

INDEX LEGEND

PLAT OF SURVEY OF
PARCEL 24-8

IN THE SOUTHWEST QUARTER OF SECTION
8-T80N-R27W, DALLAS COUNTY, IOWA

SURVEYOR: MARK A. FOWLER PLS

RETURN TO: FOWLER CONSULTING, L.L.C.
1155 ELMWOOD LANE, EARLHAM, IOWA 50072
mark@fowlerconsultingllc.com (515) 491-2617

PROPRIETORS - HELEN GLADYS PURVANCE &
THE ROBERT P. PURVANCE TRUST

SURVEY REQUESTED BY RALPH BROWN, ATTORNEY

FOR COUNTY RECORDER'S USE ONLY

2024-01879

RECORDED: 02/13/2024 11:37:03 AM

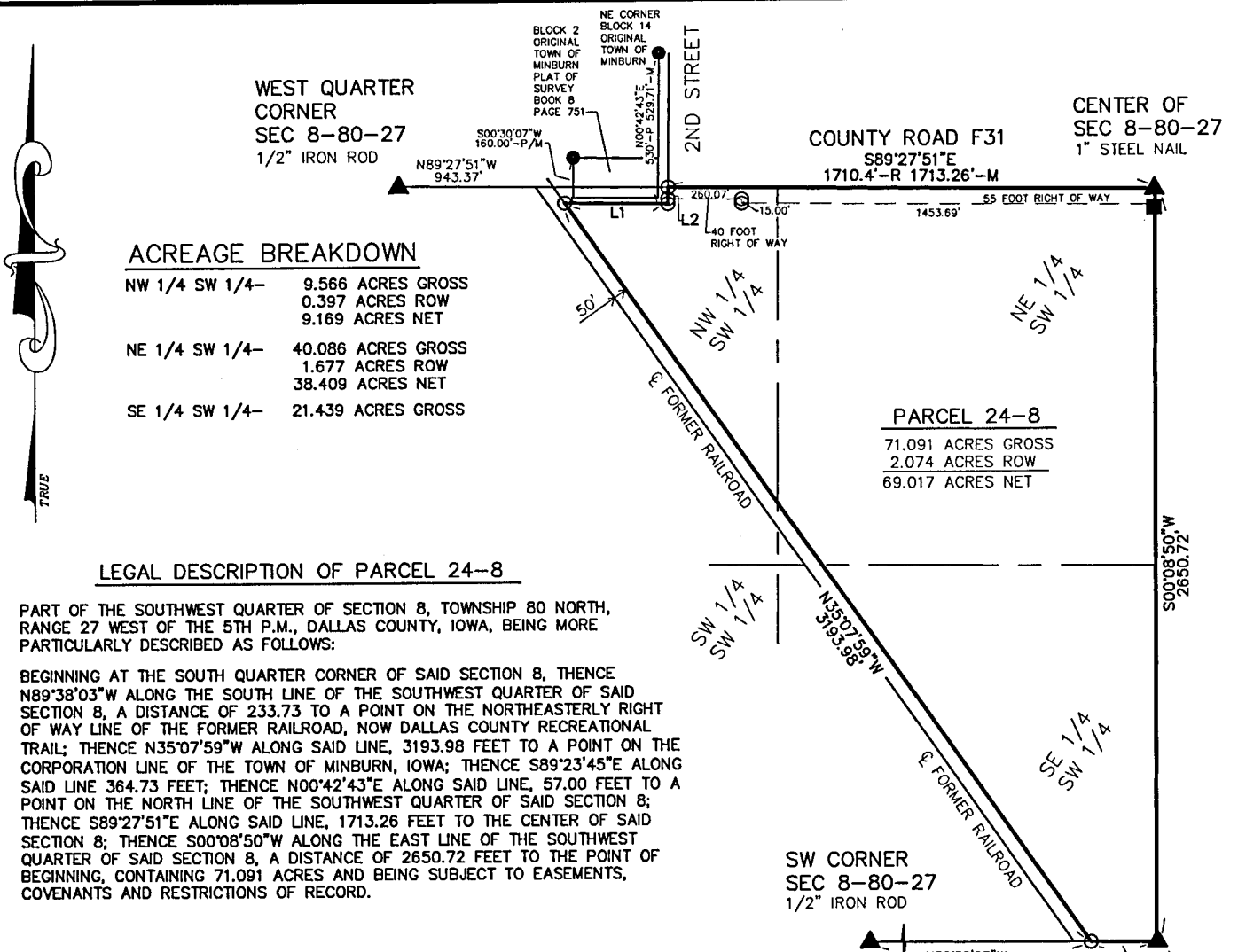
RECORDING FEE: \$7.00

COMBINED FEE: \$7.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA



ACREAGE BREAKDOWN

| | |
|----------------|--------------------|
| NW 1/4 SW 1/4- | 9.566 ACRES GROSS |
| | 0.397 ACRES ROW |
| | 9.169 ACRES NET |
| NE 1/4 SW 1/4- | 40.086 ACRES GROSS |
| | 1.677 ACRES ROW |
| | 38.409 ACRES NET |
| SE 1/4 SW 1/4- | 21.439 ACRES GROSS |

PARCEL 24-8

| |
|--------------------|
| 71.091 ACRES GROSS |
| 2.074 ACRES ROW |
| 69.017 ACRES NET |

LEGAL DESCRIPTION OF PARCEL 24-8

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE N89°38'03"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 233.73 TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD, NOW DALLAS COUNTY RECREATIONAL TRAIL; THENCE N35°07'59"W ALONG SAID LINE, 3193.98 FEET TO A POINT ON THE CORPORATION LINE OF THE TOWN OF MINBURN, IOWA; THENCE S89°23'45"E ALONG SAID LINE 364.73 FEET; THENCE N00°42'43"E ALONG SAID LINE, 57.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S89°27'51"E ALONG SAID LINE, 1713.26 FEET TO THE CENTER OF SAID SECTION 8; THENCE S00°08'50"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2650.72 FEET TO THE POINT OF BEGINNING, CONTAINING 71.091 ACRES AND BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SURVEY AUTHORIZED BY THE IOWA DISTRICT COURT FOR DALLAS COUNTY VIA ORDER GRANTING APPLICATION FOR AUTHORITY TO DIVIDE LAND AND NEGOTIATE CASH RENT LEASE, CASE NUMBER TRPR 020147

PUBLIC RIGHT OF WAY ALONG COUNTY ROAD F31 IS RECORDED IN BOOK 381, PAGE 40 AND IN BOOK 493, PAGE 456 IN THE DALLAS COUNTY RECORDER'S OFFICE.

LEGEND

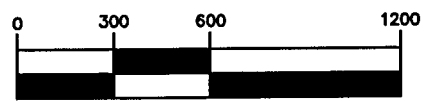
- ▲ FOUND SECTION CORNER AS NOTED
- SET 5/8" X 24" REBAR WITH YELLOW CAP #14074 UNLESS NOTED
- FOUND 1/2" IRON ROD WITH CAP #2592
- FOUND 1/2" IRON ROD WITH CAP #17350
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- M MEASURED DISTANCE



LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | S89°23'45"E | 364.73' |
| L2 | N00°42'43"E | 57.00' |

GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.



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.

Mark A. Fowler 2-13-2024

Mark A. Fowler License number 14074
My license renewal date is December 31, 2024.
Pages or sheets covered by this seal: THIS PAGE ONLY

FOWLER CONSULTING, L.L.C.

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