

PLAT OF SURVEY

INDEX LEGEND

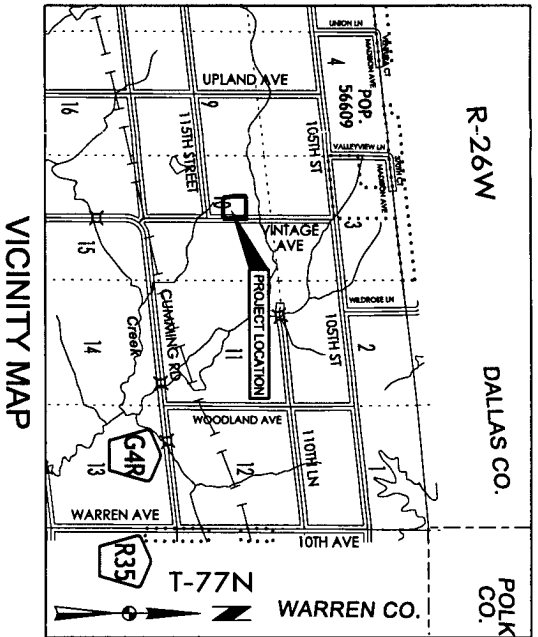
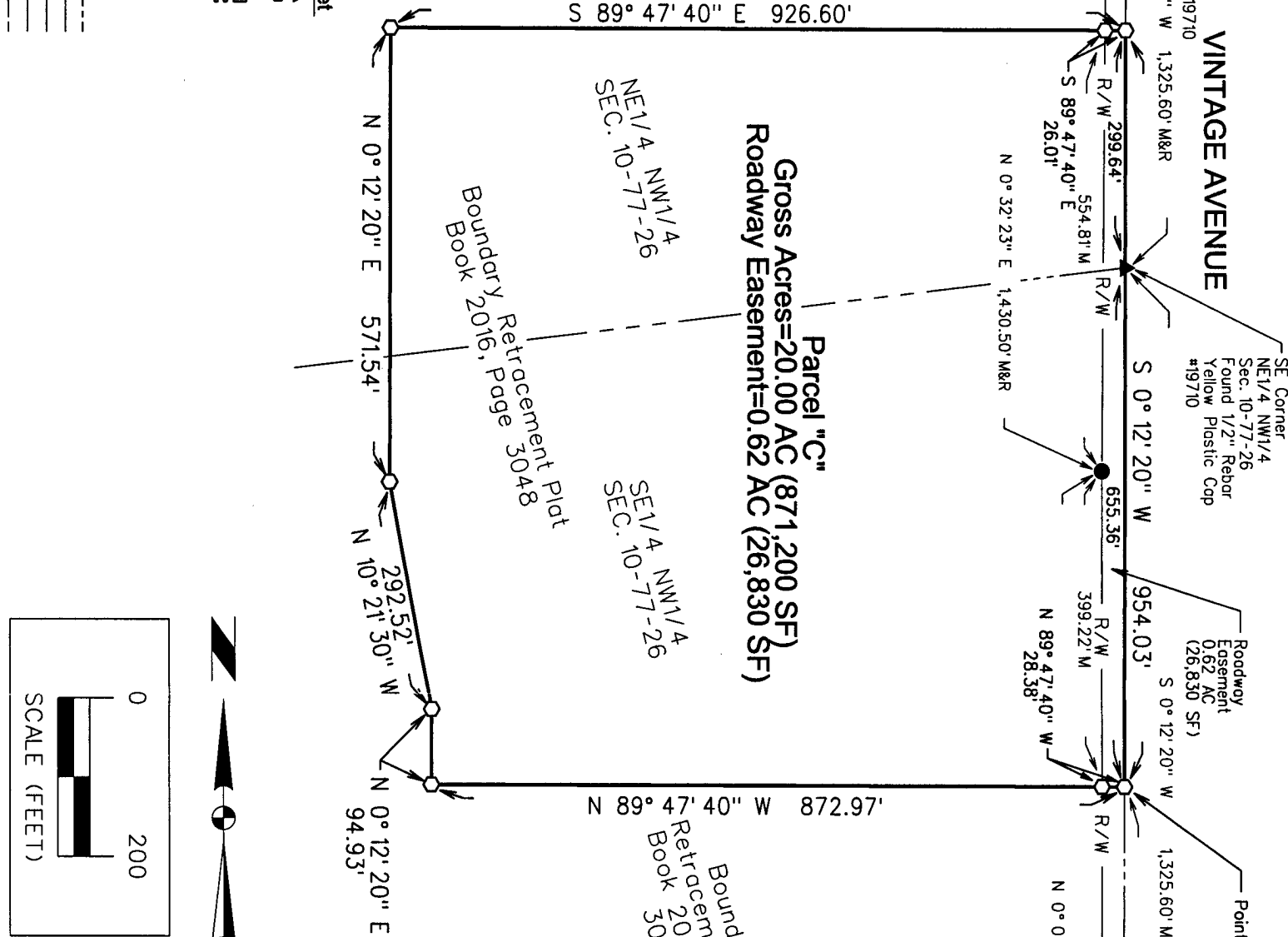
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NE1/4 NW1/4
SECTION 10-77N-26W &
PT. SE1/4 NW1/4
SECTION 10-77N-26W
REQUESTED BY:
RACCOON RIVER LAND CO., L.L.C.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

LEGEND

Survey
Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Roll
Calculated Point
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found
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PARCEL "C" DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE NORTH 00° 12' 20" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 670.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 47' 40" WEST, 872.97 FEET; THENCE NORTH 00° 12' 20" EAST, 94.93 FEET; THENCE NORTH 10° 21' 30" WEST, 292.52 FEET; THENCE NORTH 00° 12' 20" EAST, 571.74 FEET; THENCE SOUTH 89° 47' 40" EAST, 926.60 FEET TO SAID EAST LINE OF THE NORTHWEST 1/4; THENCE SOUTH 00° 12' 20" WEST ALONG SAID EAST LINE, A DISTANCE OF 954.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES (871,200 S.F.) AND BEING SUBJECT TO 0.62 AC. (26,830 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SECTION AREAS

NE1/4 NW1/4 = 7.58 Ac.
SE1/4 NW1/4 = 12.42 Ac.

BASIS OF BEARING

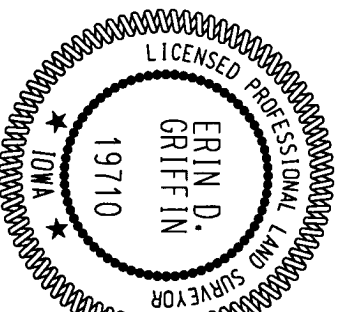
THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 10-77-26 IS ASSUMED TO BEAR S0°12'20"W.

OWNER

RACCOON RIVER LAND CO., L.L.C.
5000 WESTOWN PARKWAY
SUITE 400
WEST DES MOINES, IA 50266

NOTES

THE FENCE LINE ALONG THE EXISTING ROADWAY WAS HELD FOR THE RIGHT OF WAY LINE AS PER THE MADISON COUNTY ENGINEER.



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.

Erin D. Griffin, PLS
License Number 19710
Date 2/7/17

Pages or sheets covered by this seal:
1 of 1

REQUESTED BY RACCOON RIVER LAND CO., L.L.C

PLAT OF SURVEY

MADISON COUNTY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023

515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Date: 02-07-17	Field Bk: 1045 Pg: 13	Scale: 1" = 200'	
Technician: SDB	Checked By: EDG		
Project No: 117.0146			

Sheet 1 of 1



SNYDER & ASSOCIATES

Project No: 117.0146

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