

**PLAT OF SURVEY  
PARCEL 852-B**

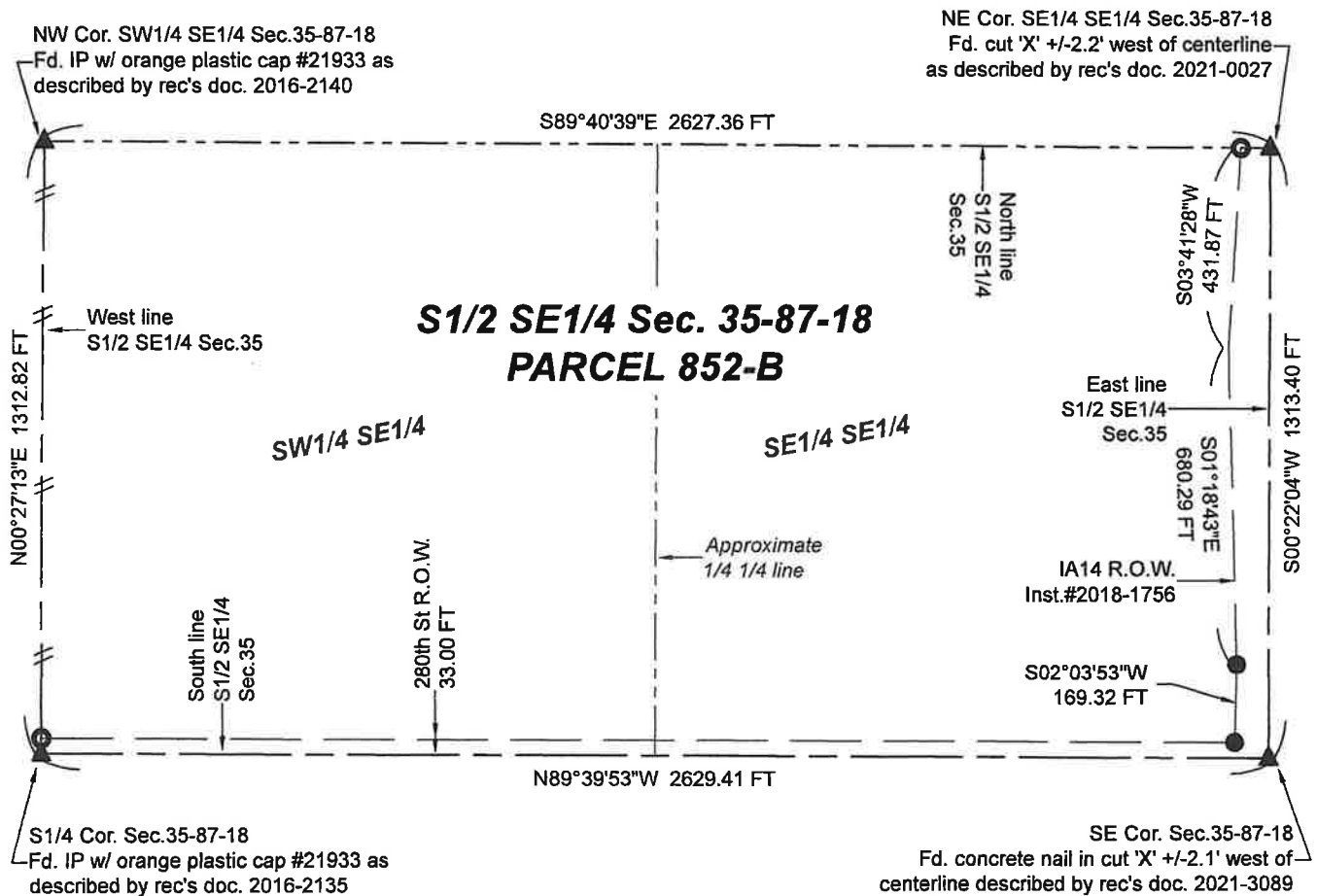
ALIQOT PART OF U.S.P.L.S. OR PART OF OFFICIAL PLAT:  
The S1/2 of the SE1/4 of Section 35, T87N, R18W of the 5th P.M.,  
Grundy County, Iowa

