PLAT OF SURVEY

INDEX LEGEND

LOCATION:	PARCEL "2025-28" IN LOT 5 OF MARJIE P'S SUBDIVISION IN THE NE1/4 OF THE NE1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 05 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA
PROPRIETOR:	MARJORIE M. PERRINJAQUET
REQUESTED BY:	EDGEWOOD FEED MILL INC. - JORDAN PERRINJAQUET
PREPARED BY: RETURN TO: MARC C. HOODJER, PLS	CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 CGA@CGACONSULTANTS.COM
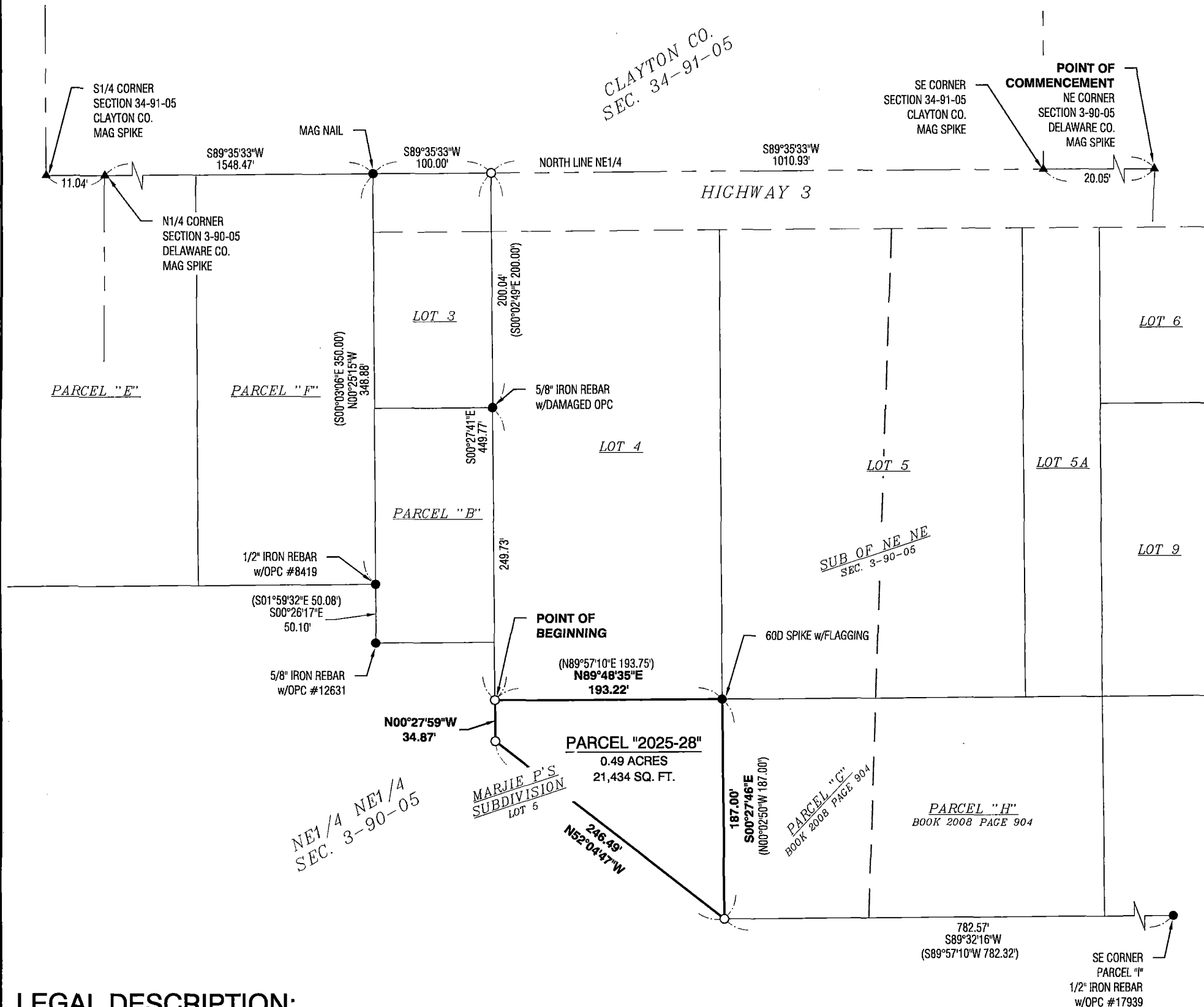
LEGAL DESCRIPTION:

PARCEL "2025-28" LOCATED IN LOT 5 OF MARJIE P'S SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 05 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 05 WEST OF THE 5TH P.M.; THENCE SOUTH 89°35'33" WEST, 1010.93 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 TO THE NORTHWEST CORNER OF LOT 4 OF THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 3 AS ESTABLISHED; THENCE SOUTH 00°27'41" EAST, 449.77 FEET ALONG THE WEST LINE OF SAID LOT 4 AS ESTABLISHED TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89°48'35" EAST, 193.22 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°27'46" EAST, 187.00 FEET ALONG THE WEST LINE OF PARCEL "G" AS RECORDED IN BOOK 2008, PAGE 904 IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, IOWA TO THE SOUTHWEST CORNER OF SAID PARCEL "G" ; THENCE NORTH 52°04'47" WEST, 246.49 FEET; THENCE NORTH 00°27'59" WEST, 34.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES/21,434 SQ. FT. TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOTE:

ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS UTILIZING THE IOWA D.O.T. RTN AND THE IOWA REGIONAL COORDINATE SYSTEM ZONE 3.

( ) = RECORDED AS

LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

FOUND	▲	PLSS CORNER (as noted)
	●	PARCEL OR LOT CORNER
SET	△	PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#22634)
	○	1/2" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#22634)

N

SCALE 1"=100'
0   100'

EDGEWOOD FEED MILL SURVEY DELAWARE COUNTY, IOWA
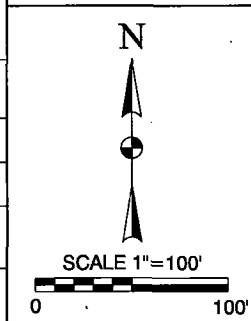
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Marc C. Hoodjer, PLS
Iowa License Number 22634
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal: THIS SHEET

MARC C. HOODJER
LICENSED
22634
IOWA
PROFESSIONAL LAND SURVEYOR

date 11/11/2025

CGA

PN:	25-SB-0360
DATE OF SURVEY:	10-14-25
DRAWN BY:	TMM
FIELD CREW:	MCH
SHEET NO.:	1 OF 1

J:\25-SB-0360\dwgs\2_ Survey\25-SB-0360 Plat small parcel.dwg - Plat LDGR Portrait - 11-11-25 - 3:07pm - tmm297