

## 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 DURSKY  
PROPRIETOR: LORI L. EDABURN AND  
BRADFORD L. EDABURN  
SURVEYOR: DAVID P. SCHNEIDER  
SURVEYOR: SCHNEIDER LAND SURVEYING  
COMPANY: AND PLANNING, INC.  
RETURN TO: DAVID P. SCHNEIDER  
P.O. BOX 128 FARLEY, IOWA  
Ph#563-744-3631 daves@yousq.net



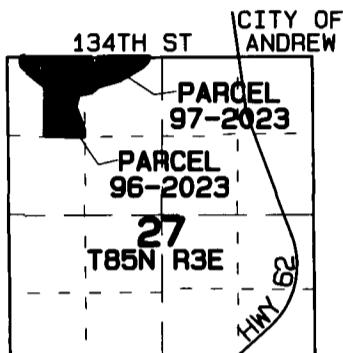
Document 23-3247

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:

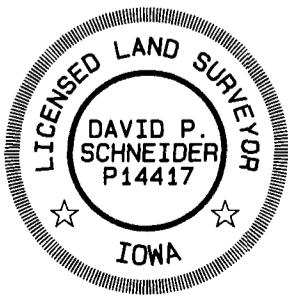
ALL MONUMENTS WERE  
PLACED ON OR BEFORE  
NOVEMBER 30, 2023.

### 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.



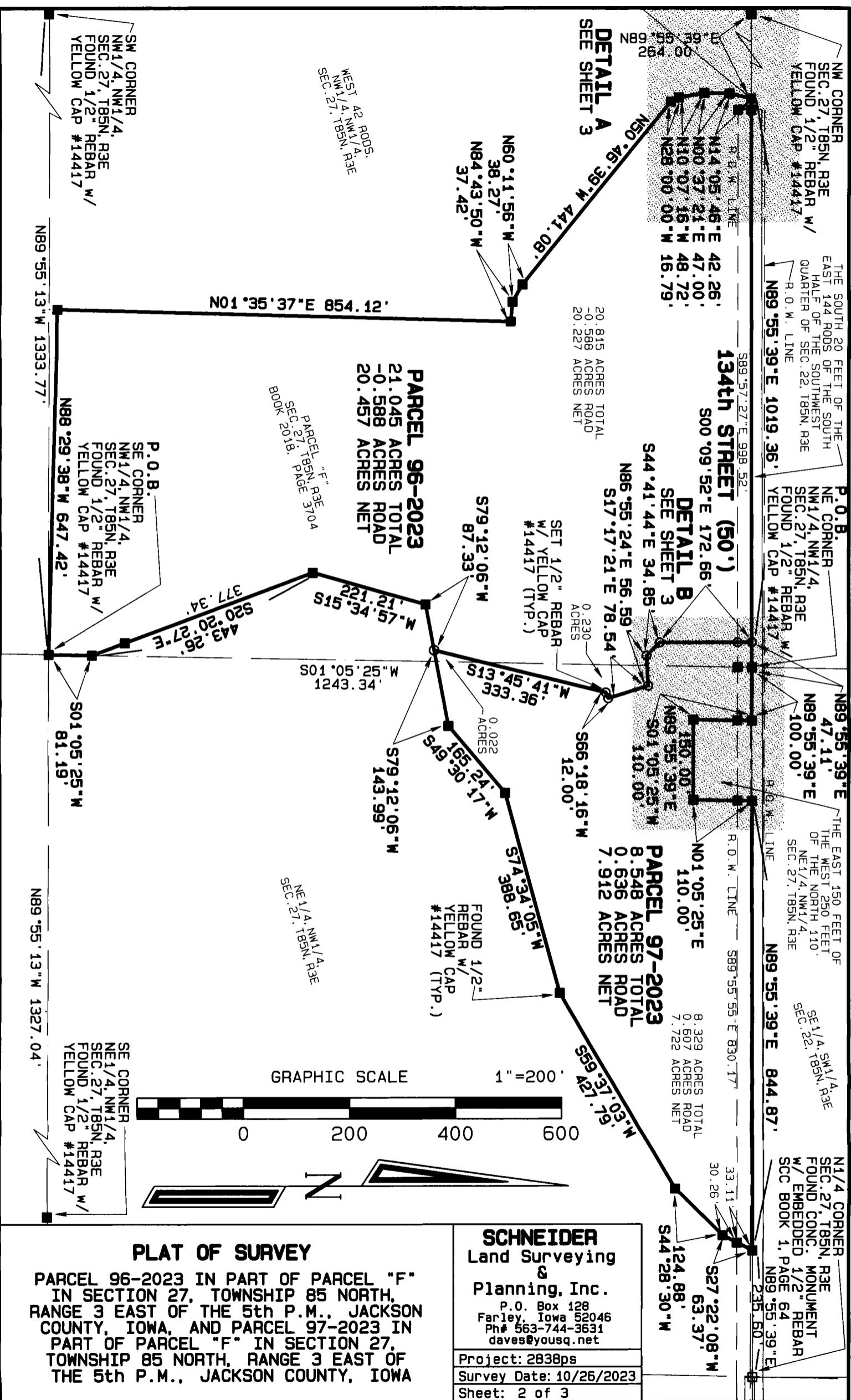
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417  
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





**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: Eda burn, 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:

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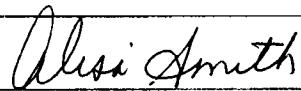
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Date



Alisa Smith, Auditor

JACKSON COUNTY ZONING OFFICE: Comment:

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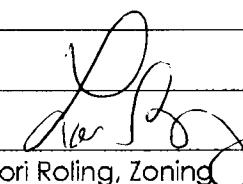
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Date



Lori Roling, Zoning

JACKSON COUNTY ASSESSOR'S OFFICE: Comment:

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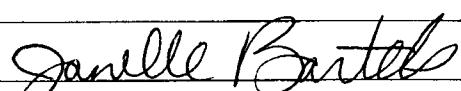
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Date



Janelle Bartels, Assessor