LAND SURVEYOR: (Return this document to the land surveyor)  
Steven J. Cox, PLS, 303 Colfax St., Holland, Iowa 50642  
Phone: 319-824-5129 email: sjc1989@yahoo.com

SURVEY REQUESTED BY: Cal Wilson, Hertz Management  
PROPRIETOR(S): Dores & Marlys Ross, Trustees of  
the Dores & Marlys Ross  
Revocable Trust

PORTIONS OF DOCUMENT(S) RETRACED:  
Recorder's Inst. 1997-0475, 2018-1756, 2021-0181, 2021-1419  
Note: Easements of record may not be shown

Field work completed 01/28/23



**PARCEL 852-B**

All Areas in Acres

1/4 1/4 Section	Gross	R.O.W.	Net
SW1/4 SE1/4	39.61	1.00	38.61
SE1/4 SE1/4	39.62	3.23	36.39
<b>TOTAL</b>	<b>79.23</b>	<b>4.23</b>	<b>75.00</b>

**DESCRIPTION OF PARCEL 852-B**

The South One-half (S1/2) of the Southeast One-quarter (SE1/4) of Section Thirty-five (35),  
Township Eighty-seven (87) North, Range Eighteen (18) West of the 5th P.M., Grundy County,  
Iowa.

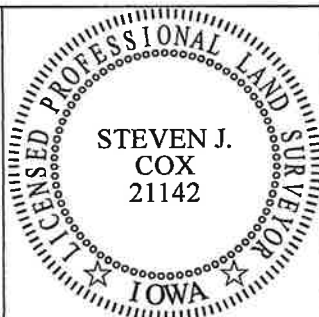
**NOTE:** The south line of the SE1/4 of Section 35-87-18 is assumed to bear N89°39'53"W for  
the purpose of this description.

I hereby certify that this land surveying document was prepared  
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direct personal supervision and that I am a Duly licensed  
Professional Land Surveyor under the laws of the State of Iowa.

Signature: *Steven J. Cox* Date: 2/10/23

STEVEN J. COX, License No. 21142  
My license renewal date is December 31, 2023

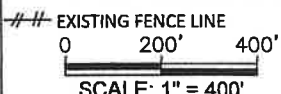
Pages or sheets covered by this seal: 1



**LEGEND**

- ▲ U.S. PUBLIC SURVEY MONUMENT FOUND OR SET
- SET 5/8" X 24" REBAR CAPPED W/ YELLOW PLASTIC #21142
- FOUND IRON PIN WITH ALUMINUM CAP 'IOWA DOT'

