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Instrument #: 26-3513
09/16/2026 02:14:50 PM Total Pages: 2
EPS PLATS & SURVEYS
Recording Fee: \$ 12.00 Transfer Tax: \$0
Lexa S. Speidel, Recorder, Benton County Iowa



AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TIMOTHY W. FORINASH
SNYDER & ASSOCIATES, INC.
900 BELL DRIVE SW
CEDAR RAPIDS, IOWA 52404
(319) 362-9394
TWFORINASH@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
NORTHWEST 1/4 SEC 01-84-10
NORTHWOOD HILLS ELEVENTH ADDITION

REQUESTED BY:
BRADFORD L. SCHULZE

LEGEND

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, PINK PLASTIC CAP, #26175 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	HP	HP
PLATTED DISTANCE	M	
MEASURED BEARING AND DISTANCE	R	
RECORDED AS	D	
DEED DISTANCE	C	
CALCULATED DISTANCE	C	
YELLOW PLASTIC CAP	YPC	
CENTERLINE	-----	
SECTION LINE	-----	
1/4 SECTION LINE	-----	
1/4 1/4 SECTION LINE	-----	
EASEMENT LINE	-----	

PLAT OF SURVEY - PARCEL "A" & PARCEL "B"
EAST 1/2 NORTHWEST 1/4
SECTION 01-TOWNSHIP 84 NORTH-RANGE 10 WEST

PROPERTY DESCRIPTION - PARCEL "A"

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01, TOWNSHIP 84 NORTH, RANGE 10 WEST OF THE 5TH P.M., BENTON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 89°16'19" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 657.00 FEET; THENCE SOUTH 00°37'55" EAST, 2,606.98 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°53'48" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 660.74 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°49'17" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,300.84 FEET; THENCE NORTH 00°16'43" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,298.96 FEET TO THE POINT OF BEGINNING, CONTAINING 39.37 ACRES (1,715,242 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY DESCRIPTION - PARCEL "B"

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01, TOWNSHIP 84 NORTH, RANGE 10 WEST OF THE 5TH P.M., BENTON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 00°42'48" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2,614.18 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89°53'48" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 660.74 FEET; THENCE NORTH 00°37'55" WEST, 2,606.98 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89°16'19" EAST ALONG SAID NORTH LINE, A DISTANCE OF 657.00 FEET TO THE POINT OF BEGINNING, CONTAINING 39.49 ACRES (1,719,977 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY ADDRESS

2746 62ND STREET
VINTON, IA 52349

OWNER

BRADFORD L. SCHULZE
1407 APPLE DRIVE
INDIANOLA, IA 50125

DATE OF SURVEY

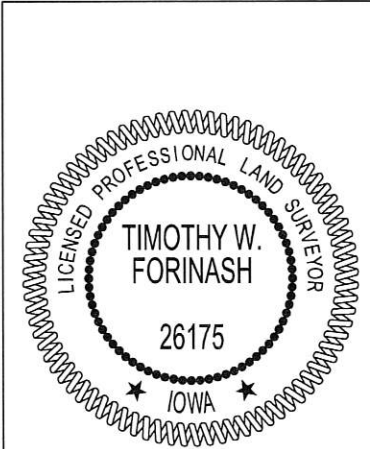
08-31-2026

BASIS OF BEARING

THE NORTH LINE OF THE NW 1/4 OF SECTION 01-84-10 IS ASSUMED TO BEAR NORTH 89°16'19" EAST



LOCATION MAP



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.

Timothy W. Forinash 9/16/26
Timothy W. Forinash, PLS Date

License Number 26175

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

PLAT OF SURVEY - PARCEL "A" & PARCEL "B"

EAST 1/2 NORTHWEST 1/4 SEC. 01 TWN 84 NORTH RNG 10 WEST

SNYDER & ASSOCIATES, INC.



Project No: 124.1217.080

Sheet 1 of 2

CEDAR RAPIDS, IOWA

900 BELL DRIVE SW
CEDAR RAPIDS, IA 52404

319-362-9394 | WWW.SNYDER-ASSOCIATES.COM

MARK
Engineer:
Technician: TW

REVISION
Checked By: TW

DATE
Date: 9/11/2026

T-R-S:
Project No: 126.1074.08

Sheet 1 of 2

