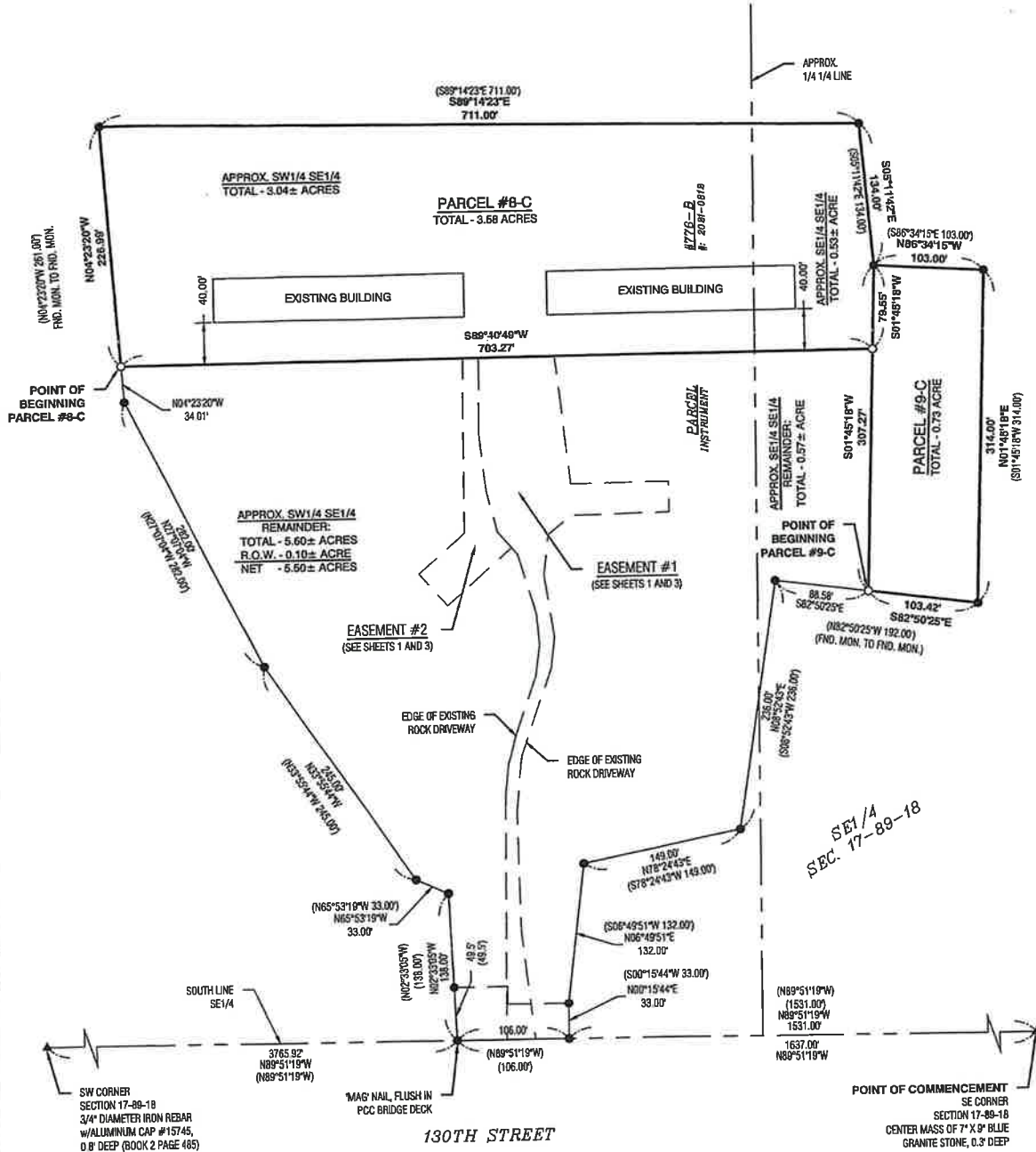


This plat is for agricultural purposes only and is intended for agricultural uses in conformity with Section 335.2 of the Code of Iowa, as amended.

NOTE: This platting is for agricultural or environmental purposes only and is not intended for development except in conformance with zoning regulations.

