

PREPARED BY/RETURN TO: CRAPNELL LAND SURVEYING CO.-814 E. RIVER DRIVE DAVENPORT, IOWA (563)336-3256

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 78 NORTH, RANGE 1 EAST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00° 00' 45" EAST 332.62 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 81° 46' 57" EAST 1358.86 FEET; THENCE SOUTH 05° 18' 43" EAST 281.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 61; THENCE NORTH 86° 39' 54" WEST 686.41 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 81° 46' 57" WEST 692.71 FEET ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00° 00' 45" WEST 355.08 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED RECORDED IN BOOK 425, PAGE 252, AND PART CONVEYED TO THE STATE OF IOWA BY QUIT CLAIM DEED RECORDED IN BOOK 425, PAGE 255.

RECORDED IN BOOK 425, PAGE 255.

* ERROR IN DEED, SHOULD BE 335.08'

N 89° 45' 19" W 1326.69'

FOUND 3/4" GALVANIZED PIPE AT THE NW CORNER, NE 1/4, SW 1/4 OF SECTION 35-78-1E

FOUND #5 REBAR WITH ALUMINUM CAP AT THE CENTER OF SEC. 35-78-1E DOC. #1997-04758

P.O.B. FOUND #5 REBAR N. 563,592.84 E. 2,374,565.44 COMB. FACTOR = .999926315

S 00° 00' 45" E 332.77' (S 00° 00' 45" E) (332.62')

ZONED: AGRICULTURAL

40' ZONING SETBACK LINE

7.59 ACRES ZONED: C-1, COMMERCIAL DISTRICT

FOUND #5 REBAR WITH ALUMINUM I.D.O.T. CAP 4.22' EAST IN FENCE LINE

N 00° 06' 01" E 259.55'

N 83° 36' 25" W 387.64' (S 82° 42' 24" E) (387.64')

FOUND #5 REBAR WITH ALUMINUM I.D.O.T. CAP

N 81° 54' 37" W 299.87' (S 80° 55' 38" E) (300.00')

EXCEPTION BK. 425, PG. 252, 255

25' ZONING SETBACK LINE

N 88° 30' 00" W 302.51' (S 87° 34' 55" E) (302.04')

FOUND #5 REBAR WITH ALUMINUM I.D.O.T. CAP

N 39° 14' 12" W 101.24' (S 38° 43' 48" E) (101.24')

U.S. HIGHWAY #61

BUILDING

BUILDING

CONCRETE

GARAGE

HOUSE

GRAVEL

SIGN

FOUND 1" PIPE

S 05° 15' 47" E 162.77' (S 05° 18' 43" E) (281.06')

S 41° 10' 46" W 124.63' (N 41° 52' 21" E) (124.92')

S 89° 40' 49" W 227.41' (S 89° 14' 14" E) (227.41')

S 05° 18' 43" E 281.06'

S 41° 10' 46" W 124.63' (N 41° 52' 21" E) (124.92')

ZONED: AGRICULTURAL

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL
EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN



SURVEY DATE 10-2-12		LOCATION MUSCATINE COUNTY, IOWA	
SCALE 1" = 100'	DRAWN KLC	CHK'D MDC	DWG No. 2963

PAGES OR SHEETS
COVERED BY THIS SEAL: 1

