

PLAT OF SURVEY

INDEX LEGEND
LOCATION: SEC 05-88-09, PT SW1/4
SEC 06-88-09, PT SE1/4
SEC 07-88-09, PT NE1/4
SEC 08-88-09, PT NW1/4
REQUESTOR/
PROPRIETOR: STATE OF IOWA
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

STATE OF IOWA

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JANUARY 3, 2024

PARCEL 'C' DESCRIPTION

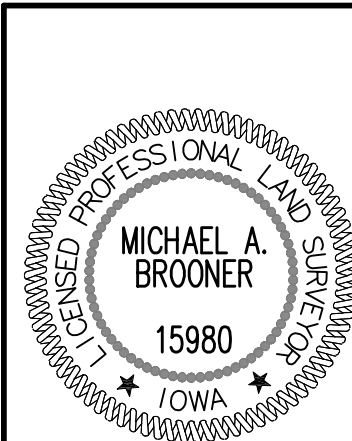
A PART OF THE SOUTHWEST QUARTER OF SECTION 5, PART OF THE SOUTHEAST QUARTER OF SECTION 6, PART OF THE NORTHEAST QUARTER OF SECTION 7, AND PART OF THE NORTHWEST QUARTER OF SECTION 8, ALL BEING WITHIN TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BUCHANAN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 89°05'14" EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1213.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'43" WEST ALONG THE EAST LINE OF THE WEST 1213.4 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1343.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°44'04" EAST ALONG SAID NORTH LINE 104.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88°37'34" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°36'00" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1312.21 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°34'08" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 460.54 FEET; THENCE SOUTH 88°36'00" WEST, 1463.88 FEET; THENCE SOUTH 01°32'31" EAST, 860.11 FEET; THENCE SOUTH 89°05'14" WEST, 385.00 FEET; THENCE SOUTH 01°34'01" EAST, 725.00 FEET; THENCE SOUTH 27°07'00" EAST, 176.00 FEET; THENCE SOUTH 73°47'43" EAST, 327.00 FEET; THENCE NORTH 88°25'59" EAST, 305.70 FEET; THENCE SOUTH 01°34'01" EAST, 714.36 FEET TO THE NORTH LINE OF PARCEL "B" OF SAID SECTION 8 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2000, PAGE 1217; THENCE SOUTH 88°09'13" WEST ALONG SAID NORTH LINE, 154.69 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" OF SAID SECTION 7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2000, PAGE 1217; THENCE SOUTH 88°29'23" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 172.23 FEET; THENCE NORTH 01°55'52" WEST ALONG SAID NORTHERLY LINE, 368.53 FEET; THENCE SOUTH 88°28'03" WEST ALONG SAID NORTH LINE, 1245.99 FEET TO THE SOUTHEAST CORNER OF THE WEST 1213.4 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 01°42'17" WEST ALONG THE EAST LINE OF SAID WEST 1213.4 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1306.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.87 ACRES (3,914,822 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING BUT NOT LIMITED TO 6.31 ACES (274,944 SQUARE FEET) OF ROADWAY EASEMENT.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	▲	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---



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.

MICHAEL A. BROONER, P.L.S. DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

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1

2311.717

PREPARED

REVIEW:

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

BUCHANAN COUNTY, IOWA

PT SEC 5, 6, 7, & 8 T88N R9W

PLAT OF SURVEY

FILE: H:\2023\231177\231177-PLAT OF SURVEY.DWG
PLOTTER: 5/7/2024 9:44 AM
PLOTTER: MICHAEL A. BROONER