

INDEX LEGEND

County: Davis

Section: 14, Township 69 N Range: 14 W

Aliquot Port: SE 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4

Requested by: A.J. Brown

Apparent Owners: Kenneth W. and Christina Allen

Surveyor: Trevor C. Brown, P.E. & P.L.S.

1701 South Main Street Fairfield, IA 52556
Phone: 641-472-9499

Instr. Number: 2022-0740

BK: 4 PG: 116

Recorded: 6/3/2022 at 1:30:05.0 PM

Megan Clyman RECORDER

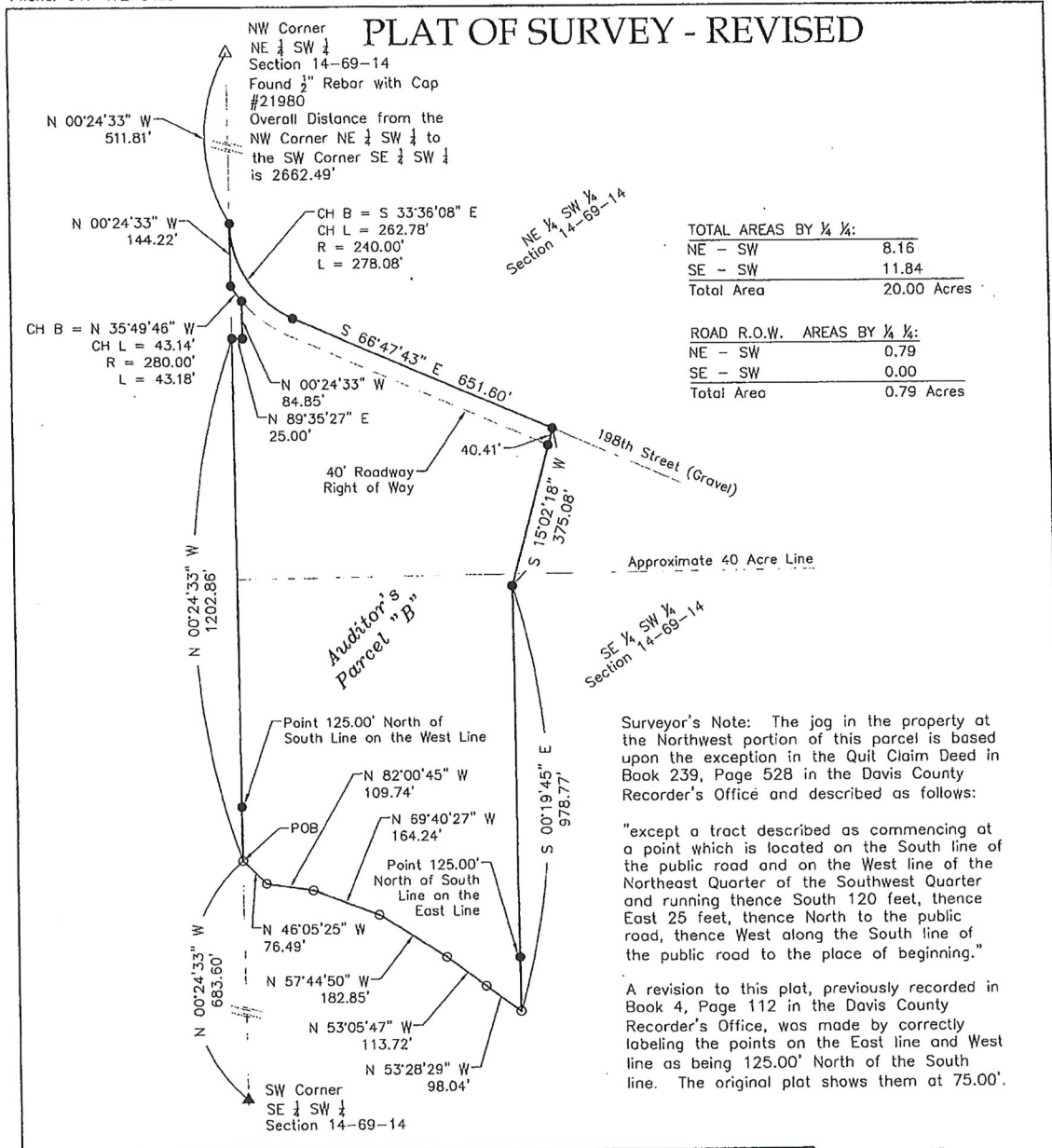
Davis County, Iowa

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$15.00

Revenue Tax:



