

E:\E.M. Green Land Surveying Files\2023 Projects\2023-023 Cooper\2023-023 Plat of Survey.dwg 11/22/2023 11:56 AM

Index Legend	
Parcel:	Parcel "A"
County:	Taylor
Description:	Pt. of the NE1/4 Section 18-69-32
Proprietor:	D.A.S. Cooper Farms Co.
Survey for:	David Cooper
Surveyor:	Eric M. Green
Company:	E.M. Green Land Surveying, LLC
Return to:	1440 170th Street Creston, IA 50801 (641) 202-2236

LEGAL DESCRIPTION PARCEL "A":

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 18, TOWNSHIP 69 NORTH, RANGE 32 WEST OF THE 5TH P.M., IN TAYLOR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S00°42'45"W ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 18, 1304.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°42'45"W ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 18, 675.00 FEET; THENCE N88°49'46"W, 687.60 FEET; THENCE N02°53'41"W, 693.51 FEET; THENCE S87°30'51"E, 731.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11.13 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURVEYOR'S NOTE:

NO EVIDENCE OF THE E1/4 CORNER FOUND. AN UNRECORDED SURVEY OF THE SE QUARTER OF SECTION 18-69-32 FOUND IN THE COUNTY ENGINEER'S OFFICE FROM 1985 RAN A STRAIGHT LINE FROM THE NE CORNER TO THE SE CORNER. THIS LINE FITS THE EXISTING NORTH - SOUTH COUNTY ROAD. I USED THE STRAIGHT LINE BETWEEN THE NE CORNER AND THE SE CORNER OF SECTION 18 FOR THIS SURVEY AND DID NOT SET ANY MONUMENT AT THE E1/4 CORNER.

SURVEY FOLLOWS EXISTING FENCELINE.

DOCUMENTS USED FOR THIS SURVEY:

WARRANTY DEED BK. 68 PG. 375
EASEMENT FOR PUBLIC HIGHWAY BK. 50 PG. 688
CORNER CERTIFICATE BK. 3 PG. 183A

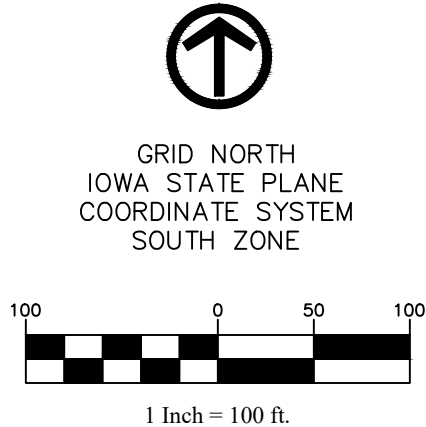
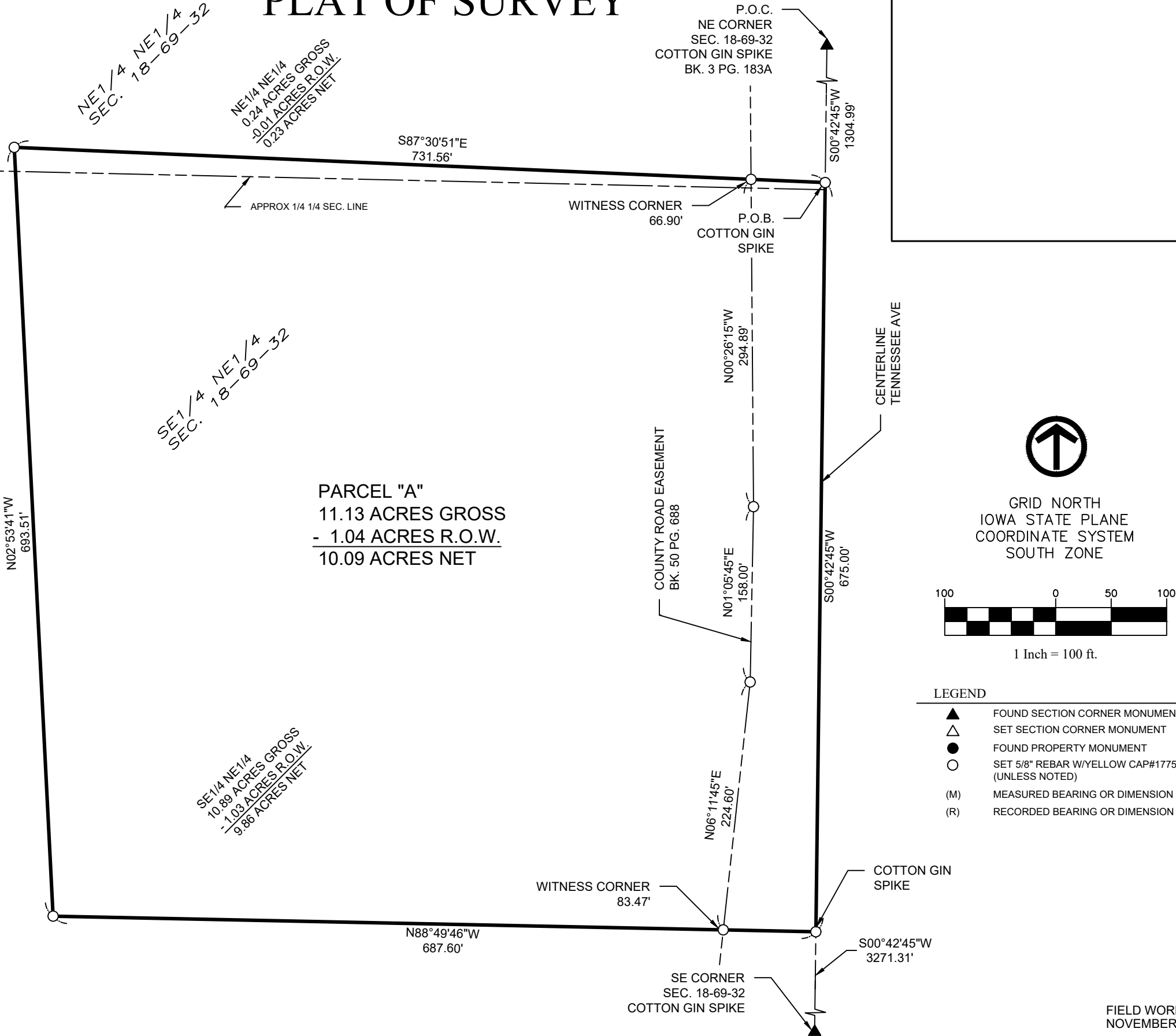


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

ERIC M. GREEN, P.L.S. _____ DATE _____
License Number: 17758
My license renewal date is DECEMBER 31, 2023
Pages or sheets covered by this seal:

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EMG
		CHECKED	EMG
		APPROVED	EMG
		DATE	11-19-2023
		A.C.	

PLAT OF SURVEY



LEGEND	
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT
○	SET 5/8" REBAR W/YELLOW CAP#17758 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION

FIELD WORK PERFORMED
NOVEMBER 16 & 17, 2023

E.M. GREEN LAND SURVEYING, LLC

PARCEL "A" IN
SECTION 18-69-32
TAYLOR COUNTY, IOWA

DWG. NO.

PS-1

PROJECT 2023-023