

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



FOR RECORDER'S USE ONLY

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;

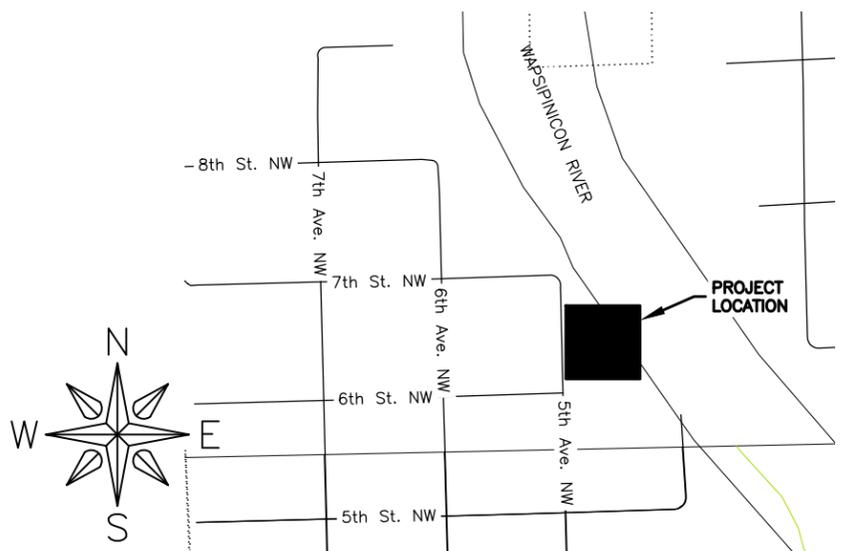
THENCE SOUTH 00°48'57" EAST, 96.00 FEET ALONG SAID EAST LINE;

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.

**PROJECT LOCATION MAP**  
NO SCALE



LOCATION MAP  
NOT TO SCALE

**SURVEYOR:**

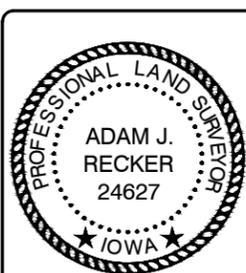
FEHR GRAHAM  
221 E. MAIN ST.  
SUITE 301  
MANCHESTER, IA 52057

**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

**LEGEND**

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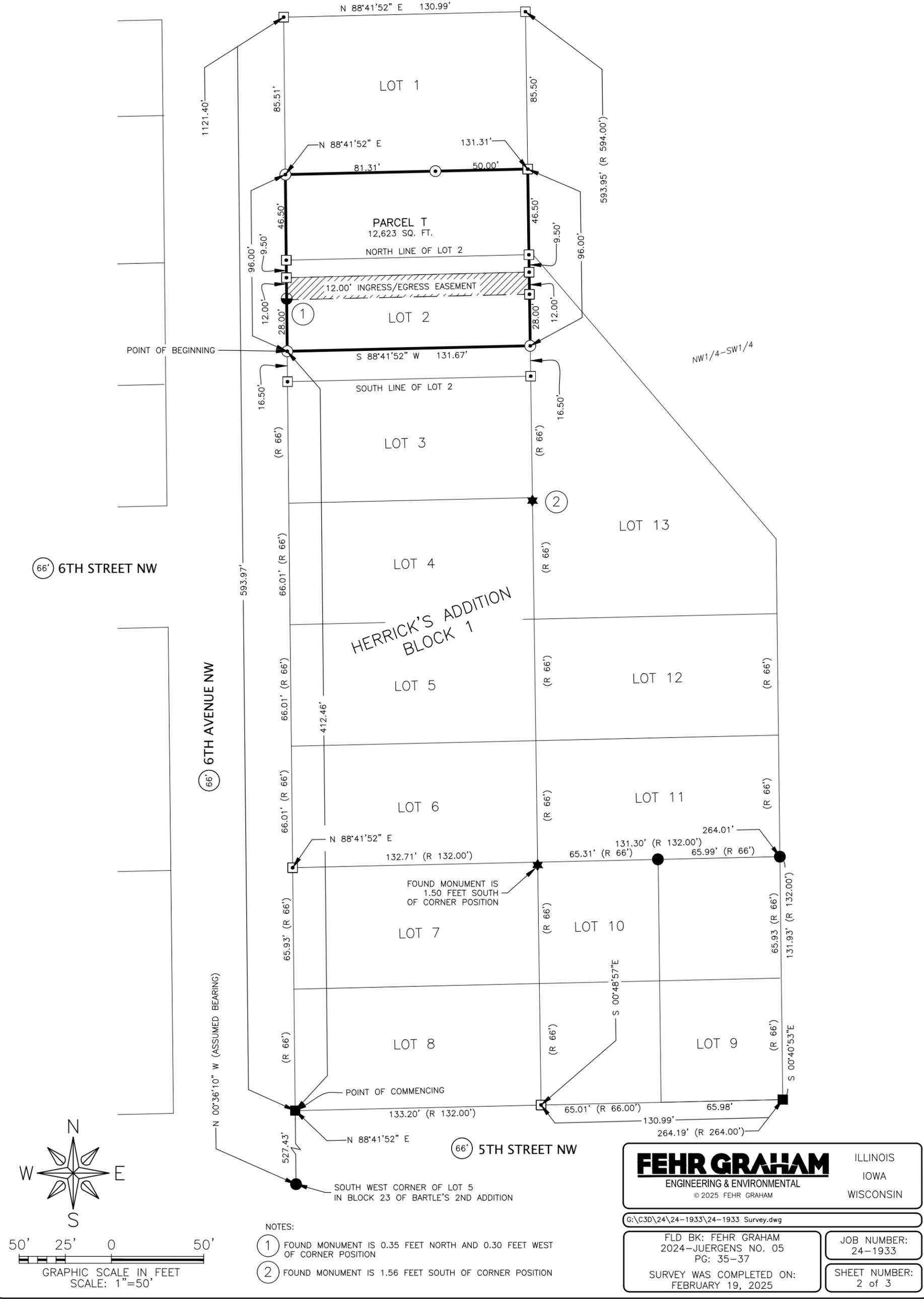
FLD BK: FEHR GRAHAM  
2024-JUERGENS NO. 05  
PG: 35-37

