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Tx:4961064

2018-04135

RECORDER MARK BRANDENBURG

POTTAWATTAMIE COUNTY, IA

INDEX LEGEND		FILE TIME: 04/11/2018 01:07:37 PM	
DATE OF SURVEY: 4/03/2018		RECORDING FEE	10.00
SURVEYOR: Dean A. Wilke, PLS #17048		RMA FEE	1.00
COUNTY: Pottawattamie		ECM FEE	1.00
CITY: Oakland SUBDIVISION: K-B Addition		R FEE \$ 0.00	RMA \$ 1.00
BLOCK(S): LOT(S): 13 & 14		A FEE \$ _____	ECOM \$ 1.00
PARCEL DESIGNATION(S): Parcel B		T TAX \$ _____	
SITE ADDRESS: 618 S Highway Street Oakland, IA 51560			
PROPRIETOR(S): State of Iowa (Iowa Dept. of Transportation)			
REQUESTED BY: Brad Reischl			
WILKE LAND SURVEYING INC. - 401 1800TH ST. PANAMA, IOWA 51562 - PHONE (712)489-2898 CELL (712)579-0551			

PAGE 1 OF 2
JOB #2018004

PLAT OF SURVEY

PARCEL B OF PART OF LOTS 13 AND 14 OF K-B ADDITION TO THE TOWN OF OAKLAND, POTTAWATTAMIE COUNTY, IOWA

PROPERTY DESCRIPTION: PARCEL B

A parcel of land being part of the existing highway right-of-way described in a deed of record as Inst. No. 96-16229 at the Pottawattamie County Recorder's Office and containing part of Lots Thirteen (13) and Fourteen (14) of K-B Addition to the Town of Oakland, Pottawattamie County, Iowa, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 13, said Corner being on the South line of said Lot Fourteen (14) of K-B Addition; thence South 89°44'52" East (Assumed Bearing) along a portion of said South line a distance of 106.98 feet to a point 45.00 feet normally distant from the centerline of Primary Road No. U.S. 6 and 59, being the point of beginning; thence continuing South 89°44'52" East along said South line a distance of 5.19 feet to a point 40.00 feet normally distant from said centerline; thence North 15°55'41" East parallel to said centerline a distance of 110.51 feet to the South line of Parcel A of part of Lot Thirteen (13) as described in a deed of record as Inst. No. 2011-011262 at the Pottawattamie County Recorder's Office; thence North 73°52'55" West along a portion of said South line a distance of 5.00 feet to a point 45.00 feet normally distant from said centerline; thence South 15°55'41" West parallel to said centerline a distance of 111.93 feet to the point of beginning. Said parcel contains 556.1 square feet, more or less, all of which is deeded highway right-of-way, and is subject to any and all easements apparent or of record.

LEGEND

- ▲ SECTION OR SUBDIVISIONAL CORNER MONUMENT (MATERIAL AS NOTED)
- SET 5/8" DIA. BY 24" REBAR W/ORANGE CAP PLS #17048
- FND. 5/8" DIA. REBAR
- ◆ FND. HWY. C P.I. MONUMENT (MATERIAL AS NOTED)
- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (R) RECORD DISTANCE
- (S) RECORD SURVEY DISTANCE



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.