**PRELIMINARY**



**PRELIMINARY**



**CGA**

PN: 25-SB-0098

DATE OF SURVEY: 7-11-25

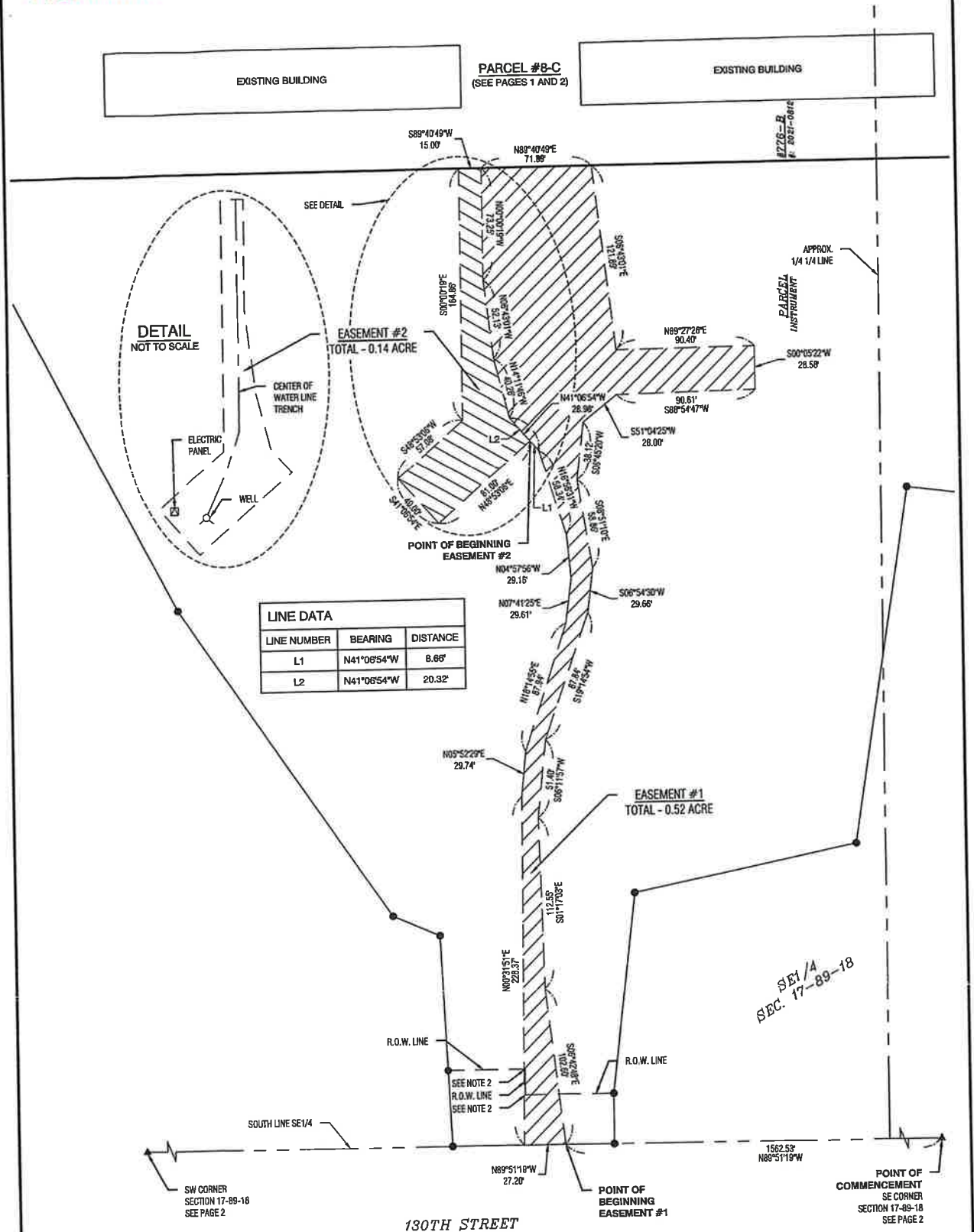
DRAWN BY: TMM

FIELD CREW: SAS, AHC, RAT

SHEET NO. 2 OF 3

PRELIMINARY

# EASEMENTS



PRELIMINARY



PN: 25-SB-0098  
DATE OF SURVEY: 7-11-25  
DRAWN BY: TMM  
FIELD CREW: SAS, AHC, RAT  
SHEET NO. 3 OF 3

# PLAT OF SURVEY

## INDEX LEGEND

LOCATION:	PARCEL #8-C AND PARCEL #9-C LOCATED WITHIN PARCEL #776-B IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 89 NORTH, RANGE 18 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA
PROPRIETOR:	JBR FARMS, L.L.C.
REQUESTED BY:	BRENT RASTETTER
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC.,
RETURN TO:	739 PARK AVENUE
STEINFADT, PLS	ACKLEY, IOWA 50601
	PHONE 641-947-3273
	CGA@CGACONSULTANTS.COM

PRELIMINARY

This plat is for agricultural purposes only and is intended for agricultural uses in conformity with Section 335.2 of the Code of Iowa, as amended.

