INDEX LEGEND

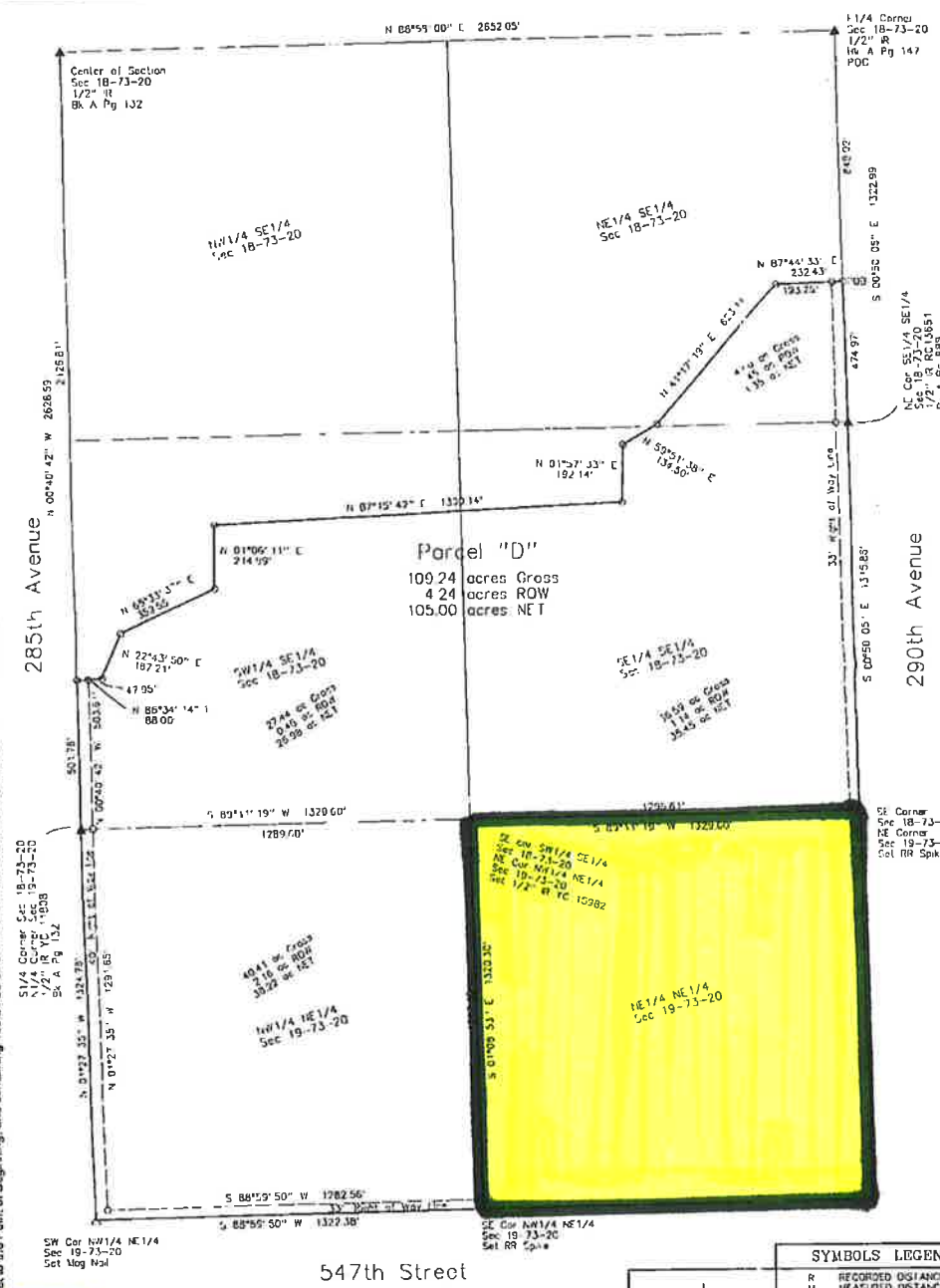
COUNTY Lucas
SITE ADDRESS: 285th Avenue
CITY Chariton
PARCEL DESIGNATION Parcel "D"
SECTION 18 TOWNSHIP 73 RANGE 20
ALIQUOT PART SE1/4
SECTION 19 TOWNSHIP: 73 RANGE: 20
ALIQUOT PART: NW1/4 NE1/4
PROPRIETOR:Travis Hamilton
REQUESTED BY: Eugene Beary
SURVEYOR NAME: Vincent E. Fragenlini

