

PLAT OF SURVEY

NW CORNER, SE1/4  
SEC. 20-72-11  
FND. 5/8" RBR.  
W/CAP #15943

This Plat of Survey is a true and correct representations of the field notes of a survey performed under my direct supervision on February 21, 2024, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "C"

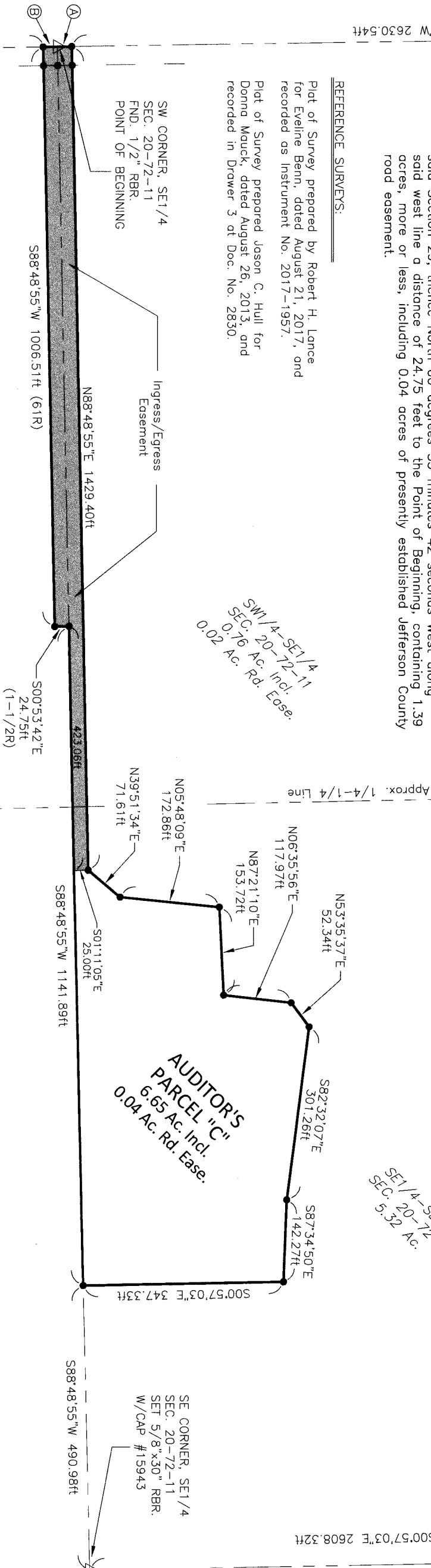
A part of the Southwest Quarter of the Southeast Quarter, a part of the Southeast Quarter of the Southeast Quarter in Section 20, and a part of the Northwest Quarter of the Northeast Quarter of Section 29, all in Township 72 North, Range 11 West of the Fifth Principal Meridian, Jefferson County, Iowa, also being designated as Auditor's Parcel "C" and being more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 20; thence North 00 degrees 51 minutes 33 seconds West along the west line of said Southeast Quarter a distance of 25.00 feet; thence North 88 degrees 48 minutes 55 seconds East a distance of 1429.40 feet; thence North 39 degrees 51 minutes 34 seconds East a distance of 71.61 feet; thence North 05 degrees 48 minutes 09 seconds East a distance of 172.86 feet; thence North 87 degrees 21 minutes 10 seconds East a distance of 153.72 feet; thence North 06 degrees 35 minutes 56 seconds East a distance of 117.97 feet; thence North 53 degrees 35 minutes 37 seconds East a distance of 52.34 feet; thence South 82 degrees 32 minutes 07 seconds East a distance of 301.26 feet; thence South 87 degrees 34 minutes 50 seconds East a distance of 142.27 feet; thence South 00 degrees 57 minutes 03 seconds East a distance of 347.33 feet to the south line of said Southeast Quarter; thence South 88 degrees 48 minutes 55 seconds West along said south line a distance of 1141.89 feet to the east line of the West 61 rods of the North 1 and 1/2 rods of the Northwest Quarter of said Section 29; thence South 00 degrees 53 minutes 42 seconds East along said east line a distance of 24.75 feet to the south line of said West 61 rods of the North 1 and 1/2 rods of the Northwest Quarter of the Northeast Quarter; thence South 88 degrees 48 minutes 55 seconds West along said south line a distance of 1006.51 feet to the west line of the Northwest Quarter of said Section 29; thence North 00 degrees 53 minutes 42 seconds West along said west line a distance of 24.75 feet to the Point of Beginning, containing 6.65 acres, more or less, including 0.04 acres of presently established Jefferson County road easement.

