

**Survey Location:**

Proprietor :  
Hubert M. Houser  
36479 Beechnut Road  
Carson, IA 51525

Parcel 24184 contains  
13.5234 Acres  
Less Co. Rd. R.O.W.  
0.4144 Acre  
Net 13.1090 Acres

Parcel 24184 (ASSUMED BEARING) 39.92 CH - 60V.  
POINT OF BEGINNING N90°00'00"E 2639.29'S

NORTH LINE NE 1/4 23-74-41  
N90°00'00"E 1467.55'S  
147.90' 1319.65' C  
N.E. COR. 23-74-41  
FD. R.H. NAIL OVER 5/8" REBAR W/CAP 7717

BEECHNUT ROAD  
546.54'-S  
541.49'-S  
COUNTY ROAD R.O.W.

NORTH 1/4 COR. 23-74-41  
FD. 1/2" REBAR W/CAP 11702  
ABOVE 5/8" REBAR W/CAP 7717

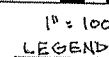
NW 1/4 NE 1/4 23-74-41

NE 1/4 NE 1/4 23-74-41

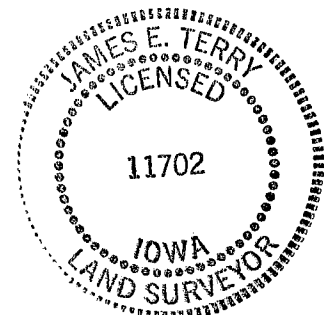
Parcel boundaries:  
N24°15'00"E 1055.06'-S  
1022.02'-S  
169.53'-S  
51°02'11"W 802.53'-S  
58°18'01"W 163.63'-S  
N66°43'02"W 418.95'-S  
S50°54'34"W 180.10'-S

Legend:  
▲ SEC.  
○ PROP.  
5/8" REBAR  
P PL  
S SU  
C C

The north line of the Northeast 1/4 of Section 23-73-41 is assumed to bear N90°00'00"E for this survey plat and legal description.



- ▲ SEC. COR. MON. FD  
○ PROP. COR. MON. SET  
5/8" REBAR W/CAP 11702  
P PLAT DISTANCE  
S SURVEY DISTANCE  
C CALC. DISTANCE



MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SCALE: AS SHOWN	APPROVED BY:	DRAWN BY
DATE: 2 FEB. 2025		REVISED
Prepared for Rachelle Edwards Heartland Properties Inc. 535 West Broadway # 100 Council Bluffs, IA 51503		
J.E. TERRY AND ASSOCIATES 21925 GREENVIEW RD., COUNCIL BLUFFS, IA. 51503		DRAWING NUMBER 25-03 BK. 60 Pg. 34

THIS DOCUMENT HAS BEEN REDUCED.