

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SEC 3-78-27, SE 1/4
SEC 3-78-27, GOV LOT 17 & 18

REQUESTOR: PEOPLES COMPANY

PROPRIETOR: MARIE STROBER LE
100 N 8TH
ADEL, IA 50003

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

2025-04341
RECORDED: 03/26/2025 04:03:40 PM
RECORDING FEE: \$22.00
COMBINED FEE: \$22.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE OF SURVEY
3-14-2025

PARCEL 25-21 DESCRIPTION

A PART OF GOVERNMENT LOTS 17 AND 18 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 17; THENCE SOUTH 00°01'40" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 17, A DISTANCE OF 945.59 FEET; THENCE SOUTH 89°50'27" EAST, 1990.60 FEET TO THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 18; THENCE NORTH 00°32'55" EAST ALONG SAID WEST LINE, 959.89 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF GOVERNMENT LOT 18; THENCE SOUTH 89°25'09" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 18 AND THE NORTH LINE OF SAID GOVERNMENT LOT 17, A DISTANCE OF 1981.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.44 ACRES (1,892,078 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE EAST 33.00 FEET THEREOF. SAID ROADWAY EASEMENT CONTAINS 0.72 ACRES (31,198 S.F.).

PARCEL 25-22 DESCRIPTION

A PART OF GOVERNMENT LOTS 17 AND 18 AND PART OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 17; THENCE SOUTH 00°01'18" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 533.89 FEET; THENCE NORTH 89°58'42" WEST, 1998.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°32'55" EAST ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 18, A DISTANCE OF 879.32 FEET; THENCE SOUTH 89°50'27" EAST, 1990.60 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 17; THENCE SOUTH 00°01'40" WEST ALONG SAID EAST LINE, 340.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.15 ACRES (1,749,074 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE EAST 33.00 FEET THEREOF. SAID ROADWAY EASEMENT CONTAINS 0.66 ACRES (28,869 S.F.).

PARCEL 25-23 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 00°01'18" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 533.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'18" WEST ALONG SAID EAST LINE, 1096.35 FEET; THENCE SOUTH 89°39'12" WEST ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, 2652.91 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°26'55" EAST ALONG SAID WEST LINE, 338.77 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°55'35" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 644.56 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°32'55" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 773.60 FEET; THENCE SOUTH 89°58'42" EAST, 1998.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.72 ACRES (2,426,978 S.F.).

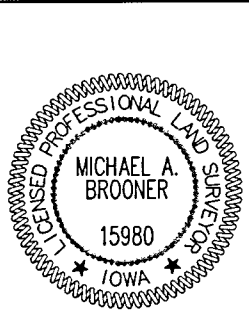
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE EAST 33.00 FEET THEREOF. SAID ROADWAY EASEMENT CONTAINS 0.83 ACRES (36,183 S.F.).



	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
YELLOW PLASTIC CAP	YPC	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

AREA SUMMARY

	GROSS AREA		ROW AREA		NET AREA	
PARCEL 25-21	ACRES	S.F.	ACRES	S.F.	ACRES	S.F.
PT GOV LOT 17	28.85	1,256,771	0.72	31,198.00	28.14	1,225,573
PT GOV LOT 18	14.58	635,307	0.00	0.00	14.58	635,307
TOTAL	43.44	1,892,078	0.72	31,198.00	42.72	1,860,880
PARCEL 25-22						
PT GOV LOT 17	10.38	452,014	0.26	11,244.00	10.12	440,770
PT NE 1/4 SE 1/4	16.26	708,253	0.40	17,625.00	15.85	690,628
PT GOV LOT 18	5.26	229,051	0.00	0.00	5.26	229,051
PT NW 1/4 SE 1/4	8.26	359,756	0.00	0.00	8.26	359,756
TOTAL	40.15	1,749,074	0.66	28,869.00	39.49	1,720,205
PARCEL 25-23						
PT NE 1/4 SE 1/4	23.48	1,022,940	0.58	25,418.00	22.90	997,522
PT SE 1/4 SE 1/4	10.03	437,111	0.25	10,765.00	9.79	426,346
PT NW 1/4 SE 1/4	12.00	522,553	0.00	0.00	12.00	522,553
PT SW 1/4 SE 1/4	10.20	444,374	0.00	0.00	10.20	444,374
TOTAL	55.72	2,426,978	0.83	36,183.00	54.89	2,390,795



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.

Michael A. Brooner 3-21-2025
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2

FILE: H:\2025\20250317\20250317-PLS.DWG
PLOTED BY: MICHAEL BROONER
DATE: 3/21/2025 7:12 AM
COMMENT:

DATE

REVISIONS

REVISED

PREPARED

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

REVIEW:

ENGINEER:

SECTION 3-78-27
PLAT OF SURVEY

1/2
2503179

