RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
SECTION: 22/ TOWNSHIP: 76/ RANGE: 40
ALIQUOT PART: WI/2 NEI/4 SEC. 22
PROPRIETOR: FROHARDT, MARIAN L. TRUST
REQUESTED BY: PEOPLES COMPANY (IEFF POST)
PREPARED BY: LAND SURVEYING SERVICES, INC.
SURVEYOR: LONNIE R. MAYBERRY
COMPANY: LAND SURVEYING SURVICES, INC.
12 NORTH WALNUT ST. GLENWOOD, IA. 51534
712-527-3509

PREPARED BY: LAND SURVEYING SERVICES, INC. 12 NO. WALNUT ST. GLENWOOD, IA 51534 (712)527-3509

REVISED EASEMENT PLAT

NAME OF PROPRIETOR: FROHARDT, MARIAN L. TRUST

EASEMENT

EASEMENT

Legal Description:

An easement 25.00 feet in width located in part of the NW1/4 NE1/4 of Section 22, Township 76 North, Range 40 West of the 5th Principal Meridian, Pottawattamic County, Iowa, said easement being more fully described as follows:

Commencing at the Northwest Corner of said NW1/4 NE1/4 and the Point of Beginning: thence 501°23'30"W along the West line of said NW1/4 NE1/4 a distance of 983.00 feet to the Northerly right of way line of the railroad; thence 586°06'03"E along said North line a distance of 371.02 feet; thence N01°23'30"E a distance of 25.00 feet; thence N86°08'56"W a distance of 346.25 feet; thence N01°23'30"E a distance of 25.00 feet to the North line of said NW1/4 NE1/4; thence N88°05'55"W along said North line a distance of 25.00 feet to the North line of said NW1/4 NE1/4; thence N88°05'55"W along said North line a distance of 25.00 feet to the North line of said NW1/4 NE1/4; thence N88°05'55"W along said North line a distance of 25.00 feet to the Point of Beginning.

Note: The West line of the NW1/4 NE1/4 of said Section 22 is assumed to bear S01°23'30"W for this description.

6/9/2021

description.

AND Lonnie R 15488

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.

Lonnie R. Mayberry

Date

License Number 15488 My license renewal date is December 31, 2021. Sheets covered by this seal: Sheet 1 of 1. Date of Field Survey: June, 2021. NOTE: THIS EASEMENT PLAT REVISES THE PREVIOUSLY RECORDED EASEMENT PLAT OF RECORD. REVISION: REVISED ACREAGE ON PARCEL 21080 OF THE NW1/4 NE1/4 22-76-40.

NI/4 CORNER SEC. 22-76-40 (FOUND 5/8" REBAR) & P.O.B. EASEMENT

0 400 800 NOTE: THIS SURVEY WAS PERFORMED USING A TOPCON GR3 AND THE IOWA RTK NETWORK

LEGEND

▲ SECTION CORNER

○ SET 5/8" PEBAR W/ YELLOW CAP NO. 15488

● FOUND 5/8" REBAR W/ YELLOW CAP NO. 11423

■ CORNER POST N88°05'55"W MAGNOLIA ROAD N88°08'55"W 2651,73" N88°08'55"W 1325.86 N88°08'55''W 1325.87' 978.12 N85°46'59"V 47.33 SEC. 22-76-40 (FOUND 5/8" REBAR) 127-16-40 22-16-40 1317.79 30,52 AC. 501°23'30" - 1.08 RD. PO1.53.30 346.25' N86°08'56''W NO1º47'44 586°08'56''E 2640.78 CENTERLINE RAILROAD TRACKS 2642,74 586°08'56''E 'E 1316.30' 2635,58 501°23'30' W CENTERLINE DRIVE OVER RAILROAD 588°12'14''E 2642,41 400TH NO1º47'44''E 1320.39 NO1°52'19" 5W114NE11A 1323,67 1363.62 1317.79 501°23'30" NO1°52'19"E N01°52'19''E 30 NO1º47'44''E 501°23"; 39.73 AC. E1/4 CORNER 5EC. 22-76-40 (FOUND 5/8" REBAR) CONCRETE CORNER POST N88°03'31"W 1303.72" N88°03'31''W 1283,13' N88°27'26''W N01°15'39''E 501°16'12''W 25.00' 588°27'26"E 1329.41 588°03'31''E NOI°15'39''| 2642.91' 0.77 AC. SE CORNER SEC. 22-76-40 (FOUND 5/8" REBAR) -0.02 RD. 0.75 AC. EASEMENT- THE W1/2 NE1/4 SEC.
22-76-40 POTTAWATTAMIE COUNTY, IOWA.
SCALE: 1"=400' DATE: JUNE, 2021 DRAWN BY: LRM
REQUESTED BY: PEOPLES COMPANY (JEFF POST)
10665 BEDFORD AVE. SUITE 102 OMAHA, NE 68134
DRAWING NO. PEOPLES5.ZAK