NOTE: This platting is for agricultural or environmental purposes only and is not intended for development except in conformance with zoning regulations.

## LEGAL DESCRIPTIONS:

### PARCEL #8-C

COUNTY AUDITOR'S PARCEL #8-C LOCATED WITHIN COUNTY AUDITOR'S PARCEL #776-B IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89°51'19" WEST, 1637.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF COUNTY AUDITOR'S PARCEL #776-B AS RECORDED IN COUNTY RECORDER'S INSTRUMENT #: 2021-0812; THENCE NORTH 02°33'05" WEST, 138.00 FEET ALONG A WESTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 65°53'19" WEST, 33.00 FEET ALONG A WESTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 33°55'44" WEST, 245.00 FEET ALONG A WESTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 27°07'04" WEST, 282.00 FEET ALONG A WESTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 04°23'20" WEST, 34.01 FEET ALONG A WESTERLY LINE OF SAID PARCEL #776-B TO THE POINT OF BEGINNING; THENCE NORTH 04°23'20" WEST, 226.99 FEET ALONG SAID WESTERLY LINE OF SAID PARCEL #776-B; THENCE SOUTH 89°14'23" EAST, 711.00 FEET ALONG A NORTH LINE OF SAID PARCEL #776-B TO A NORTHEAST CORNER THEREOF; THENCE SOUTH 05°11'42" EAST, 134.00 FEET ALONG AN EASTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE SOUTH 01°45'18" WEST, 79.55 FEET; THENCE SOUTH 88°40'49" WEST, 703.27 FEET TO THE POINT OF BEGINNING, CONTAINING 3.58 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS SURVEY, SAID SOUTH LINE OF SAID SOUTHEAST QUARTER WAS DETERMINED TO BEAR NORTH 89°51'19" WEST USING GPS.

### PARCEL #9-C

COUNTY AUDITOR'S PARCEL #9-C LOCATED WITHIN COUNTY AUDITOR'S PARCEL #776-B IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89°51'19" WEST, 1531.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF COUNTY AUDITOR'S PARCEL #776-B AS RECORDED IN COUNTY RECORDER'S INSTRUMENT #: 2021-0812; THENCE NORTH 00°15'44" EAST, 33.00 FEET ALONG AN EASTERLY LINE OF SAID PARCEL #776-B TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 130TH STREET; THENCE NORTH 06°49'51" EAST, 132.00 FEET ALONG AN EASTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 78°24'43" EAST, 149.00 FEET ALONG A SOUTHERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 08°52'43" EAST, 236.00 FEET ALONG A EASTERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE SOUTH 82°50'25" EAST, 88.58 FEET ALONG A SOUTHERLY LINE OF SAID PARCEL #776-B TO THE POINT OF BEGINNING; THENCE SOUTH 82°50'25" EAST, 103.42 FEET ALONG SAID SOUTHERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE NORTH 01°45'18" EAST, 314.00 FEET ALONG AN EASTERLY LINE OF SAID PARCEL #776-B TO A NORTHEAST CORNER THEREOF; THENCE NORTH 86°34'15" WEST, 103.00 FEET ALONG A NORTHERLY LINE OF SAID PARCEL #776-B TO A CORNER THEREOF; THENCE SOUTH 01°45'18" WEST, 307.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRE TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS SURVEY, SAID SOUTH LINE OF SAID SOUTHEAST QUARTER WAS DETERMINED TO BEAR NORTH 89°51'19" WEST USING GPS.