(X) WHERE 'X' IS "RECORDED AS" DISTANCE OR BEARING WHEN  
DIFFERENT THAN MEASURED



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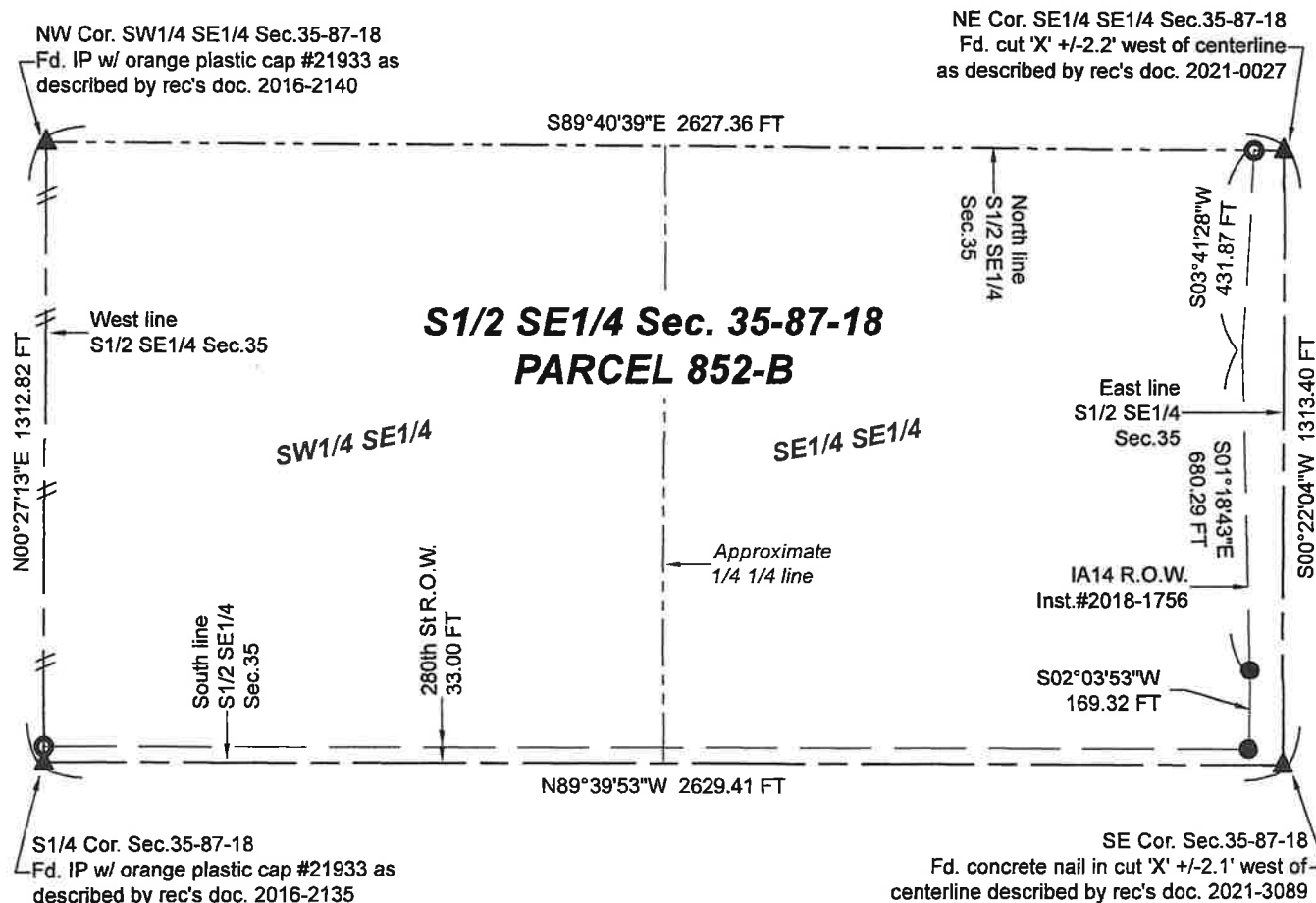
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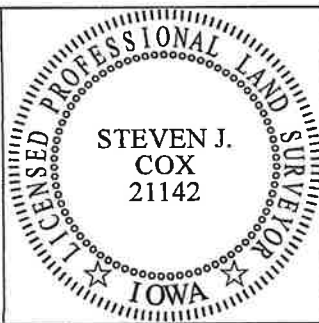
