Index Legend Prepared by & Returned to: Isaiah M. Reicks, PLS 22468 HRS, LLC - 2206 East Bremer Avenue, Waverly IA 50677 Section: 28 Township: T90N Range: R12W Aliquot Part: NW 1/4 - NE 1/4 Proprietor: Maxine S. Miller

Requested By: David Engelbrecht,

Attorney w/Engelbrecht and Buchholz, PLLC

Doc ID: 007821000002 Type: GEN Recorded: 05/08/2017 at 12:50:38 PM Fee Amt: \$12.00 Page 1 of 2 Black Hawk County Iowa SANDIE L. SMITH RECORDER

Fil. 2017-00019417

is Plat of Survey has been reviewed by the City/County

WESS

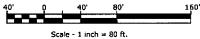
Parcel B in the NW 1/4 - NE 1/4 of Section 28 - T90N - R12W, Black Hawk County, Iowa. N 1/4 Corner Section 28-90-12 Point of Beginning NE Corner Fd. 5/8"Ø Rebar Parcel B 1.5"Ø Alum. Cap Section 28-90-12 Fd. 3/4"Ø Iron Pin East Mount Vernon Road PLS 10793 2633.68 N 89°09'50" E 1903.68 445.00 '285.00' Section Line 445.00 N 89°09'50" E 33.00 235.00' ROW 335. 8 202 NW 114-NE 214 N 0°50'10" Parcel B Total Area: 3.11 Acres ROW Area: 0.34 Acre Taxable Area: 2.77 Acres 10, 5 0°50 N 0°50'1 100.0 S 89°09'50" W 310.00

Plat of Survey

Basis of Bearing:
The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geold 03) Control was acquired by localizing into the Black Hawk County GPS Control System utilizing Points 118, 119, 123, 124, 127, 132, 133 and projected from the cross of 118-133 & 119-132.

Scale factor 1.0000938317 applied. Projection Point: Northing = 3,675,756.110' Easting = 5,242,057.101'

<u>Notes:</u> See Sheet 1 for Section Control and Parcel Details. See Sheet 2 for Legal Description.



LEGEND = Section Corner Found = Set 5/8"Ø Rebar w/YPC PLS 22468 0 = Survey Boundary Line

RPC,YPC,OPC = Red, Yellow or Orange Plastic Cap (0.00')= Recorded Dimension

Survey was completed on April 26, 2017

FB: Black Hawk 10, Pgs. 17 & 19

LAJ Project Number: 2017-516 Sheet: 1



Herold-Reicks Surveying

10 East Main Street New Hampton IA 50659 641-394-2725

2206 East Bremer Avenue Waverly IA 50677 319-483-5187

www.hrsurveying.com



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.

1 m. Prist Isaiah M. Reicks

Date:

License number 22468

My license renewal date is December 31, 2017. Sheets covered by this seal: 1-2

Control Waverly\County Projects 3 File:

Parcel B in the NW 1/4 - NE 1/4 of Section 28 - T90N - R12W, Black Hawk County, Iowa.

Legal Description:

Parcel B in the Northwest Quarter of the Northeast Quarter of Section 28, Township 90 North, Range 12 West of the 5th P.M., Black Hawk County, Iowa, and more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence **North 89°09'50" East, 285.00 feet** along the North Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing North 89°09'50" East, 445.00 feet along said North Line;

Thence South 00°50'10" East, 335.00 feet;

Thence South 89°09'50" West, 310.00 feet;

Thence North 00°50'10" West, 100.00 feet;

Thence South 89°09'50" West, 135.00 feet;

Thence North 00°50'10" West, 235.00 feet to Point of Beginning.

Containing **3.11 Acres**, including 0.34 Acre of East Mount Vernon Road Right-of-Way, subject to any easements recorded or unrecorded.

s - Waverly\County Control Systems\BLACK HAWK\BHCO-B\BHCO-8.dwg, 5/2/2017 2:30:50