### EASEMENT #1

EASEMENT #1 LOCATED WITHIN COUNTY AUDITOR'S PARCEL #776-B (AS RECORDED IN COUNTY RECORDER'S INSTRUMENT #: 2021-0812) IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89°51'19" WEST, 1562.53 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE NORTH 89°51'19" WEST, 27.20 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°31'51" EAST, 228.37 FEET; THENCE NORTH 05°52'29" EAST, 29.74 FEET; THENCE NORTH 16°14'55" EAST, 87.94 FEET; THENCE NORTH 07°41'25" EAST, 29.61 FEET; THENCE NORTH 04°57'58" WEST, 28.16 FEET; THENCE NORTH 16°58'31" WEST, 58.34 FEET; THENCE NORTH 41°06'54" WEST, 28.98 FEET; THENCE NORTH 14°11'46" WEST, 40.26 FEET; THENCE NORTH 06°43'01" WEST, 52.13 FEET; THENCE NORTH 00°00'19" WEST, 73.25 FEET TO A POINT ON THE SOUTH LINE OF COUNTY AUDITOR'S PARCEL #8-C; THENCE NORTH 89°40'49" EAST, 71.89 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 06°43'01" EAST, 121.89 FEET; THENCE NORTH 89°27'28" EAST, 90.40 FEET; THENCE SOUTH 00°05'22" WEST, 28.58 FEET; THENCE SOUTH 88°54'47" WEST, 90.61 FEET; THENCE SOUTH 51°04'29" WEST, 28.00 FEET; THENCE SOUTH 06°45'20" WEST, 38.12 FEET; THENCE SOUTH 08°51'10" EAST, 88.86 FEET; THENCE SOUTH 06°54'30" WEST, 28.66 FEET; THENCE SOUTH 19°14'54" WEST, 87.84 FEET; THENCE SOUTH 06°11'57" WEST, 51.40 FEET; THENCE SOUTH 01°17'03" EAST, 112.55 FEET; THENCE SOUTH 06°42'48" EAST, 102.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.52 ACRE TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS EASEMENT, SAID SOUTH LINE OF SAID SOUTHEAST QUARTER WAS DETERMINED TO BEAR NORTH 89°51'19" WEST USING GPS.

### EASEMENT #2

EASEMENT #2 LOCATED WITHIN COUNTY AUDITOR'S PARCEL #776-B (AS RECORDED IN COUNTY RECORDER'S INSTRUMENT #: 2021-0812) IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89°51'19" WEST, 1580.73 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°31'51" EAST, 228.37 FEET; THENCE NORTH 05°52'29" EAST, 29.74 FEET; THENCE NORTH 16°14'55" EAST, 87.94 FEET; THENCE NORTH 07°41'25" EAST, 29.61 FEET; THENCE NORTH 04°57'58" WEST, 28.16 FEET; THENCE NORTH 16°58'31" WEST, 58.34 FEET; THENCE NORTH 41°06'54" WEST, 28.98 FEET; THENCE NORTH 14°11'46" WEST, 40.26 FEET; THENCE NORTH 06°43'01" WEST, 52.13 FEET; THENCE NORTH 00°00'19" WEST, 73.25 FEET TO A POINT ON THE SOUTH LINE OF COUNTY AUDITOR'S PARCEL #8-C; THENCE NORTH 89°40'49" EAST, 71.89 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 06°43'01" EAST, 121.89 FEET; THENCE NORTH 89°27'28" EAST, 90.40 FEET; THENCE SOUTH 00°05'22" WEST, 28.58 FEET; THENCE SOUTH 88°54'47" WEST, 90.61 FEET; THENCE SOUTH 51°04'29" WEST, 28.00 FEET; THENCE SOUTH 06°45'20" WEST, 38.12 FEET; THENCE SOUTH 08°51'10" EAST, 88.86 FEET; THENCE SOUTH 06°54'30" WEST, 28.66 FEET; THENCE SOUTH 19°14'54" WEST, 87.84 FEET; THENCE SOUTH 06°11'57" WEST, 51.40 FEET; THENCE SOUTH 01°17'03" EAST, 112.55 FEET; THENCE SOUTH 06°42'48" EAST, 102.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRE TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS EASEMENT, SAID SOUTH LINE OF SAID SOUTHEAST QUARTER WAS DETERMINED TO BEAR NORTH 89°51'19" WEST USING GPS.

## NOTES:

- FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACTED:  
COUNTY AUDITORS PLAT INSTRUMENT #: 2021-0812 (SEE THIS DOCUMENT FOR ADDITIONAL RECORDS AND MEASURES AND NOTES ON SECTION LINE).
- NO SEARCH WAS MADE FOR EXISTING MONUMENTATION AS IT IS NOT GERMANE TO THE CURRENT SURVEY.

RASTETTER SURVEY GRUNDY COUNTY, IOWA

<input type="checkbox"/> = RECORDED AS			<p>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.</p> <p>date _____</p> <p>Scott A. Steinfadt, PLS Iowa License Number 14677 My License Renewal Date is December 31, 2026 Pages or sheets covered by this seal: SHEETS 1-3</p>	 PN: 25-SB-0098 DATE OF SURVEY: 7-11-25 DRAWN BY: TMM FIELD CREW: SAS,AHC,HAT SHEET NO. 1 OF 3
LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)				
FOUND	▲ PLSS CORNER (as noted)			
SET	● 3/4" DIAMETER IRON REBAR w/RED PLASTIC ID CAP (#14677) (except as noted)			
	○ 1/2" DIAMETER x 30" IRON REBAR w/RED PLASTIC ID CAP (#14677)			