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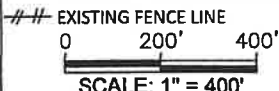
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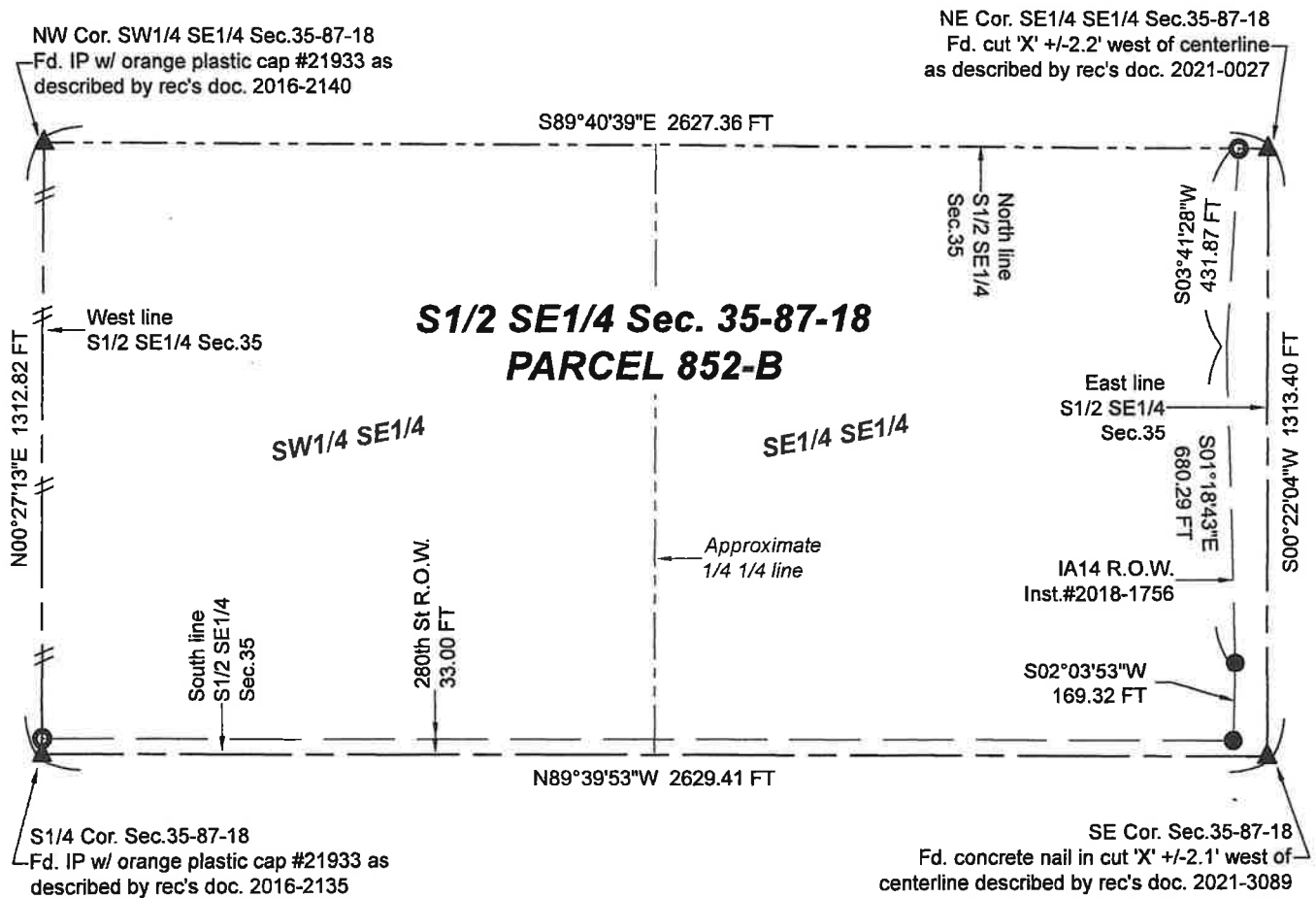
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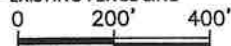


