

#2586

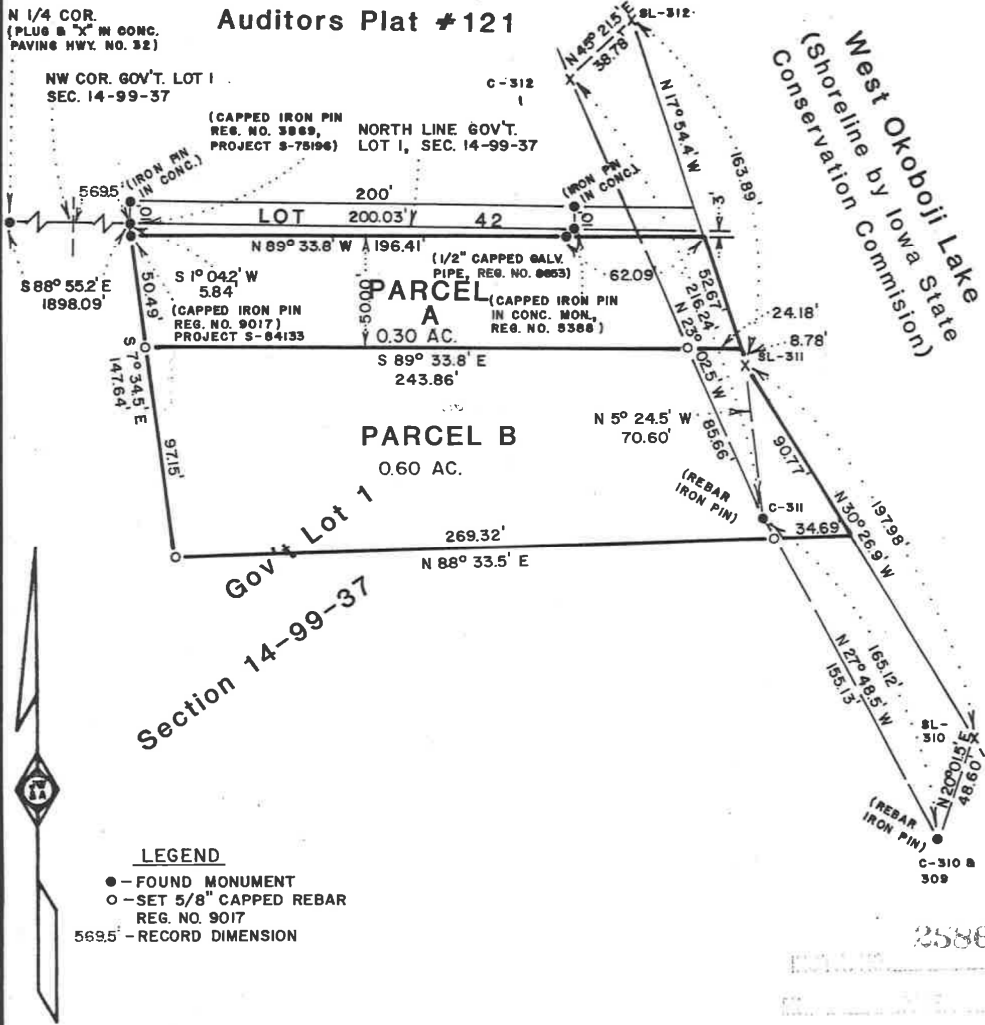
FEE \$10.00

Filed at 3:44 P.M.
Feb. 26, 1985

PLAT OF SURVEY

PART OF GOV'T. LOT 1 OF THE NORTHEAST QUARTER OF SECTION 14-99-37, DICKINSON CO., IOWA

SEE SHEET 2 of 2 FOR DESCRIPTIONS



RECORDED ON MICRO-FILM
25
234-285

CLIENT: Paul Comeau
2514 South 119th St. Omaha, Ne.

Jacobson-Westergard & Assoc., Inc.
12½ South 6th
Estherville, Iowa 51334
712/362/2647

FEE \$ 10⁰⁰

BRUNING 52862

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|-----------|---------------------|------------------------|------------|-------------|
| JW | Survey Notes | Drawn | Checked By | Project No. |
| | Book JW 112 Page 17 | Date 2/19/85 By E.A.S. | R.V.B. | S-84174 |

PARCEL A

That part of Government Lot 1 of the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th Principal Meridian, Dickinson County, Iowa, described as follows:

Commencing at the north quarter corner of said Section 14; thence South 88 degrees 55.2 minutes East (Section 14-99-37 Northeast Quarter westerly line is assumed to bear South 0 degrees 23.0 minutes West) 1898.09 feet along the northerly line of the Northeast Quarter of said Section 14 to the southwest corner of Lot 42 of Auditor's Plat #121, Dickinson County, Iowa, a Reg. #3869 capped 5/8" rebar 569.5 feet easterly of the northwest corner of said Government Lot 1; thence South 1 degree 04.2 minutes West 5.84 feet to the point of beginning; thence South 7 degrees 34.5 minutes East 50.49 feet; thence South 89 degrees 33.8 minutes East 268.04 feet to the Iowa State Conservation Commission West Okoboji Lake westerly shoreline; thence North 17 degrees 54.4 minutes West 52.67 feet along said shoreline to a point 3 feet southerly of the northerly line of said Government Lot 1; thence North 89 degrees 33.8 minutes West 258.50 feet to the point of beginning, containing 0.30 acre.

PARCEL B

That part of Government Lot 1 of the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th Principal Meridian, Dickinson County, Iowa, described as follows:

Commencing at the north quarter corner of said Section 14; thence South 88 degrees 55.2 minutes East (Section 14-99-37 Northeast Quarter westerly line if assumed to bear South 0 degrees 23.0 minutes West) 1898.09 feet along the northerly line of the Northeast Quarter of said Section 14 to the southwest corner of Lot 42 of Auditor's Plat #121, Dickinson County, Iowa, a Reg. #3869 capped 5/8" rebar 569.5 feet easterly of the northwest corner of said Government Lot 1; thence South 1 degree 04.2 minutes West 5.84 feet; thence South 7 degrees 34.5 minutes East 50.49 feet to the point of beginning; thence continuing South 7 degrees 34.5 minutes East 97.15 feet; thence North 88 degrees 33.5 minutes East 304.01 feet to the Iowa State Conservation Commission West Okoboji Lake westerly shoreline; thence North 30 degrees 26.9 minutes West 90.77 feet along said shoreline; thence North 17 degrees 54.4 minutes West 8.78 feet along said shoreline; thence North 89 degrees 33.8 minutes West 268.04 feet to the point of beginning, containing 0.60 acre.

NOTES:

- 1) No search of the records for easements or encumbrances was made as a part of this survey.
- 2) No investigation concerning zoning/land use was made as a part of this survey.
- 3) Distances measured in this survey varying from distances of record are inclusive of excesses/deficiencies of former surveys.

CLIENT:

Jacobson-Westergard & Assoc., Inc.
 12½ South 6th
 Estherville, Iowa 51334
 712/362/2647

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Signed *R. V. Bendixen* Date *2/19/85*
 R. V. BENDIXEN, L.S. Iowa Reg. No. 9017

BRUNING 40-22 92862

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