TOTAL AREAS BY 1/4 1/4:	
NE - SW	8.16
SE - SW	11.84
Total Area	20.00 Acres

ROAD R.O.W. AREAS BY 1/4 1/4:	
NE - SW	0.79
SE - SW	0.00
Total Area	0.79 Acres

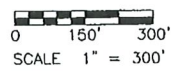
Surveyor's Note: The jog in the property at the Northwest portion of this parcel is based upon the exception in the Quit Claim Deed in Book 239, Page 528 in the Davis County Recorder's Office and described as follows:

"except a tract described as commencing at a point which is located on the South line of the public road and on the West line of the Northeast Quarter of the Southwest Quarter and running thence South 120 feet, thence East 25 feet, thence North to the public road, thence West along the South line of the public road to the place of beginning."

A revision to this plat, previously recorded in Book 4, Page 112 in the Davis County Recorder's Office, was made by correctly labeling the points on the East line and West line as being 125.00' North of the South line. The original plat shows them at 75.00'.

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.

Trevor C. Brown 6-2-2022 Date
Trevor C. Brown, P.E. & P.L.S.
License Number 15552
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: 1-2



Apparent Owners: Kenneth W. and Cristine Allen

Surveyor: Trevor C. Brown, P.E. & P.L.S.

1701 South Main Street Fairfield, IA 52556

Phone: 641-472-9499

AUDITOR'S PARCEL "B" DESCRIPTION

The preceding plot is a true and correct representation of the field notes of a survey performed under my direct supervision on May 16, 2022, for the purpose of locating and marking the following described parcel of land, to-wit:

A parcel of land lying within the East Half of the Southwest Quarter of Section 14 Township 69 North, Range 14 West of the 5th Principal Meridian, Davis County, Iowa, also designated as Auditor's Parcel "B", and more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 14; thence North 00 degrees 24 minutes 33 seconds West along the West line of the East Half of the Southwest Quarter of said Section 14 a distance of 683.60 feet to the Point of Beginning; thence continuing North 00 degrees 24 minutes 33 seconds West along said West line a distance of 1202.86 feet; thence North 89 degrees 35 minutes 27 seconds East a distance of 25.00 feet; thence North 00 degrees 24 minutes 33 seconds West a distance of 84.85 feet to the existing Southerly right of way of 198th Street on a curve concave Northeasterly having a chord bearing of North 35 degrees 49 minutes 46 seconds West, a chord length of 43.14 feet, and a radius of 280.00 feet; thence Northwesterly along said right of way line and curve a distance of 43.18 feet to the West line of the East Half of the Southwest Quarter of said Section 14; thence North 00 degrees 24 minutes 33 seconds West along said West line a distance of 144.22 feet to the existing centerline of 198th Street on a curve concave Northeasterly having a chord bearing of South 33 degrees 36 minutes 08 seconds East, a chord length of 262.78 feet, and a radius of 240.00 feet; thence Southeasterly along said centerline curve a distance of 278.08 feet; thence South 66 degrees 47 minutes 43 seconds East along said centerline a distance of 651.60 feet; thence South 15 degrees 02 minutes 18 seconds West a distance of 375.08 feet; thence South 00 degrees 19 minutes 45 seconds East a distance of 978.77 feet to the existing South bank of a creek; thence North 53 degrees 28 minutes 29 seconds West along said South bank a distance of 98.04 feet; thence North 53 degrees 05 minutes 47 seconds West along said South bank a distance of 113.77 feet; thence North 57 degrees 44 minutes 50 seconds West along said South bank a distance of 182.85 feet; thence North 69 degrees 40 minutes 27 seconds West along said South bank a distance of 164.24 feet; thence North 82 degrees 00 minutes 45 seconds West along said South bank a distance of 109.74 feet; thence North 46 degrees 05 minutes 25 seconds West along said South bank a distance of 76.49 feet to the West line of the East Half of the Southwest Quarter of said Section 14 and the Point of Beginning, containing a total of 20.00 acres, more or less, including 0.79 acres, more or less, of presently established Davis County road right of way on the Northerly side thereof.

T L D S	TRUE LINE DESIGN SOLUTIONS 2018 Alton Fairfield, Iowa 52536 641-472-9499	Project Number
		22-050
		Sheet 2 of 2