 FEET SOUTH OF CORNER POSITION

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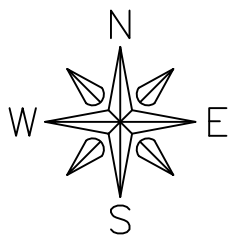
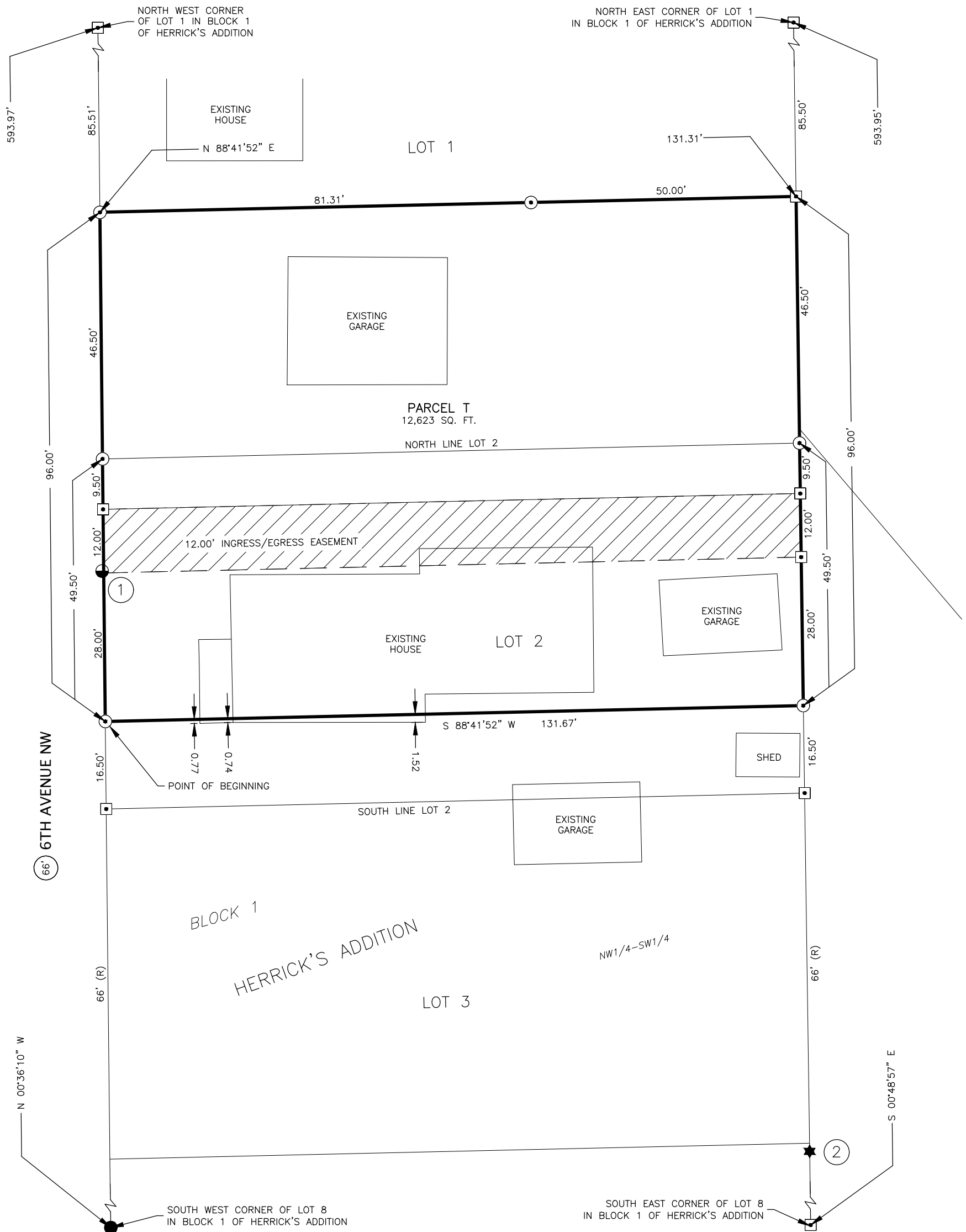
FLD BK: FEHR GRAHAM
2024-JUERGENS NO. 05
PG: 35-37

SURVEY WAS COMPLETED ON:
FEBRUARY 19, 2025

JOB NUMBER:
24-1933

SHEET NUMBER:
2 of 3

PLAT OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT
PARCEL T IN PART OF LOT 1 & LOT 2 OF BLOCK 1 OF
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CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA



NOTES:

- ① FOUND MONUMENT IS 0.35 FEET NORTH AND 0.30 FEET WEST OF CORNER POSITION
- ② FOUND MONUMENT IS 1.56 FEET SOUTH OF CORNER POSITION

100' 50' 0 100'

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

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FLD BK: FEHR GRAHAM
2024-JUERGENS NO. 05
PG: 35-37

SURVEY WAS COMPLETED ON:
FEBRUARY 19, 2025

JOB NUMBER:
24-1933

SHEET NUMBER:
3 of 3