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## EXISTING FENCE LINE



SCALE: 1" = 400'

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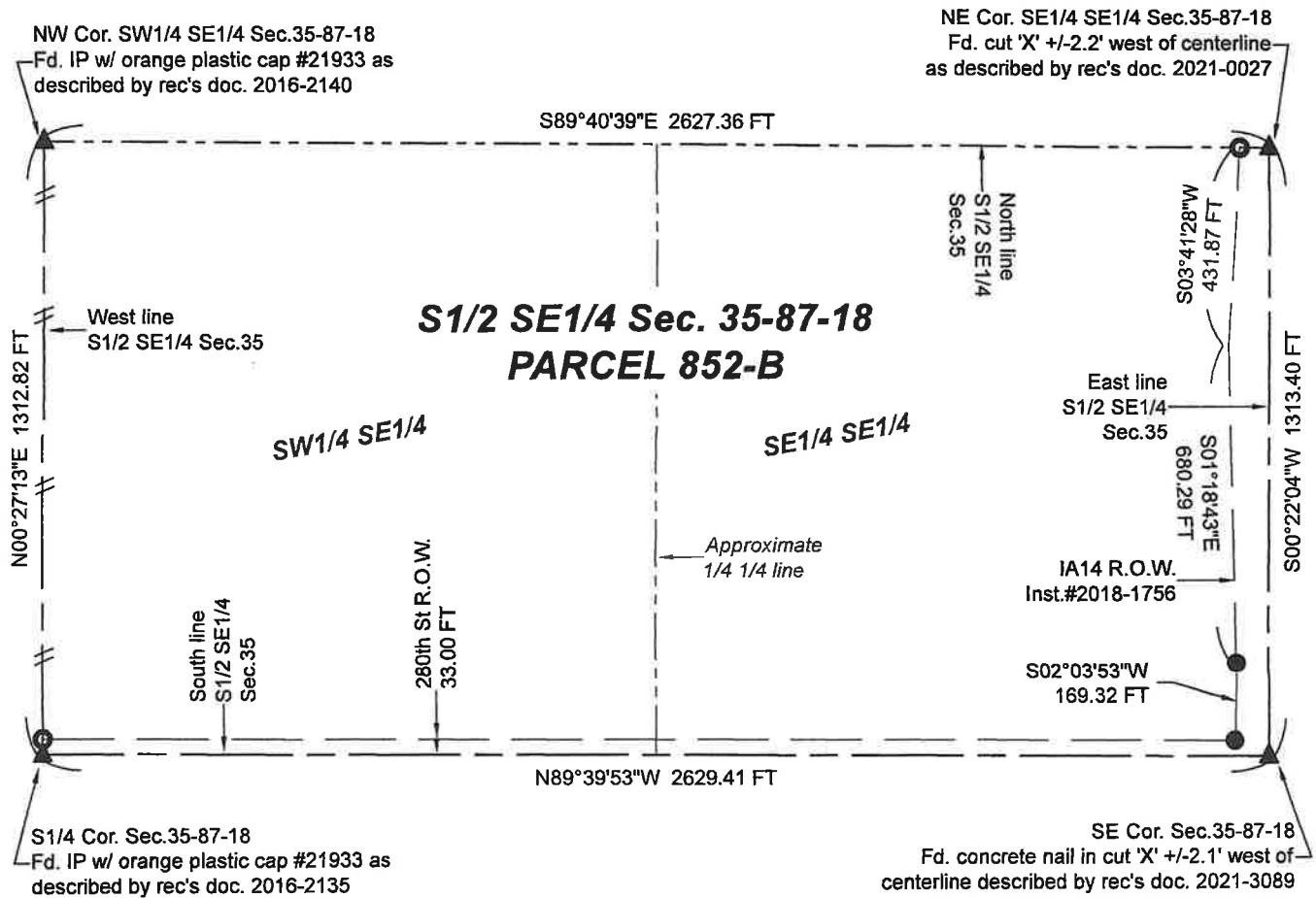
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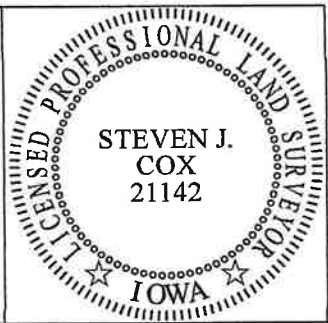
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SCALE: 1" = 400'

