

INDEX LEGEND

COUNTY: Poweshiek
SECTION: 8, T-79N, R-13W, NE 1/4
SURVEY FOR: Bruce Baustian, Brooklyn, IA
OWNERS: Bruce L. Baustian and Marlene M. Baustian,
Brian J. Baustian and Lori J. Baustian, Brent J.
Baustian and Hillary A. Baustian, Colton Hendricks,
Caitlyne Showalter, Tanner Showalter, & Delaney
Showalter, Brooklyn, IA
SURVEYOR & SURVEY COMPANY:
Jason S. Lowry, P.L.S.
Lowry Land Services, L.L.C.
752 Diamond Trail Rd., Searsboro, Iowa 50242
PREPARED BY AND RETURN TO:
Jason S. Lowry, P.L.S.
752 Diamond Trail Rd., Searsboro, Iowa 50242
(641) 521-1160, lowrylandservices@gmail.com

File Number: 2026-00437
Recorded: 2/13/2026 at 11:14:12.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Real Estate Transfer Tax Paid:
Lora Wyckoff RECORDER
Poweshiek County, Iowa

PLAT OF SURVEY
Parcel B in the NE 1/4, SEC. 8, T-79N, R-13W,
POWESHIEK COUNTY, IOWA

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

DESCRIPTION PARCEL - B

That part of the Northeast Quarter of Section 8, Township 79 North, Range 13 West of the Fifth Principal Meridian, Poweshiek County, Iowa, described as follows:

Beginning at the Northeast Corner of said Section 8;
thence on an assumed bearing of South 00 degrees 15 minutes 14 seconds West 1230.90 feet along the east line of the Northeast Quarter of said Section 8;
thence North 74 degrees 48 minutes 39 seconds West 168.28 feet;
thence South 08 degrees 40 minutes 11 seconds West 126.58 feet;
thence North 83 degrees 16 minutes 31 seconds West 248.51 feet;
thence South 21 degrees 35 minutes 23 seconds West 131.24 feet;
thence South 29 degrees 57 minutes 37 seconds East 185.38 feet;
thence South 03 degrees 49 minutes 28 seconds East 275.26 feet;
thence North 88 degrees 11 minutes 47 seconds East 363.16 feet to the said east line of the Northeast Quarter;
thence South 00 degrees 15 minutes 14 seconds West 819.03 feet along said east line to the Southeast Corner of the Northeast Quarter of said Section 8;
thence North 89 degrees 46 minutes 50 seconds West 2425.00 feet along the south line of said Northeast Quarter;
thence North 53 degrees 10 minutes 11 seconds East 101.11 feet;
thence North 39 degrees 44 minutes 36 seconds East 141.39 feet;
thence North 30 degrees 03 minutes 55 seconds East 612.23 feet;
thence North 16 degrees 19 minutes 23 seconds East 596.05 feet;
thence North 01 degrees 17 minutes 28 seconds East 770.47 feet;
thence North 03 degrees 44 minutes 20 seconds West 601.91 feet to the north line of said Northeast Quarter;
thence South 89 degrees 53 minutes 02 seconds East 1813.03 feet along said north line to the point of beginning.

Said tract contains 110.13 acres and is subject to a Poweshiek County Highway Easement over the northerly and easterly 3.22 acres thereof.

AREA BY 1/4 1/4 SECTION

NE 1/4 of the NE 1/4 = 39.43 Acres (Hwy. R.O.W. = 2.10 Acres)
SE 1/4 of the NE 1/4 = 35.29 Acres (Hwy. R.O.W. = 0.75 Acres)
SW 1/4 of the NE 1/4 = 21.26 Acres
NW 1/4 of the NE 1/4 = 14.15 Acres (Hwy. R.O.W. = 0.37 Acres)

TOTAL GROSS ACRES = 110.13 ACRES

- MEASURED DISTANCE/BEARING - (M)
RECORDED DISTANCE/BEARING - (R)
- MONUMENTS**
- ▲ - found sec. cor. (pipe, stone, etc.)
 - - set 5/8" x 18" rebar with pink plastic cap P.L.S. 22291
 - - no monument found or set
 - - found lot cor.



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.

My license renewal date is 12/31/2027

Pages covered by this seal: 1 - 2

Jason S. Lowry
Jason S. Lowry

02/13/2026

Iowa Lic. No. 22291

Date

LOWRY LAND SERVICES, L.L.C.

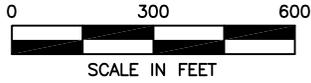
752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

PROJ. NO. 0326-1

DATE OF SURVEY: 02/09/26

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 Parcel B in the NE 1/4, SEC. 8, T-79N, R-13W,
 POWESHIEK COUNTY, IOWA



* falls in creek
 + offset monument set

- L1 = N 74° 48' 39" W - 168.28
- L2 = S 08° 40' 11" W - 126.58
- L3 = N 83° 16' 31" W - 248.51
- L4 = S 21° 35' 23" W - 131.24
- L5 = S 29° 57' 37" E - 185.38
- L6 = S 03° 49' 28" E - 275.26
- L7 = N 88° 11' 47" E - 363.16
- L8 = N 53° 10' 11" E - 101.11
- L9 = N 39° 44' 36" E - 141.39

NW COR.
 of the
 NE 1/4,
 SEC. 8.
 Found
 6" x 8" tan
 granite stone.

SEC. COR. TO SEC. COR. = S 89° 53' 02" E - 2636.14

NE COR.,
 SEC. 8.
 Found 3/4"
 iron pin.
 P.O.B.

430TH AVE.

S 89° 53' 02" E - 1813.03

S. Line Poweshiek Co. Hwy. Easement = S 89° 53' 02" E - 1770.73

W. Line Poweshiek Co. Hwy. Easement
 = S 00° 15' 14" W - 1187.14

S 00° 15' 14" W - 1230.90

210TH ST.

Parcel - B
110.13 Acres
 (Hwy. R.O.W. = 3.22 ac.)

SEC. COR. TO SEC. COR. = N 00° 14' 40" E - 2642.98

APPROX. 1/4 1/4 SEC. LINE

SW 1/4
 NE 1/4

SE 1/4
 NE 1/4

SEC. COR. TO SEC. COR. = S 00° 15' 14" W - 2647.74

CENTER,
 SEC. 8.

SEC. COR. TO SEC. COR. = N 89° 46' 50" W - 2635.69

SE COR.
 of the
 NE 1/4,
 SEC. 8.
 Found 5/8"
 red plastic
 capped rebar,
 P.L.S. #18762.