

# PLAT OF SURVEY

## INDEX LEGEND

**LOCATION:** PARCEL LETTER 'B' IN THE FrSW $\frac{1}{4}$  SECTION 19, TOWNSHIP 88 NORTH, RANGE 24 WEST IN HAMILTON COUNTY, IOWA

**PROPRIETOR:** ALFRED C. HUISINGA

**SURVEY FOR:** SANDY JONDAL

**SURVEYOR:** JOSEPH A. SNETHEN, PLS #23133

**PREPARED BY & RETURN TO:** RYKEN ENGINEERING AND LAND SURVEYING, INC. 511 BANK ST., WEBSTER CITY, IA. 50595  
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KIM ANDERSON, RECORDER  
HAMILTON COUNTY IOWA

## LEGAL DESCRIPTION:

County Auditor's Parcel Letter 'B' located in the Fractional Southwest Quarter (FrSW $\frac{1}{4}$ ) of Section Nineteen (19), Township Eighty-eight (88) North, Range Twenty-four (24) West of the 5th P.M., Hamilton County, Iowa, more particularly described as follows:

Beginning at the South Quarter Corner of said Section Nineteen; thence North 00°11'33" West, 864.21 feet along the east line of the Fractional West One-half of said Section Nineteen; thence South 89°41'39" West, 1008.09 feet; thence South 00°11'33" East, 864.21 feet to a point on the south line of said Fractional Southwest Quarter; thence North 89°41'39" East, 1008.09 feet along said south line to the point of beginning, containing 20.00 acres total including 0.76 acres existing right of way. Subject to easements.

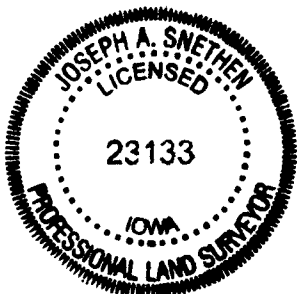
Note: For the purposes of this survey, the south line of said Fractional Southwest Quarter was determined to bear North 89°41'39" East using GPS.

## NOTES:

- FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:  
 COUNTY RECORDER'S SLIDE 59A PAGE 3                      COUNTY RECORDER'S SLIDE 309A PAGE 2  
 COUNTY RECORDER'S SLIDE 393A PAGES 1 AND 2              COUNTY AUDITOR'S SURVEYOR RECORD BOOK 2 PAGE 62  
 COUNTY ENGINEER'S LONG FIELD BOOK 88 PAGE 69
- PER COUNTY RECORDER'S SLIDE 393A PAGES 1 AND 2, CENTER WAS SET IN TOP CENTER OF A CORNER POST. NAIL AND CAP REMNANTS WERE FOUND 2644.3'± NORTH OF THE SOUTH QUARTER CORNER AND 1.3'± EAST OF THE E. LINE FrW $\frac{1}{2}$  (AS SHOWN). SAID SLIDES SHOWS NO ATTEMPT TO VERIFY LOCATION OF CORNER POST PER KNOWN PLSS METHODS AND NO EXPLANATION WAS GIVEN AS TO THE CORRECTNESS OF ITS LOCATION. NO ADDITIONAL ATTEMPT WAS MADE TO RECREATE, CHECK, OR ESTABLISH LOCATION OF CENTER FOR THE PURPOSES OF HIS SURVEY. THEREFORE, THE E. LINE FrW $\frac{1}{2}$  WAS FROM THE NORTH QUARTER CORNER TO THE SOUTH QUARTER CORNER AS SHOWN.
- A NAIL WAS FOUND MATCHING COUNTY RECORDER'S SLIDE 59B PAGE 3. THE MONUMENT WAS NOT SET USING EXISTING SURVEY MONUMENTS OF RECORD BUT AT A SPLIT OF A BOX CULVERT WITHOUT ANY EVIDENCE THAT SAID BOX CULVERT WAS STAKED USING EXISTING MONUMENTATION AT THE NORTH QUARTER CORNER. THEREFORE, NAIL WAS NOT ACCEPTED AS CORNER. THE CULVERT IS LARGE ENOUGH THAT THE 12' WITNESS STONE OF RECORD FROM COUNTY AUDITOR'S SURVEYOR RECORD BOOK 2 PAGE 62 WAS MOST LIKELY DESTROYED DURING CULVERT CONSTRUCTION AND THEREFORE WAS NOT EXCAVATED FOR. A "SURVEY MARK" NAIL WAS SET IN TOP OF PCC BOX CULVERT, 0.5' DEEP, ONLINE WITH AND DOUBLE THE DISTANCE FROM THE NE CORNER THROUGH THE NW CORNER NE $\frac{1}{4}$  NE $\frac{1}{4}$  (SEE PAGE 2). NAIL FROM SAID SLIDE 59B PAGE 3 IS S15°10'12"E, 2.24' FROM "SURVEY MARK" NAIL AT THE NORTH QUARTER CORNER.

