

# RETRACEMENT PLAT OF SURVEY

## INDEX LEGEND

LOCATION:	NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 IN SECTION 31, TOWNSHIP 86 NORTH, RANGE 22 WEST OF THE 5TH P.M., HARDIN COUNTY, IOWA
PROPRIETOR:	EVERGREEN LANE, INC.
REQUESTED BY:	ZOE NADY
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC., 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-5701 CGA@CGACONSULTANTS.COM

Year: 2024 Number: 2558  
Instrument #: 28242558  
12/02/2024 11:41:49 AM Pages: 1  
Recording Fee: \$ 7.00  
Transfer Tax: \$0  
Lori Kadner, Recorder, Hardin County IA



### LEGAL DESCRIPTION:

WARRANTY DEED: YEAR 2018 NO. 2557  
THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-SIX (86) NORTH, RANGE TWENTY-TWO (22), WEST OF THE 5TH P.M., HARDIN COUNTY, IOWA; EXCEPT PARCEL 'A' AS LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-SIX (86) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M., HARDIN COUNTY, IOWA, AS SHOWN ON THE 'PLAT OF SURVEY' FILED IN THE OFFICE OF THE RECORDER OF HARDIN COUNTY, IOWA, ON THE 21ST DAY OF AUGUST, 2018, AS INSTRUMENT NO. 20182242 AND RECORDED IN YEAR: 2018, NUMBER: 2242.

### NOTES:

- ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS UTILIZING THE IOWA D.O.T. RTH AND IOWA NORTH STATE PLANE COORDINATE SYSTEM.
- PER CLIENT'S REQUEST, ONLY THE SOLID LINE ABOVE WAS RETRACED. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

(1) = RECORDED AS

LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)	
FOUND	▲ PLSS CORNER (as noted)
	● PARCEL OR LOT CORNER
SET	△ PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#22634)
	○ 1/2" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#22634)

NADY SURVEY HARDIN COUNTY, IOWA



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.  
*Marc C. Hoodjer* 11/25/24  
date

Marc C. Hoodjer, PLS  
Iowa License Number 22634  
My License Renewal Date is December 31, 2024  
Pages or sheets covered by this seal: THIS SHEET



PH: 24-SB-0589  
DATE OF SURVEY: 11-13-24  
DRAWN BY: TMM  
FIELD CREW: SAWAHC  
SHEET NO. 1 OF 1