

INDEX LEGEND	
LOCATION:	NE FRACTIONAL 1/4 OF SEC. 6-77-13
PROPRIETOR:	WHAT CHEER LLC
REQUESTED BY:	WHAT CHEER LLC
PREPARED BY:	BOBBY J. MADDALENO
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	P.O. BOX 451, OSKALOOSA, IOWA 52577

GARDEN & ASSOC.

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

RESERVED FOR RECORDER'S USE

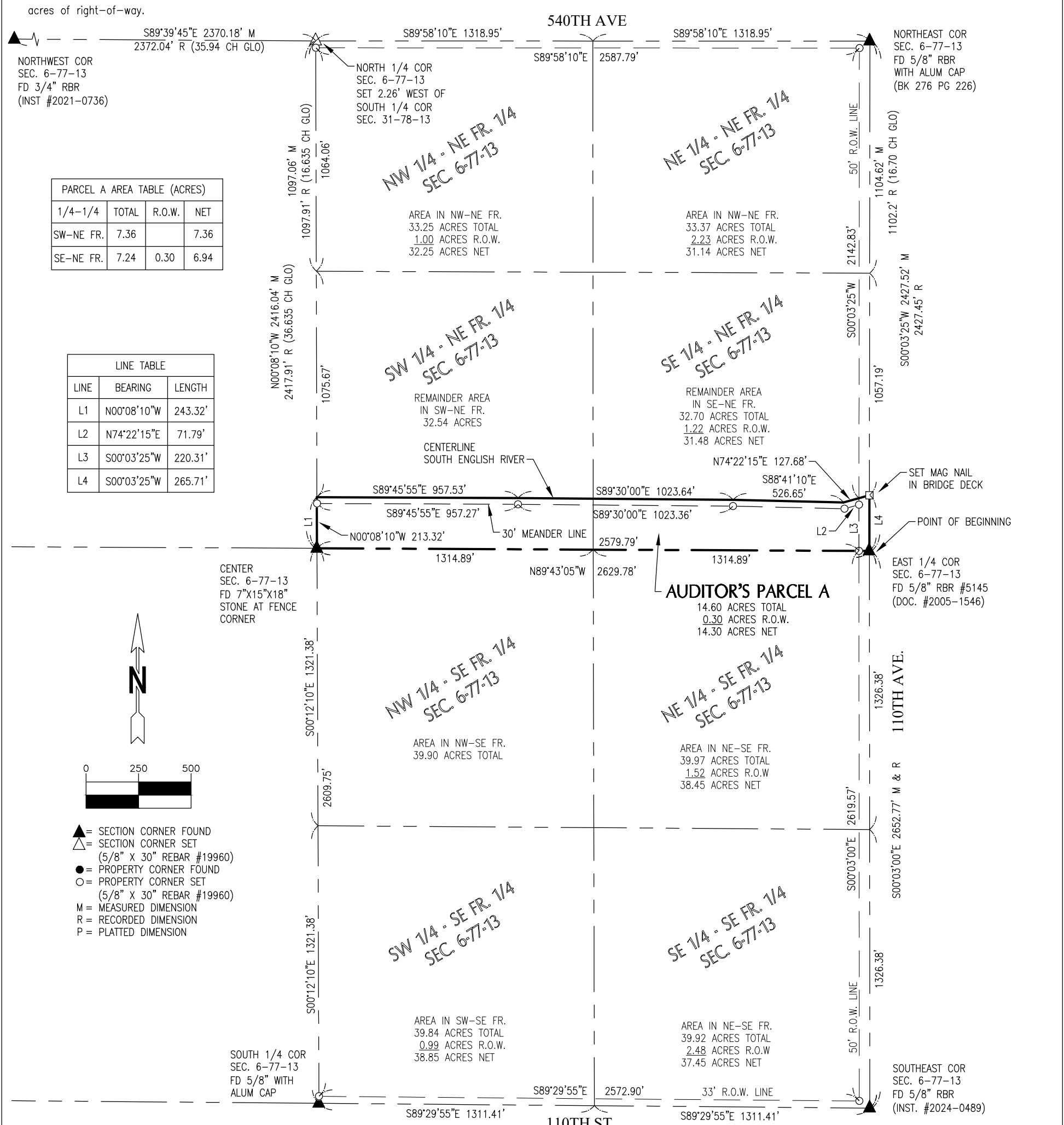
PLAT OF SURVEY

Auditor's Parcel A of the Northeast Fractional Quarter of Section 6 – Township 77 North – Range 13 West of the 5th P.M., Keokuk County, Iowa, being more particularly described as follows:

Beginning at the East Quarter corner of said Section 6; thence North 89°43'05" West 2629.78 feet along the South line of said Northeast Fractional Quarter to the Center of said Section 6; thence North 00°08'10" West 243.32 feet along the West line of said Northeast Fractional Quarter to the centerline of the South English River; thence South 89°45'55" East 957.53 feet along said centerline; thence South 89°30'00" East 1023.64 feet along said centerline; thence South 88°41'10" East 526.65 feet along said centerline; thence North 74°22'15" East 127.68 feet along said centerline to the East line of said Northeast Fractional Quarter; thence South 00°03'25" West 265.71 feet along said East line to the Point of Beginning, containing 14.60 acres subject to 0.30 acres of right-of-way.