JOB NUMBER:  
24-1933

SURVEY WAS COMPLETED ON:  
FEBRUARY 19, 2025

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  
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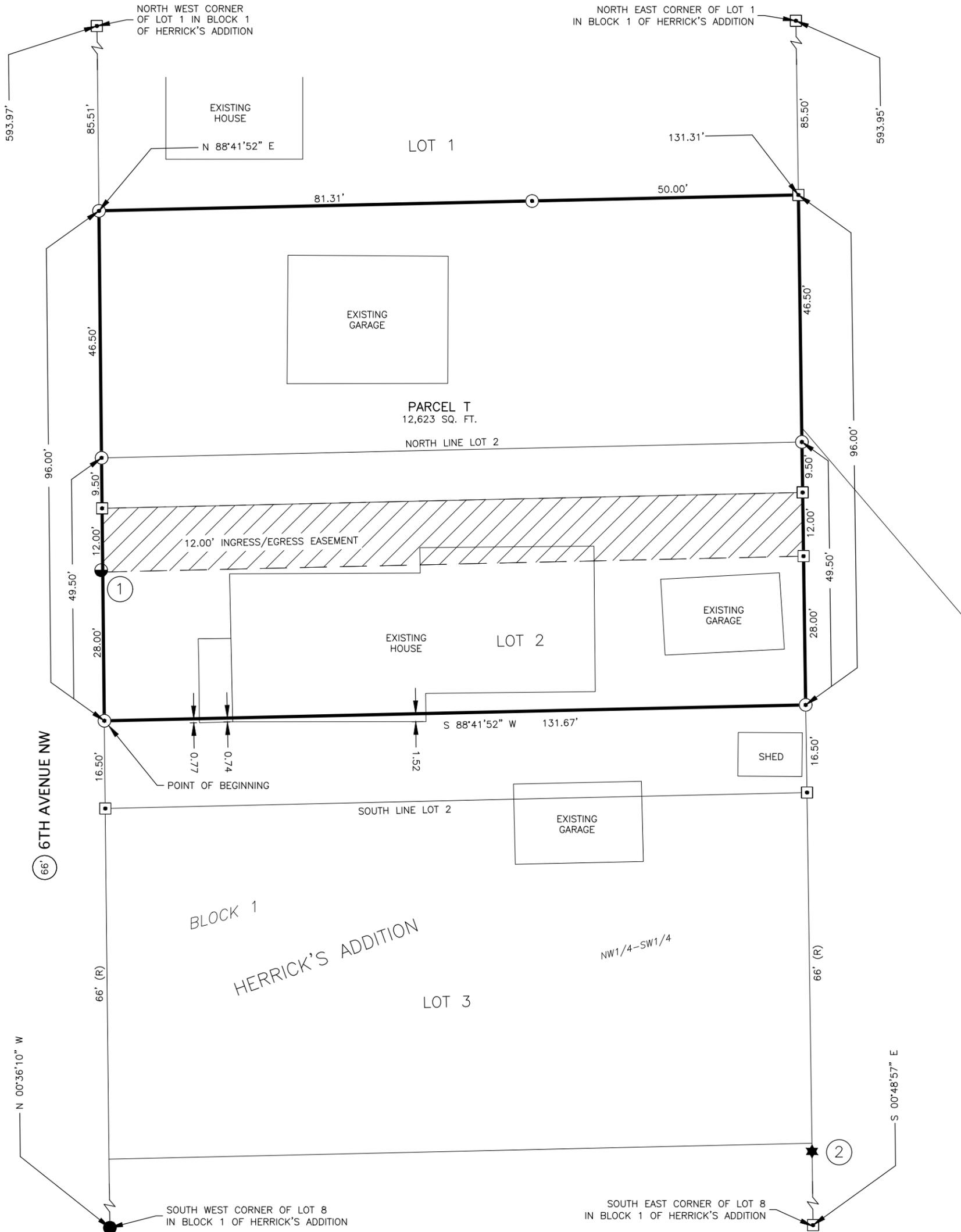


- NOTES:
- ① FOUND MONUMENT IS 0.35 FEET NORTH AND 0.30 FEET WEST OF CORNER POSITION
  - ② FOUND MONUMENT IS 1.56 FEET SOUTH OF CORNER POSITION

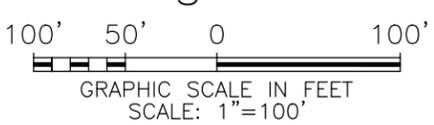
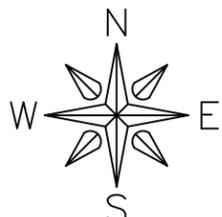
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	IOWA
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FLD BK: FEHR GRAHAM 2024-JUERGENS NO. 05 PG: 35-37	JOB NUMBER: 24-1933
SURVEY WAS COMPLETED ON: FEBRUARY 19, 2025	SHEET NUMBER: 2 of 3

**PLAT OF SURVEY  
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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