## SURVEY CABINET

SLIDE 393A PAGE 3



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.

*Joseph A. Snethen*  
 JOSEPH A. SNETHEN, PLS  
 Date: 6/28/2017 License number: 23133  
 My license renewal date is December 31, 2018  
 Pages or sheets covered by this seal: 1&2

Monument Symbols are Orientated to the North

Found	▲ PLSS Corner (As noted)
	● (As noted)
Set	▲ PLSS Corner "SURVEY MARK" Nail
	○ 3/4" x 2.0' Light Blue Plastic Capped Iron Rerod (#23133)

P:\7448\CADD\Survey\7448-Plat.dwg

**DETAIL 1**

NOT TO SCALE

R 1879.72'

NE CORNER  
SEC. 19, T88N, R24W  
(FOUND 3/4" Ø YELLOW CAPPED IRON  
REROD (#7365), 0.9' DEEP - PER  
COUNTY RECORDER'S SLIDE 393A PAGE 2)

N89°36'42"E M660.58'  
R660'

N89°36'42"E M659.57'

M N89°36'42"E R&M1320.15' R1320'  
R N89°37'38"E R N89°44'28"E

N 1/4 CORNER  
SEC. 19, T88N, R24W  
(SEE NOTE 3)

40 ROD CORNER  
SEC. 19, T88N, R24W  
(FOUND 3/4" Ø YELLOW  
CAPPED IRON REROD  
(#7365), 1.0' DEEP - PER  
COUNTY RECORDER'S SLIDE  
59B PAGE 3 AND CURRENT  
COUNTY ENGINEER'S TIES)

NW CORNER NE 1/4 NE 1/4  
SEC. 19, T88N, R24W  
(FOUND 3/4" Ø YELLOW CAPPED IRON REROD  
(#7365), 0.7' DEEP - PER COUNTY  
RECORDER'S SLIDE 393A PAGE 2)

N 1/4 CORNER  
SEC. 19, T88N, R24W  
(SEE DETAIL 1)

E. LINE FrW 1/2  
(SEE NOTE 2)

S89°41'39"W 1008.09'

HAMILTON  
COUNTY  
AUDITOR'S  
PARCEL  
LETTER  
**B**

N00°11'33"W 5290.43'  
(SEC. COR. TO SEC. COR.)

PARCEL LETTER 'B'  
TOTAL - 20.00 AC.  
R.O.W. - 0.76 AC.  
NET - 19.24 AC.

S00°11'33"E 864.21'

N00°11'33"W 864.21'

R.O.W. LINE - N89°41'39"E 1008.09'

33.0'

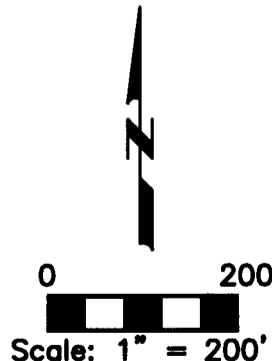
POINT OF BEGINNING

SW CORNER  
SEC. 19, T88N, R24W  
(FOUND 3/4" Ø YELLOW  
CAPPED IRON REROD  
(#7365), 0.9' DEEP)

S. LINE FrSW 1/4

N89°41'39"E 2531.36'  
(SEC. COR. TO SEC. COR.)

S 1/4 CORNER  
SEC. 19, T88N, R24W  
(FOUND 3/4" Ø IRON  
SMOOTH PIN, 1.1' DEEP)



SURVEY CABINET  
SLIDE 393A PAGE 4