1/4-1/4	TOTAL	R.O.W.	NET
SW-NE FR.	7.36		7.36
SE-NE FR.	7.24	0.30	6.94

LINE	BEARING	LENGTH
L1	N00°08'10"W	243.32'
L2	N74°22'15"E	71.79'
L3	S00°03'25"W	220.31'
L4	S00°03'25"W	265.71'



AUDITOR'S PARCEL A
14.60 ACRES TOTAL
0.30 ACRES R.O.W.
14.30 ACRES NET

AREA IN NW-NE FR.
33.25 ACRES TOTAL
1.00 ACRES R.O.W.
32.25 ACRES NET

AREA IN NW-SE FR.
39.84 ACRES TOTAL
0.99 ACRES R.O.W.
38.85 ACRES NET

AREA IN NE-NE FR.
33.37 ACRES TOTAL
2.23 ACRES R.O.W.
31.14 ACRES NET

AREA IN NE-SE FR.
39.97 ACRES TOTAL
1.52 ACRES R.O.W.
38.45 ACRES NET

AREA IN SW-NE FR.
32.54 ACRES TOTAL
32.54 ACRES NET

AREA IN SE-NE FR.
32.70 ACRES TOTAL
1.22 ACRES R.O.W.
31.48 ACRES NET

AREA IN SW-SE FR.
39.90 ACRES TOTAL
39.90 ACRES NET

AREA IN SE-SE FR.
39.92 ACRES TOTAL
2.48 ACRES R.O.W.
37.45 ACRES NET

REMAINDER AREA IN SW-NE FR.
32.54 ACRES

REMAINDER AREA IN SE-NE FR.
32.70 ACRES TOTAL
1.22 ACRES R.O.W.
31.48 ACRES NET

540TH AVE
S89°58'10"E 1318.95'
S89°58'10"E 2587.79'
S89°58'10"E 1318.95'

110TH ST.
S89°29'55"E 2572.90'
33' R.O.W. LINE
S89°29'55"E 1311.41'

50' R.O.W. LINE
1104.62' M
1102.2' R (16.70 CH GLO)
2142.83'
S00°03'25"W
1057.19'
S00°03'25"W 2427.52' M
2427.45' R

110TH AVE.
1326.38'
2619.57'
S00°03'00"E
1326.38'
S00°03'00"E 2652.77' M & R

SECTION CORNERS:
NORTHWEST COR SEC. 6-77-13
FD 3/4" RBR (INST #2021-0736)
NORTH 1/4 COR SEC. 6-77-13
SET 2.26' WEST OF SOUTH 1/4 COR SEC. 31-78-13
NORTHEAST COR SEC. 6-77-13
FD 5/8" RBR WITH ALUM CAP (BK 276 PG 226)
EAST 1/4 COR SEC. 6-77-13
FD 5/8" RBR #5145 (DOC. #2005-1546)
SOUTHEAST COR SEC. 6-77-13
FD 5/8" RBR (INST. #2024-0489)
CENTER SEC. 6-77-13
FD 7"x15"x18" STONE AT FENCE CORNER
SOUTH 1/4 COR SEC. 6-77-13
FD 5/8" WITH ALUM CAP

MEASUREMENTS:
1097.06' M
1097.91' R (16.635 CH GLO)
1064.06'
1097.06' M
1097.91' R (16.635 CH GLO)
1075.67'
2417.91' R (36.635 CH GLO)
1075.67'
1314.89'
2579.79'
1314.89'
2629.78'
2572.90'
1311.41'

BEARINGS:
S89°39'45"E 2370.18' M
2372.04' R (35.94 CH GLO)
S89°58'10"E 1318.95'
S89°58'10"E 2587.79'
S89°58'10"E 1318.95'
N00°08'10"W 2416.04' M
2417.91' R (36.635 CH GLO)
N74°22'15"E 127.68'
S88°41'10"E 526.65'
S89°30'00"E 1023.64'
S89°30'00"E 1023.36'
N89°43'05"W 2629.78'
S89°45'55"E 957.53'
S89°45'55"E 957.27'
N00°08'10"W 213.32'
S00°12'10"E 1321.38'
S00°12'10"E 1321.38'
S00°12'10"E 1321.38'
S00°12'10"E 1321.38'
S00°03'00"E 2652.77' M & R
S00°03'00"E 1326.38'
S00°03'00"E 2619.57'
S00°03'00"E 1326.38'
S00°03'00"E 2652.77' M & R

30' MEANDER LINE
CENTERLINE SOUTH ENGLISH RIVER

SET MAG NAIL IN BRIDGE DECK
POINT OF BEGINNING

LEGEND:
▲ = SECTION CORNER FOUND
△ = SECTION CORNER SET (5/8" X 30" REBAR #19960)
● = PROPERTY CORNER FOUND
○ = PROPERTY CORNER SET (5/8" X 30" REBAR #19960)
M = MEASURED DIMENSION
R = RECORDED DIMENSION
P = PLATTED DIMENSION

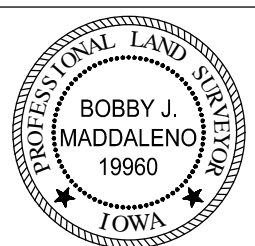
SCALE:
0 250 500

DATE OF FIELDWORK: OCTOBER 2025
BASIS OF BEARINGS: IOWA RCS, ZONE 13

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.

Bobby J. Maddaleno, P.L.S. License number: 19960 My license renewal date is December 31, 2025 Pages or sheets covered by this seal: _____

Date



WHAT CHEER LLC
AUDITOR'S PARCEL A OF THE
NE FR. 1/4 OF SEC. 6-77-13
KEOKUK COUNTY, IOWA

DATE: 10-14-25	DRN. BJM	APP.
FLD.BK.	PROJ.NO. 6025276	

G:\Projects\6025276 - What Cheer LLC - East Half 6-77-13 - Keokuk Co\Drafting\Civil 3D Base Drawings\6025276 Survey.dwg