

RECORDER'S INDEX

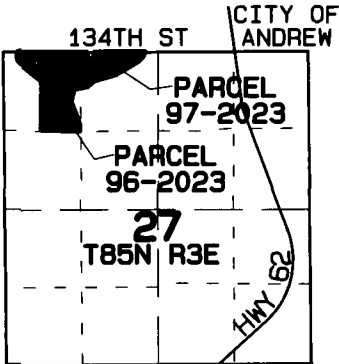
LOCATION: PARCEL 96-2023 AND PARCEL 97-2023
IN PARCEL "F" IN SECTION 27,
TOWNSHIP 85 NORTH, RANGE 3 EAST OF
THE 5th P.M., JACKSON COUNTY, IOWA
REQUESTOR: CEDAR CREEK FARM, LLC c/o TYLER DURSKEY
PROPRIETOR: LORI L. EDABURN AND
BRADFORD L. EDABURN
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING
AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

Document 23-3247
Type 14 001 Pages 4
Date 11/21/2023 Time 3:27 PM
Rec Amt \$22.00

ARLENE SCHAUF, RECORDER/REGISTRAR
JACKSON COUNTY IOWA

PLAT OF SURVEY

PARCEL 96-2023 IN PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH,
RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, AND PARCEL 97-2023
IN PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH,
RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA



VICINITY MAP

TOTAL AREA

29.593 ACRES TOTAL
-1.224 ACRES ROAD
28.369 ACRES NET

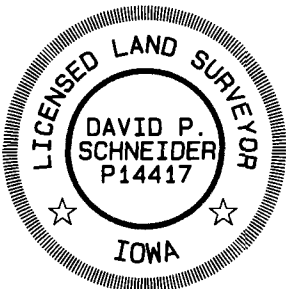
NOTE:
ALL MONUMENTS WERE
PLACED ON OR BEFORE
NOVEMBER 30, 2023.

SURVEY DESCRIPTION - PARCEL 96-2023:

PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N88°29'38"W, 647.42 FEET TO THE SOUTHWEST CORNER OF PARCEL 'F' IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, AS ILLUSTRATED ON A PLAT OF SURVEY FILED OCTOBER 22, 2018 IN BOOK 2018, PAGE 3704 IN THE OFFICE OF THE RECORDER OF JACKSON COUNTY, IOWA; THENCE N01°35'37"E, 854.12 FEET; THENCE N84°43'50"W, 37.42 FEET; THENCE N60°11'56"W, 38.27 FEET; THENCE N50°46'39"W, 441.08 FEET; THENCE N28°00'00"W, 16.79 FEET; THENCE N10°07'16"W, 48.72 FEET; THENCE N00°37'21"E, 47.00 FEET; THENCE N14°05'46"E, 42.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'F'; THENCE N89°55'39"E, 1019.36 FEET ALONG THE NORTH LINE OF SAID PARCEL 'F'; THENCE S00°09'52"E, 172.66 FEET; THENCE S44°41'44"E, 34.85 FEET; THENCE N86°55'24"E, 56.59 FEET; THENCE S17°17'21"E, 78.54 FEET; THENCE S66°18'16"W, 12.00 FEET; THENCE S13°45'41"W, 333.36 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 'F'; THENCE S79°12'06"W, 87.33 FEET; THENCE S15°34'57"W, 221.21 FEET; THENCE S20°20'27"E, 443.26 FEET; THENCE S01°05'25"W, 81.19 FEET TO THE POINT OF BEGINNING, CONTAINING 21.045 ACRES, WHICH INCLUDES 0.588 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

SURVEY DESCRIPTION - PARCEL 97-2023:

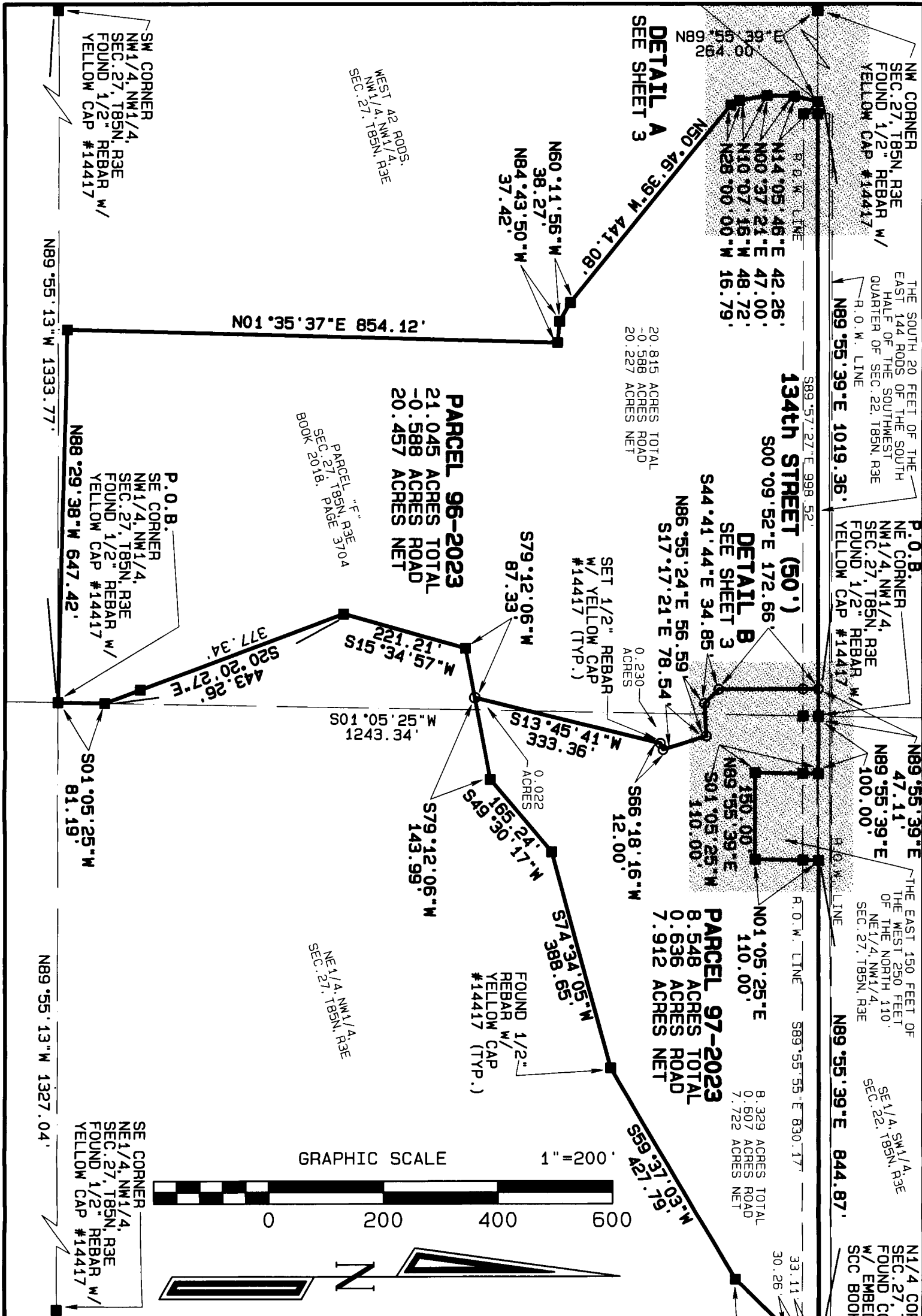
PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N89°55'39"E, 100.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS THE EAST 150 FEET OF THE WEST 250 FEET OF THE NORTH 110 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 27; THENCE S01°05'25"W, 110.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N89°55'39"E, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N01°05'25"E, 110.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°55'39"E, 844.87 FEET TO THE NORTHEAST CORNER OF PARCEL 'F' IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, AS ILLUSTRATED ON A PLAT OF SURVEY FILED OCTOBER 22, 2018, IN BOOK 2018, PAGE 3704 IN THE OFFICE OF THE RECORDER OF JACKSON COUNTY, IOWA; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 'F', S27°22'08"W, 63.37 FEET; THENCE S44°28'30"W, 124.88 FEET; THENCE S59°37'03"W, 427.79 FEET; THENCE S74°34'05"W, 388.65 FEET; THENCE S49°30'17"W, 165.24 FEET; THENCE S79°12'06"W, 143.99 FEET; THENCE N13°45'41"E, 333.36 FEET; THENCE N66°18'16"E, 12.00 FEET; THENCE N17°17'21"W, 78.54 FEET; THENCE S86°55'24"W, 56.59 FEET; THENCE N44°41'44"W, 34.85 FEET; THENCE N00°09'52"W, 172.66 FEET; THENCE N89°55'39"E, 47.11 FEET TO THE POINT OF BEGINNING, CONTAINING 8.548 ACRES, WHICH INCLUDES 0.636 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



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 Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 11/13/2023
My license renewal date is December 31, 2023.
Pages or sheets covered by this seal: SHEETS 1, 2 & 3

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net
Project: 2838ps
Survey Date: 10/26/2023
Sheet: 1 of 3



PLAT OF SURVEY

PARCEL 96-2023 IN PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, AND PARCEL 97-2023 IN PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA

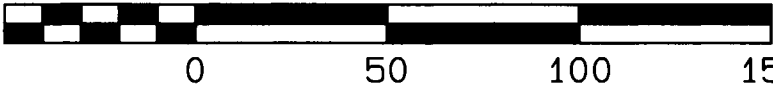
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Sheet: 2 of 3

DETAIL A

GRAPHIC SCALE 1"=50'



R.O.W. LINE

134th STREET (50')

N89°55'39"E 1019.36'

R.O.W. LINE

S89°57'27"E 998.52'

PARCEL 96-2023

FOUND 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

DETAIL B

R.O.W. LINE

134th STREET (50')

R.O.W. LINE

THE EAST 150 FEET OF THE WEST 250 FEET OF THE NORTH 110' NE1/4, NW1/4, SEC. 27, T85N, R3E

N89°55'39"E 150.00'

PARCEL 97-2023

FOUND 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

SET 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

0.197 ACRES TOTAL
0.029 ACRES ROAD
0.168 ACRES NET

PARCEL 96-2023

PLAT OF SURVEY

PARCEL 96-2023 IN PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA, AND PARCEL 97-2023 IN PART OF PARCEL "F" IN SECTION 27, TOWNSHIP 85 NORTH, RANGE 3 EAST OF THE 5th P.M., JACKSON COUNTY, IOWA

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**REVIEW AND SIGNATURE SHEET FOR REGULAR
PLAT OF SURVEY**

Parcel letter: Parcel 96-2023 + Parcel 97-2023
Location: Sec. 27-85-3 (Perry Twp.)
Owner: Edaburn, Lori L. + Bradford L.

We, being a properly delegated officials of Jackson County, have reviewed the plat of survey referred to above as required by Jackson County Ordinance #191 and with our comments and signature hereby waive all objections to the recording of this plat.

JACKSON COUNTY AUDITOR'S OFFICE: Comment:

11-21-23
Date

Alisa Smith
Alisa Smith, Auditor

JACKSON COUNTY ZONING OFFICE: Comment:

11-17-2023
Date

Lori Roling
Lori Roling, Zoning

JACKSON COUNTY ASSESSOR'S OFFICE: Comment:

11-21-2023
Date

Janella Bartels
Janella Bartels, Assessor