

INDEX LEGEND

CITY: RED OAK COUNTY: MONTGOMERY
 SECTION: 21 TOWNSHIP: 72N RANGE: 38W
 ALIQUOT PART: PCL 'A' LOT 1 SENATE SD & PT. SW¼ NE¼ /NW¼ NE¼
 PROPRIETOR: BIG HORN PROPERTIES LLC
 REQUESTED BY: MITCHELL A. KAY
 SURVEYOR: JERRY F. SHELLBERG P.E. & L.S.
 COMPANY: MCCLURE ENGINEERING Co
 PREPARED BY & RETURN TO: JERRY F. SHELLBERG P.E. & L.S.
 608 2ND STREET
 RED OAK, IOWA 51566 / 712-623-2579

APPROVED

Name Jerry Shellberg
 Date 8/28/17



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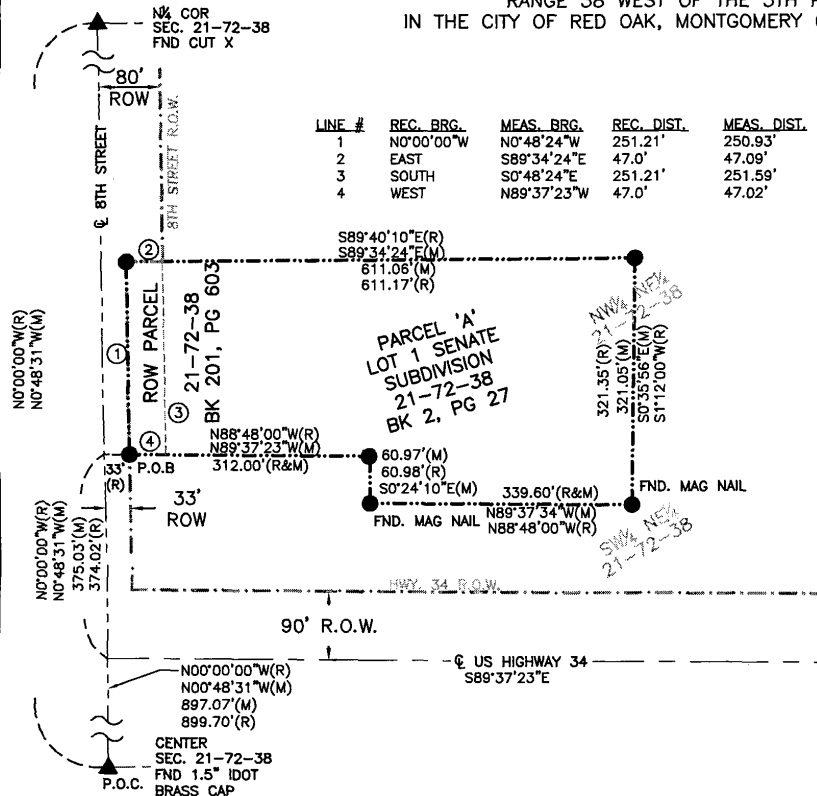
CARLEEN BRUNING, COUNTY RECORDER
 MONTGOMERY IOWA

REVIEWED BY MONTGOMERY COUNTY
 AUDITOR'S OFFICE 8-30-17

(RETRACEMENT)

PLAT OF SURVEY

PARCEL 'A' - LOT 1 SENATE SUBDIVISION
 AND PART OF SW1/4 NE1/4 AND NW1/4 NE1/4 SECTION 21, TOWNSHIP 72 NORTH,
 RANGE 38 WEST OF THE 5TH P.M.
 IN THE CITY OF RED OAK, MONTGOMERY COUNTY, IOWA



PROPRIETORS:
 BIG HORN PROPERTIES LLC

REQUESTED BY:
 MITCHELL A. KAY

PARCEL 'A'
 AREA SUMMARY:
 GROSS: 4.32 ACRES
 R.O.W.: 0.27 ACRES
 NET: 4.05 ACRES

PROPERTY ADDRESS
 2400 N. 8TH ST.
 RED OAK, IA
 51566

GENERAL LEGEND

- BOUNDARY LINE
 - PROPERTY LINE
 - SECTION LINE
 - ROW LINE
- MONUMENTS FOUND:
- ▲ - SECTION CORNER (TYPE AS NOTED)
 - - FOUND CORNER MONUMENT (2" ALUM. CAP #4129 UNLESS NOTED OTHERWISE)
- MONUMENTS SET:
- - SET CORNER MONUMENT 5/8 REBAR W/ 2" AC #4129
 - △ - SECTION CORNER 5/8 REBAR W/ 2" AC #4129
- ABBREVIATIONS:
- ROW - RIGHT-OF-WAY
 - BK, PG - BOOK AND PAGE
 - (M) - MEASURED DISTANCE/ANGLE
 - (R) - RECORD DISTANCE/ANGLE
 - PUE - PUBLIC UTILITY EASEMENT
 - YPC - YELLOW PLASTIC CAP
 - AC - ALUMINUM CAP

LEGAL DESCRIPTION:

PARCEL A OF LOT 1 IN SENATE SUBDIVISION TO THE CITY OF RED OAK, MONTGOMERY COUNTY, IOWA, AND A PARCEL OF LAND IN THE SW1/4 NE1/4 AND NW1/4 NE1/4, SECTION 21, TOWNSHIP 72 NORTH, RANGE 38, WEST OF THE 5TH P.M., MONTGOMERY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 21-72-38; THENCE NORTH A DISTANCE OF 899.7 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 34; THENCE CONTINUING NORTH A DISTANCE OF 374.02 FEET; THENCE EAST A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 251.21 FEET; THENCE EAST A DISTANCE OF 47.0 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOT 1, SENATE SUBDIVISION, A DISTANCE OF 251.21 FEET; THENCE WEST A DISTANCE OF 47.0 FEET TO THE POINT OF BEGINNING, CONTAINING 11,807 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING: THE CENTERLINE OF HWY 34 IS ASSUMED TO BEAR S89°37'23"E FOR THE PURPOSES OF THIS DESCRIPTION.

TOTAL DESCRIBED AREA = 4.32 ACRES.

McCLURE
 ENGINEERING CO.
 building strong communities.

608 2ND STREET, SUITE 100
 RED OAK, IOWA 51566
 712-623-2579
 fax 712-623-5819

NORTH

0 200
 (IN FEET)
 1 inch = 200 ft.

PROFESSIONAL ENGINEER & LAND SURVEYOR
 JERRY F. SHELLBERG
 4129
 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

SIGNATURE Jerry Shellberg DATE: 8/24/2017
 JERRY F. SHELLBERG P.E. & L.S.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE SURVEYED: 8/22/2017
 DRAWING PATH: W:\121217058 - Big Horn Red Oak\CAD