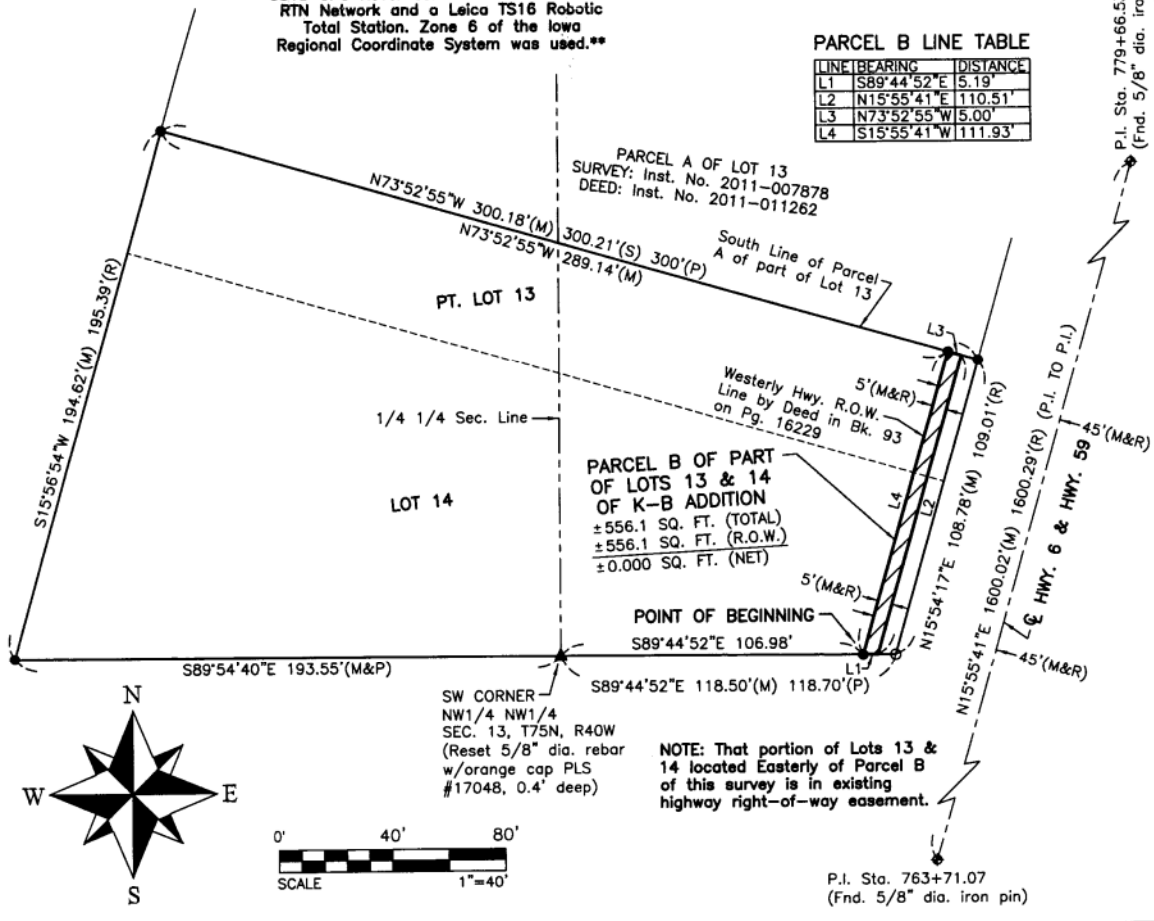
Dean A. Wilke 4/04/18
Dean A. Wilke Date

License number 17048
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: Page 1 & 2 of this document.

This survey was done using a Leica GS18 GPS Rover connected to the I.D.O.T. RTN Network and a Leica TS18 Robotic Total Station. Zone 6 of the Iowa Regional Coordinate System was used.

PARCEL B LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°44'52"E	5.19'
L2	N15°55'41"E	110.51'
L3	N73°52'55"W	5.00'
L4	S15°55'41"W	111.93'