Said Auditor's Parcel "C" being subject to an Ingress/Egress Easement being more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter of said Section 20; thence North 00 degrees 51 minutes 33 seconds West along the east line of said Southeast Quarter a distance of 25.00 feet; thence North 88 degrees 48 minutes 55 seconds East a distance of 1429.40 feet; thence South 01 degrees 11 minutes 05 seconds East a distance of 25.00 feet to the south line of said Auditor's Parcel "C"; thence South 88 degrees 48 minutes 55 seconds West along said south line a distance of 423.06 feet to the east line of the West 61 rods of the North 1 and 1/2 rods of the Northwest Quarter of the Northeast Quarter of said Section 29; thence South 00 degrees 53 minutes 42 seconds East along said east line a distance of 24.75 feet to the south line of said West 61 rods of the North 1 and 1/2 rods of the Northwest Quarter of the Northeast Quarter; thence South 88 degrees 48 minutes 55 seconds West along said south line a distance of 1006.51 feet to the west line of the Northeast Quarter of said Section 29; thence North 00 degrees 53 minutes 42 seconds West along said west line a distance of 24.75 feet to the Point of Beginning, containing 1.39 acres, more or less, including 0.04 acres of presently established Jefferson County road easement.

REFERENCE SURVEYS:

Plat of Survey prepared by Robert H. Lance for Eveline Benn, dated August 21, 2017, and recorded as Instrument No. 2017-1957.  
Plat of Survey prepared Jason C. Hull for Donna Mauck, dated August 26, 2013, and recorded in Drawer 3 at Doc. No. 2830.



LINE TABLE

A - NO0°51'33"W 25.00ft  
B - NO0°53'42"W 24.75ft

SW CORNER,  
NW1/4-NW1/4  
SEC. 29-72-11  
FND. 5/8" RBR.  
W/CAP #15943

NW1/4-NE1/4  
SEC. 29-72-11  
0.57 Ac. Incl.  
0.02 Ac. Rd. Ease.

SW1/4-SE1/4  
SEC. 20-72-11  
0.76 Ac. Incl.  
0.02 Ac. Rd. Ease.

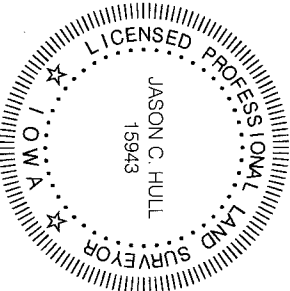
SE1/4-SE1/4  
SEC. 20-72-11  
5.32 Ac.

AUDITOR'S  
PARCEL "C"  
6.65 Ac. Incl.  
0.04 Ac. Rd. Ease.

SE CORNER, SE1/4  
SEC. 20-72-11  
SET 5/8"x30" RBR.  
W/CAP #15943

\* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS, IA STATE PLANE, SOUTH ZONE (1402). \*

Prepared by & Return to:  
French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556, Phone: (641) 472-5145, Surveyor: Jason C. Hull



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.

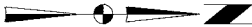
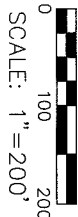
Jason C. Hull, P.L.S.

License number 15943

My license renewal date is December 31, 2024

Pages or sheets covered by this seal: This Sheet

2-29-24  
date



Unique Doc ID: DOC675S44  
Recorded: 2/29/2024 at 10:13:46.0 AM  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.13  
Combined Fee: \$10.13  
Revenue Tax:  
Instr. Number: 2024-0348  
Jefferson County, Iowa  
Kelly L. Spees RECORDER  
BK: DR3 PG: 3595

INDEX LEGEND

County: JEFFERSON		
Section: 20 & 29	Township: 72 N	Range: 11 W
Aliquot Part: SW 1/4 - SE 1/4 & SE 1/4 - SE 1/4 SEC. 20		
NW 1/4 - NE 1/4 SEC. 29		
City: N/A		
Subdivision: N/A		
Block: N/A		
Lot(s): N/A		
Proprietor: MATTIE RUTH BROWN REVOCABLE TRUST DATED 11-17-2017		
Requested By: JEFF BROWN		

LEGEND:

SECTION CORNER..... FOUND 1/2" REBAR  
W/ORANGE PLASTIC CAP #21980..... SET 5/8"x30" REBAR  
W/ORANGE PLASTIC CAP #15943.....

Drawn By: JCH
Date: 2-29-24
Project No. 24-803
Sheet 1 of 1

FRENCH-RENEKER-ASSOCIATES  
ENGINEERS & SURVEYORS