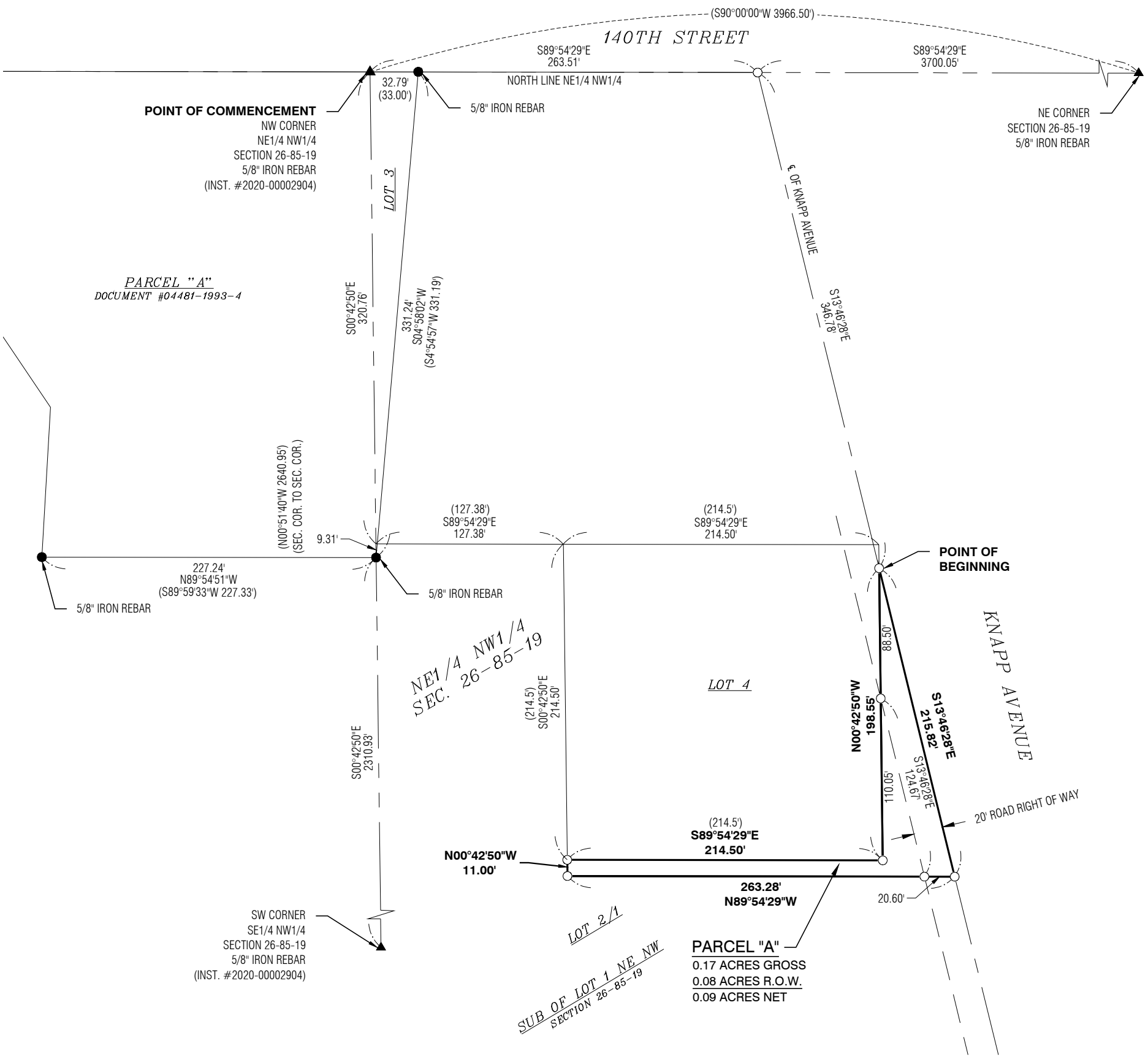
PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	PARCEL "A" IN LOT 2/1 OF THE SUBDIVISION OF LOT 1 IN THE NE1/4 OF THE NW1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA
PROPRIETOR:	M. LUCILLE HENSLEY FAMILY TRUST
REQUESTED BY:	RUTH FELD
PREPARED BY: RETURN TO: DANIEL C. MATZINGER, PLS	CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 CGA@CGACONSULTANTS.COM



LEGAL DESCRIPTION:

PARCEL "A" LOCATED IN LOT 2 OF 1 IN THE SUBDIVISION OF LOT 1 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 85 NORTH, RANGE 19 WEST OF THE 5TH P.M.; THENCE SOUTH 89°54'29" EAST, 263.51 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO A ROAD P.I. ON THE CENTERLINE OF 140TH STREET; THENCE SOUTH 13°46'28" EAST, 346.78 ALONG THE CENTERLINE OF KNAPP AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 13°46'28" EAST, 215.82 FEET ALONG SAID CENTERLINE; THENCE NORTH 89°54'29" WEST, 263.28 FEET; THENCE NORTH 00°42'50" WEST, 11.00 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE SOUTH 89°54'29" EAST, 214.50 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00°42'50" WEST, 198.55 FEET ALONG A PORTION OF THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES TOTAL INCLUDING 0.08 ACRES OF EXISTING ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOTE:

ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS
UTILIZING THE IOWA D.O.T. RTN AND THE IOWA REGIONAL COORDINATE SYSTEM ZONE 9.

( ) = 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/PINK PLASTIC ID CAP (#28842)
	○	1/2" DIAMETER x 30" IRON REBAR w/PINK PLASTIC ID CAP (#28842)

N

SCALE 1"=80'

0 80'

FELD SURVEY MARSHALL COUNTY, IOWA

DANIEL C. MATZINGER LICENSED 28842 IOWA PROFESSIONAL LAND SURVEYOR

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.

_____ date

Daniel C. Matzinger, PLS
Iowa License Number 28842
My License Renewal Date is December 31, 2027
Pages or sheets covered by this seal: THIS SHEET

CGA

PN:	26-SB-0220
DATE OF SURVEY:	7-10-26
DRAWN BY:	TMM
FIELD CREW:	DCM
SHEET NO.	1 OF 1

J:\26-SB-0220\dwgs\2_ Survey\26-SB-0220 Plat 1.dwg - Plat LDGR Portrait - 08-10-26 - 9:54am - dcm274