

INDEX LEGEND	
LOCATION:	S1/2 SE1/4, EXCEPT PARCEL "A" SEC. 32, T-70-N, R-27-W DECATUR COUNTY, IOWA.
PROPRIETOR:	DANIE CHRISTIAN & LARRY SHANE CHRISTIAN
REQUESTED BY:	DANIE CHRISTIAN
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

Number: 2025-0459  
Recorded: 4/11/2025 at 1:26:55.0 PM  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$10.00  
Revenue Tax:  
Erica Cook, RECORDER  
Decatur County, Iowa



GARDEN & ASSOC.

806 Wyoming Ave., Creston, Ia 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN  
FROM GPS OBSERVATIONS  
(IaRCS ZONE 12 RED OAK-OTTUMWA)

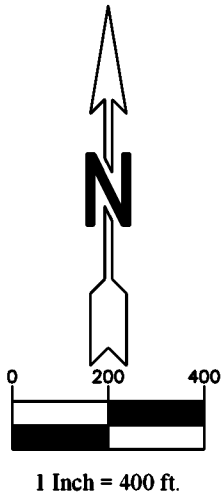
FIELD WORK COMPLETED; APRIL 9, 2025

## RETRACEMENT SURVEY

**S1/2 SE1/4, EXCEPT PARCEL "A"  
SEC. 32, T-70-N, R-27-W,  
DECATUR COUNTY, IOWA.**

### LEGEND

- ▲ = SECTION CORNER FOUND  
(AS NOTED)
- = PROPERTY CORNER FOUND  
(5/8" X 24" REBAR W/ YPC#24655)
- = PROPERTY CORNER SET  
(5/8" X 24" REBAR W/ YPC#24655)
- YPC = YELLOW PLASTIC CAP

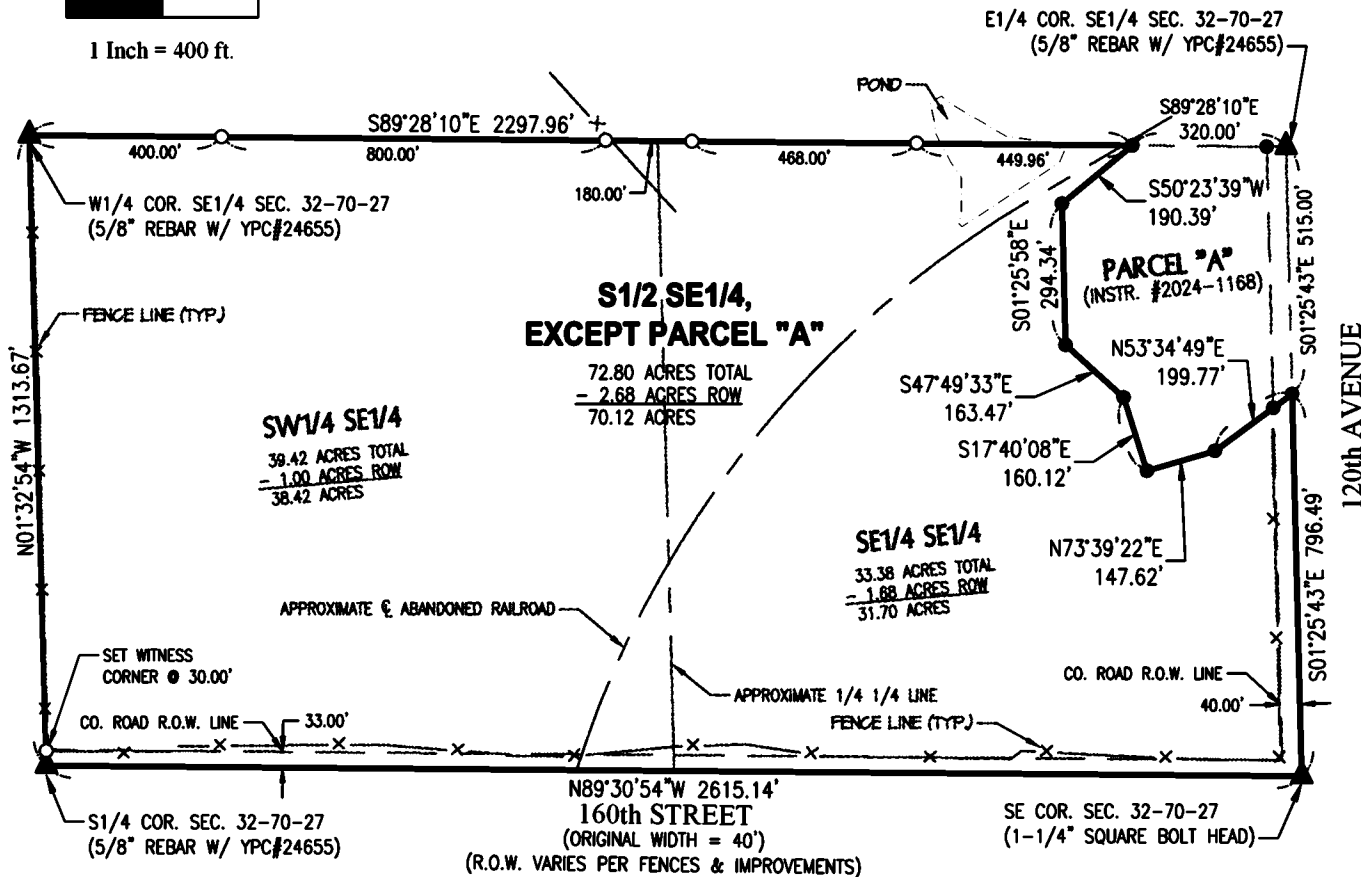


#### DESCRIPTION:

THE S1/2 OF THE SE1/4 OF SECTION 32, TOWNSHIP 70 NORTH, RANGE 32 WEST OF THE 5TH P.M. IN DECATUR COUNTY, IOWA, EXCEPT PARCEL "A" OF SAID SECTION AS SHOWN ON A PLAT OF SURVEY RECORDED AS INSTRUMENT NUMBER 2024-1168 IN THE RECORDS OF THE DECATUR COUNTY RECORDER, CONTAINING 72.80 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

#### SURVEYOR'S NOTES:

CALCULATED R.O.W. ACRES BY ASSUMING A 66' WIDE R.O.W. FOR 160TH STREET  
AND A 80' WIDE R.O.W. FOR 120TH AVENUE, FOUND NO RECORD OF EITHER.



SURVEY FOR: DANIE CHRISTIAN, 5049 E. RD. 30 S., HOXIE, KS 67740

SHEET 1 OF 1

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  
Professional Land Surveyor under the laws of the State of Iowa.

Joshua E. Schneider, P.L.S.

License number: 24655

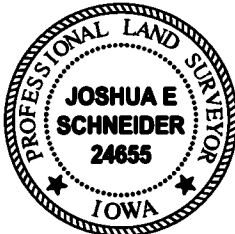
My license renewal date is December 31, 2025

Pages or sheets covered by this seal:

4-10-2025

Date

SHEET 1 OF 1



**DANIE CHRISTIAN  
S1/2 SE1/4, EXCEPT PARCEL "A"  
SEC. 32, T-70-N, R-27-W,  
DECATUR COUNTY, IOWA.**

FLD.BK. 1037

PROJ.NO. 6025653