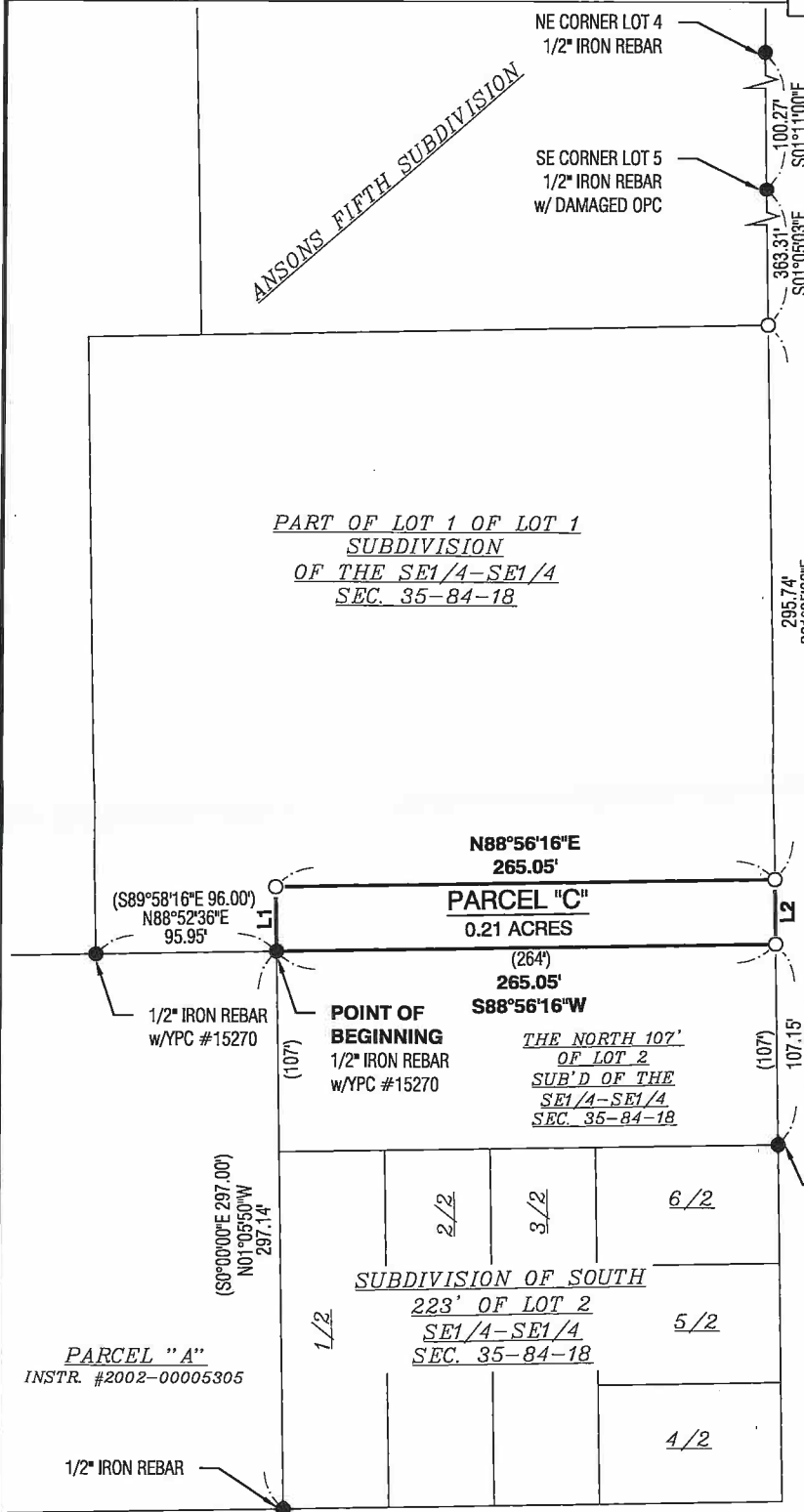


# PLAT OF SURVEY

## INDEX LEGEND

LOCATION:	PARCEL "C" IN PART OF LOT 1 OF LOT 1, SUBDIVISION OF THE SE1/4 SE 1/4 OF SECTION 35, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA
PROPRIETOR:	CITY OF MARSHALLTOWN
REQUESTED BY:	CITY OF MARSHALLTOWN
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC., 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 CGA@CGACONSULTANTS.COM



## LEGAL DESCRIPTION:

PARCEL "C" LOCATED ENTIRELY WITHIN A PART OF LOT 1 OF LOT 1 OF THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 35, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 1°05'50" WEST, 34.50 FEET; THENCE NORTH 88°56'16" EAST, 265.05 FEET TO A POINT ON THE WEST RIGHT OF LINE OF SOUTH 5TH AVENUE; THENCE SOUTH 1°05'03" EAST, 34.50 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°56'16" WEST, 265.05 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N1°05'50"W	34.50'
L2	S1°05'03"E	34.50'

## LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

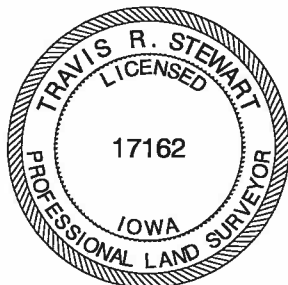
FOUND	SET	DESCRIPTION
▲		PLSS CORNER (as noted)
●		PARCEL OR LOT CORNER
	△	PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)
	○	1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)

( ) = RECORDED AS

CITY OF MARSHALLTOWN SURVEY, MARSHALLTOWN, MARSHALL COUNTY, IOWA



SCALE 1"=100'  
0 100'



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.

*Travis R. Stewart* 3/20/2022  
date

Travis R. Stewart, PLS

Iowa License Number 17162

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal: THIS SHEET



PN: 77861\_2023

DATE OF SURVEY: 1-27-23

DRAWN BY: TMM

FIELD CREW: DCM

SHEET NO. 1 OF 1