

Index Legend

Prepared by & Returned to:
Joseph A. Snethen, PLS 23133
805 Buddy Holly Place
Clear Lake, Iowa 50428
Phone: 641-231-8092

Proprietor(s): Mark E. Wilson and Scott A. Wilson

Requested By: Nick Hopp, Realtor

County: Cerro Gordo

City: N/A

Section(s)-Township-Range: 1-T96N-R21W

Aliquot Part(s): NE 1/4 - SW 1/4

Number: 2025-3989

BK: PG:

Recorded: 8/4/2025 at 2:37:58.0 PM

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax:

AnnMarie Legler RECORDER

Cerro Gordo County, Iowa

Plat of Survey

Parcel A in the NE 1/4 - SW 1/4 of
Section 1 - T96N - R21W, Cerro Gordo County, Iowa.

Basis of Bearing:
The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401), Horizontal Control NAD 83 (1996), (U.S. Survey Foot), Vertical Control NAVD88 (Geoid 96C). Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 131, 132, 133, 140, 141, 142, 145, 146, 147, 1134, 1139, 1148, 1505. Projected from Point 140. Scale factor 1.00007348 applied.
Projection Point:
Northing = 3,873,452.63'
Easting = 5,000,848.77'

Notes:
See Sheet 1 for Location Map.
See Sheet 2 for Section Control and Survey Details.
See Sheet 3 for Legal Description(s).

Map Not to Scale
Map Courtesy of the Iowa Department of Transportation <http://www.iowadot.gov/maps/>

| LEGEND | |
|---|-----------------------------------|
| | = Section Corner (Found or Set) |
| | = Set 5/8"Ø Rebar w/BPC PLS 23133 |
| (0.00') = Record Dimension | |
| RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap | |
| | = Survey Boundary Line |

Fieldwork was completed on July 29, 2025.

FB: CG 8B, Page(s) 48-50

IGL

Project Number: 2025-339

Sheet: 1 of 3

**Herold-Reicks
Surveying**

New Hampton

Waverly

Clear Lake

641-394-2725

319-483-5187

641-231-8092

www.hrsurveying.com

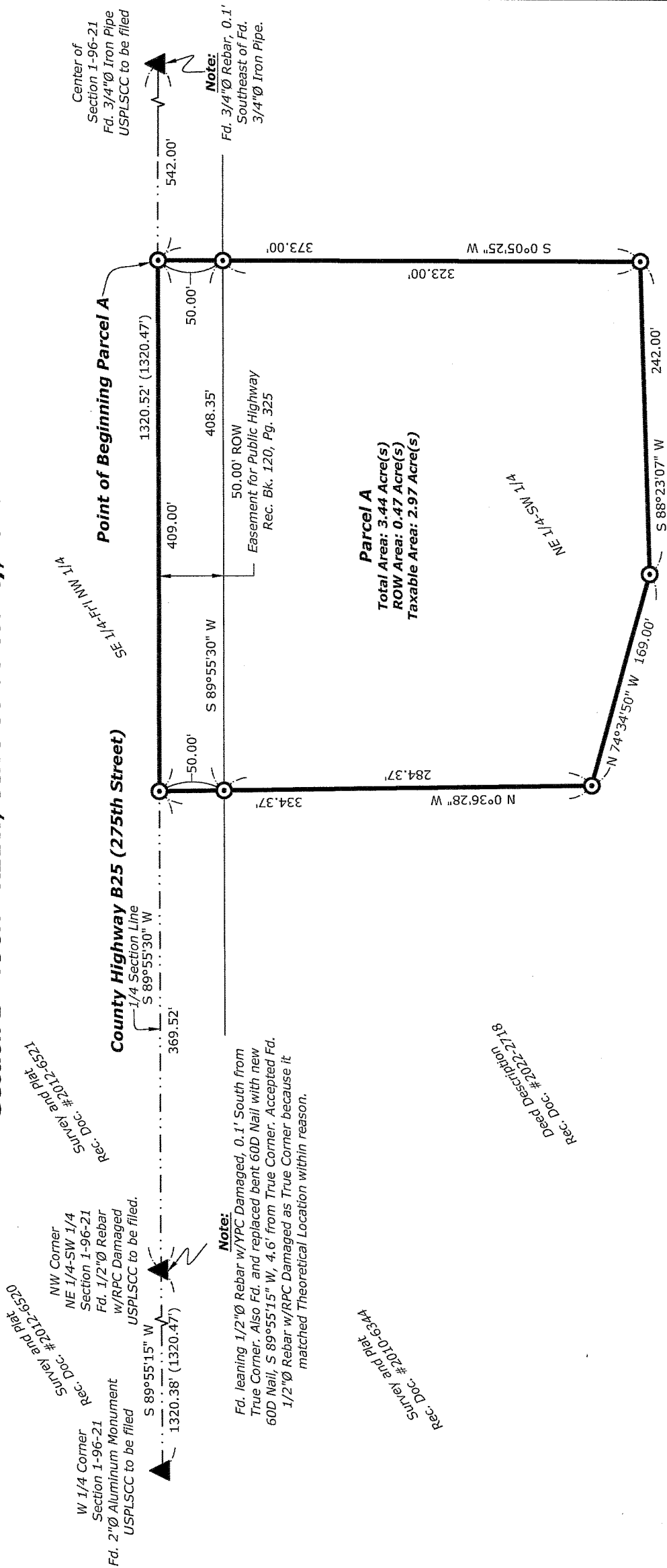
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

8/4/25
Joseph A. Snethen Date:
License Number 23133
My license renewal date is December 31, 2026.
Sheets covered by this seal: 1-3

File: P:\Projects - CLO\County Control Systems\CERRO GORDO\CG-8 2025.dwg, 8/4/2025 12:44:32 PM

Plat of Survey

**Parcel A in the NE 1/4 - SW 1/4 of
Section 1 - T96N - R21W, Cerro Gordo County, Iowa.**



Plat of Survey

**Parcel A in the NE 1/4 - SW 1/4 of
Section 1 - T96N - R21W, Cerro Gordo County, Iowa.**

Legal Description(s):

Parcel A in the Northeast Quarter of the Southwest Quarter of Section 1, Township 96 North, Range 21 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the Center of said Section;

Thence **South 89°55'30" West, 542.00 feet** along the North Line of said Quarter-Quarter Section to the Point of Beginning;

Thence **South 00°05'25" West, 373.00 feet;**

Thence **South 88°23'07" West, 242.00 feet;**

Thence **North 74°34'50" West, 169.00 feet;**

Thence **North 00°36'28" West, 334.37 feet** to said North Line;

Thence **North 89°55'30" East, 409.00 feet** along said North Line to the Point of Beginning.

Containing **3.44 Acre(s)** including 0.47 Acre(s) of County Highway B25 (275th Street) Right-of-Way, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.