**PN2305sc**

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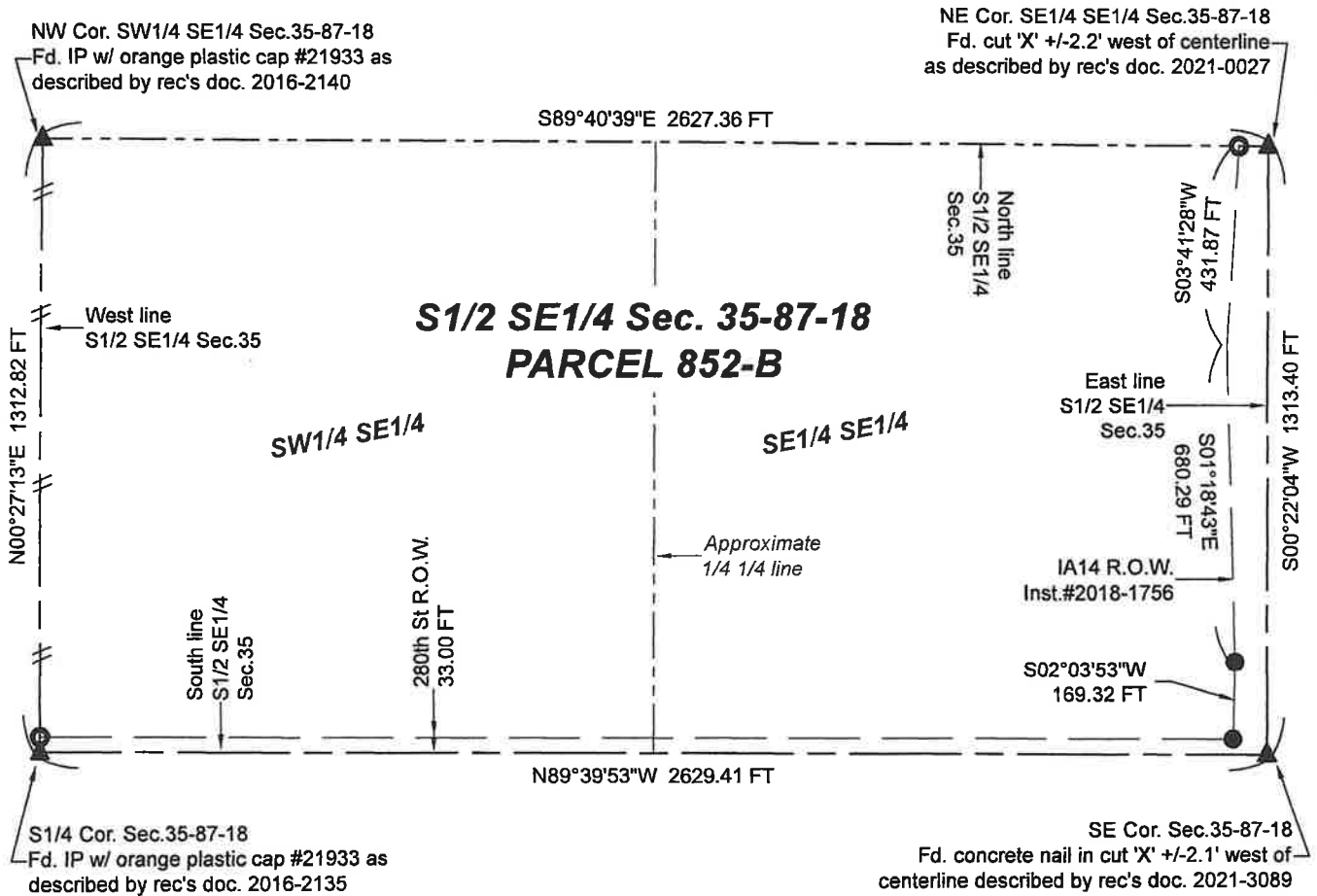
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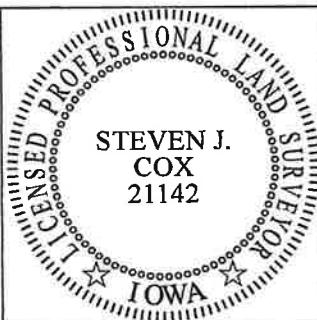
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