PARCEL A OF LOT 13
SURVEY: Inst. No. 2011-007878
DEED: Inst. No. 2011-011262

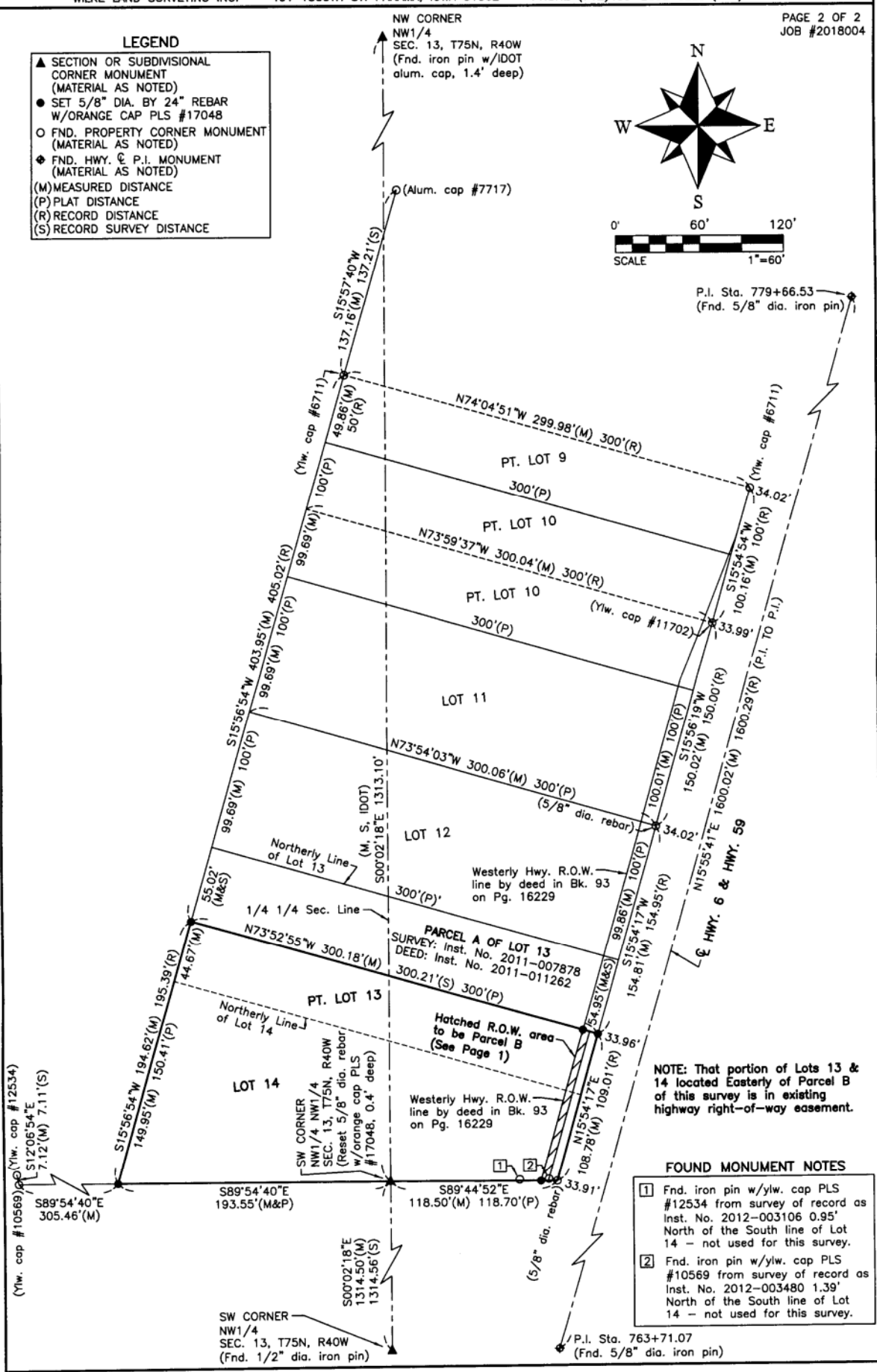
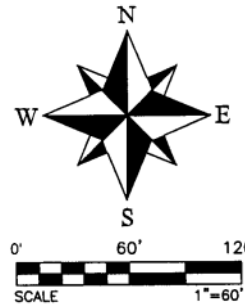
PARCEL B OF PART
OF LOTS 13 & 14
OF K-B ADDITION
±556.1 SQ. FT. (TOTAL)
±556.1 SQ. FT. (R.O.W.)
±0.000 SQ. FT. (NET)

NOTE: That portion of Lots 13 & 14 located Easterly of Parcel B of this survey is in existing highway right-of-way easement.

P.I. Sta. 763+71.07
(Fnd. 5/8" dia. iron pin)

LEGEND

- ▲ SECTION OR SUBDIVISIONAL CORNER MONUMENT (MATERIAL AS NOTED)
- SET 5/8" DIA. BY 24" REBAR W/ORANGE CAP PLS #17048
- FND. PROPERTY CORNER MONUMENT (MATERIAL AS NOTED)
- ◆ FND. HWY. C. P.I. MONUMENT (MATERIAL AS NOTED)
- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (R) RECORD DISTANCE
- (S) RECORD SURVEY DISTANCE



NOTE: That portion of Lots 13 & 14 located Easterly of Parcel B of this survey is in existing highway right-of-way easement.

FOUND MONUMENT NOTES

- 1 Fnd. iron pin w/y/w. cap PLS #12534 from survey of record as Inst. No. 2012-003106 0.95' North of the South line of Lot 14 - not used for this survey.
- 2 Fnd. iron pin w/y/w. cap PLS #10569 from survey of record as Inst. No. 2012-003480 1.39' North of the South line of Lot 14 - not used for this survey.

SW CORNER
NW1/4
SEC. 13, T75N, R40W
(Fnd. 1/2" dia. iron pin)

P.I. Sta. 763+71.07
(Fnd. 5/8" dia. iron pin)