PLAT OF SURVEY
PARCEL "D"
OF THE SE1/4 OF SEC 18 &
THE NW1/4 OF NE1/4 OF SEC 19
ALL IN T73N-R20W
LUCAS COUNTY

Instrument #: 2022-0472 B: 10 P: 41
03/24/2022 09:23:05 AM Total Pages: 1
SUR SURVEY & PLATS
Recording Fee: $ 7.00
Laurie Hunter, Recorder, Lucas County IA

PREPARED BY & RETURN TO: ABACI CONSULTING INC. 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH

Legal Description - Parcel "D"
All that part of the Southeast Quarter (SE1/4) of Section 18 and the Northwest Quarter (NW1/4) of Section 19 both in Township 73 North, Range 20 West of the 5th P.M., Lucas County, Iowa, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 18, thence South 00°50'05" East, along the East line of the Northeast Quarter (NE1/4) of the SE1/4 of said Section 18, a distance of 846.02 feet, to the Point of Beginning; thence continuing South 00°50'05" East, along the East line of the SE1/4 of the SE1/4 of said Section 18, a distance of 1,315.86 feet, to the SE Corner of the NE1/4 of the NE1/4; thence continuing South 00°50'05" East, along the East line of the NW1/4 of the NE1/4 of said Section 19, a distance of 474.97 feet, to the NE Corner of the NW1/4 of the NE1/4 of said Section 19; thence South 88°11'19" West, along the North line of the NE1/4 of said Section 19, a distance of 1,329.60 feet, to the NE Corner of the SW1/4 of the NE1/4 of said Section 19; thence South 01°09'53" East, along the East line of the NW1/4 of the NE1/4 of said Section 19, a distance of 1,322.38 feet, to the SE Corner of the NW1/4 of the NE1/4 of said Section 19; thence South 88°59'50" West, along the South line of the NW1/4 of the NE1/4 of said Section 19, a distance of 1,322.38 feet, to the SW Corner of said Section 19; thence North 01°27'35" West, along the West line of the NW1/4 of the NE1/4 of said Section 19, a distance of 1,324.78 feet, to the N1/4 Corner of said Section 19 and the S1/4 Corner of said Section 18; thence North 00°40'42" West, along the West line of the SW1/4 of the SE1/4 of said Section 18, a distance of 501.78 feet; thence North 22°43'50" East, a distance of 187.21 feet; thence North 65°33'37" East, a distance of 359.55 feet; thence North 01°06'11" East, a distance of 214.99 feet; thence North 88°34'14" East, a distance of 88.00 feet; thence North 22°43'50" East, a distance of 192.14 feet; thence North 59°51'38" East, a distance of 134.50 feet; thence North 41°17'19" East, a distance of 623.14 feet; thence North 87°44'33" East, a distance of 232.43 feet to the Point of Beginning, and containing 109.24 acres of land, more or less, including 4.24 acres of road easement.



Survey of surrounding land.
Denotes reference for boundary lines.

SYMBOLS LEGEND

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
O	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
RC	RED CAP
IR	IRON ROD
IP	IRON PIPE

0 400
Scale 1" = 400'

Basis of Bearing is Iowa State Plane Coordinate System South Zone

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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

3/21/22
VINCENT E. FRAGENLINI, IOWA LIC. NO. 15982 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

DATE OF SURVEY FIELDWORK: 2-23-22 DRAWING DATE: 3-14-22 DRAFTER: VF PROJECT NO: 22022

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
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