

308629

Jody Van Patten - Mahaska County Recorder

106 S. 1st Street, Oskaloosa, Iowa 52577

INDEX LEGEND	
LOCATION:	LOT 38 IN THE EAST 1/2 OF THE NE 1/4 SECTION 4-77-14 BARNES CITY, IOWA
PROPRIETOR:	CITY OF BARNES CITY, IOWA
REQUESTED BY:	BARB DAVIS, MAYOR
PREPARED BY:	GARY W. KEITH
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	P.O. BOX 451, OSKALOOSA, IOWA 52577



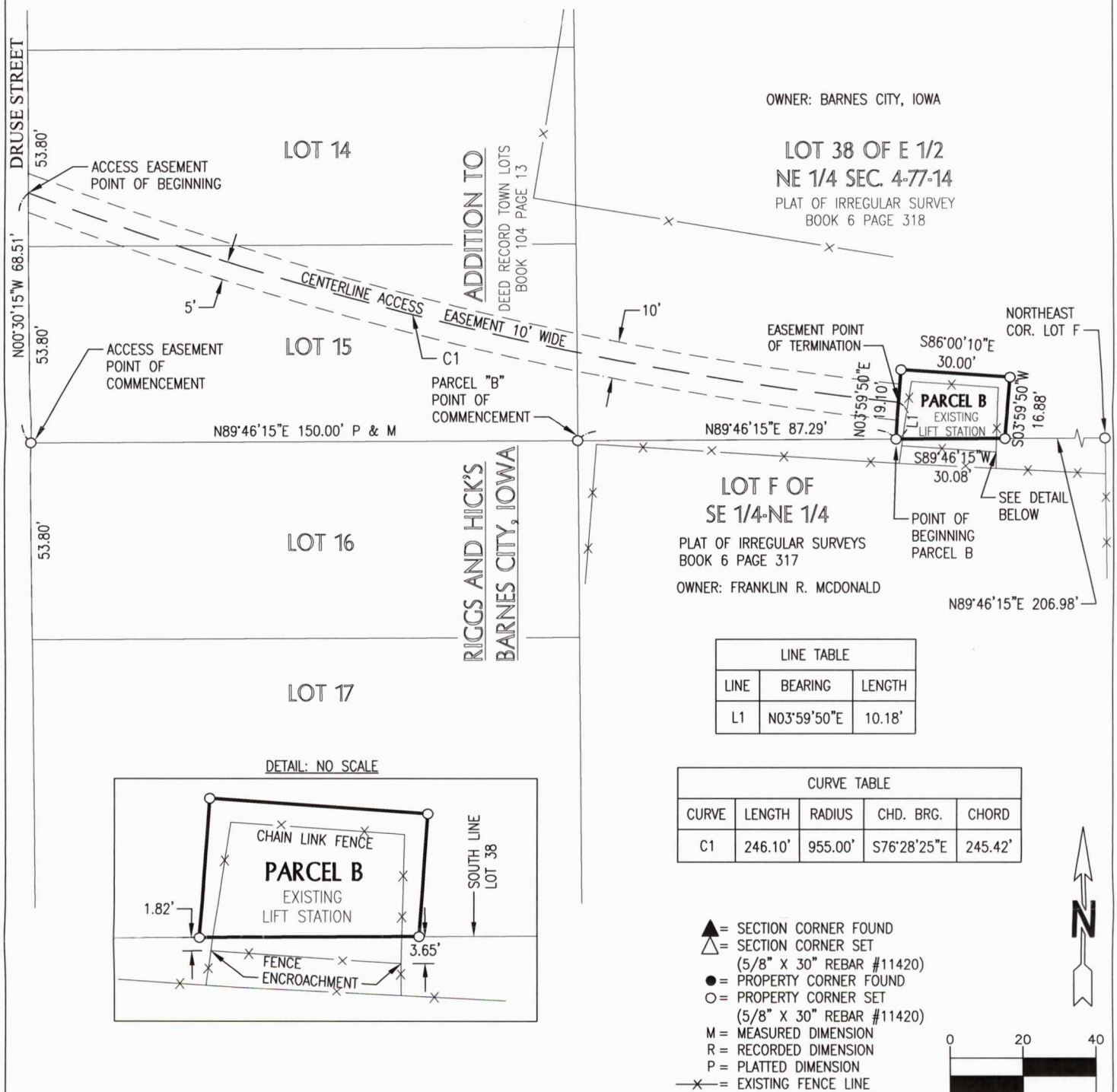
GARDEN & ASSOC.

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

RESERVED FOR RECORDER'S USE

PLAT OF SURVEY

LEGAL DESCRIPTION ON SHEET 2



DATE OF FIELDWORK: JUNE, 2023
BASIS OF BEARINGS: IOWA RCS, ZONE 9-NEWTON

SHEET 1 OF 2

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.

Gary Wayne Keith 5 July 2023
Gary Wayne Keith, P.L.S. Date

License number: 11420
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: 1-2 of 2



BARNES CITY
PARCEL B IN LOT 38
OF THE EAST 1/2 OF THE NE 1/4
OF SECTION 4-77-14
MAHASKA COUNTY, IOWA

DATE: 6-15-23 DRN. AML APR. *[Signature]*
FLD.BK. PROJ.NO. 6023146



PLAT OF SURVEY

Parcel "B" is a part of Lot 38 of the East half of the NE ¼ Section 4, Township 77 North, Range 14 West of the 5th P.M. in Barnes City, Mahaska County, Iowa, as shown on pages 317 and 318 in Plat Book 6 of Irregular Surveys in the office of the Mahaska County Reorder; said Parcel "B" is more particularly described as follows:

Commencing at the Southeast corner of Lot 15 of Riggs and Hicks Addition to Barnes City, Iowa, as shown on page 13 in Town Lot Deed Book 104, said point also being the Southwest corner of said Lot 38; thence North 89°46'15" East 87.29 feet along the South line of said Lot 38 to the Point of Beginning; thence North 03°59'50" East 19.10 feet; thence South 86°00'10" East 30.00 feet; thence South 03°59'50" West 16.88 feet to the South line of said Lot 38; thence South 89°46'15" West 30.08 feet along said South line to the Point of Beginning, containing 540 square feet.

ALSO,

An Access Easement across part of Lots 14 and 15 of Riggs and Hicks Addition to Barnes City, Mahaska County, Iowa and across part of Lot 38 of the East ½ of the Northeast ¼ Section 4, Township 77 North, Range 14 West of the 5th P.M. in Barnes City, Mahaska County, Iowa, being a strip of land 10 feet wide lying 5 feet on each side of the following described centerline:

Commencing at the Southwest corner of said Lot 15; thence North 00°30'15" West 68.51 feet along the West line of said Lots 14 and 15 to the Point of Beginning of said centerline; thence Southeasterly 246.10 feet along the centerline of the existing 10 foot wide driveway along an arc with a radius of 955.00 feet, concave Northeasterly having a chord which bears South 76°28'25" East 245.42 feet to the West line of Parcel "B" and terminating thereat.

SHEET 2 OF 2

BARNES CITY PARCEL B IN LOT 38 OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 4-77-14 MAHASKA COUNTY, IOWA		
DATE: 6-15-23	DRN. AML	APP.
FLD.BK.	PROJ.NO. 6023146	