

INDEX LEGEND	
LOCATION:	PARCEL "B" (NW1/4 NE1/4, NE1/4 NW1/4, SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 SE1/4, NE1/4 SW1/4) SEC. 28, T-71-N, R-34-W, ADAMS COUNTY, IOWA.
PROPRIETOR:	PHYLLIS ANN STEADMAN LIVING TRUST
REQUESTED BY:	IOWA LAND COMPANY
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

Recorded: 9/10/2024 at 12:38:58.0 PM  
Instr. Number: 2024 661  
Transfer Tax: \$0.00  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Jamie Stargell RECORDER  
Adams County, Iowa



806 Wyoming Ave., Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (ICRS ZONE 12 RED OAK-OTTUMWA)

FIELD WORK COMPLETED; SEPTEMBER 4, 2024

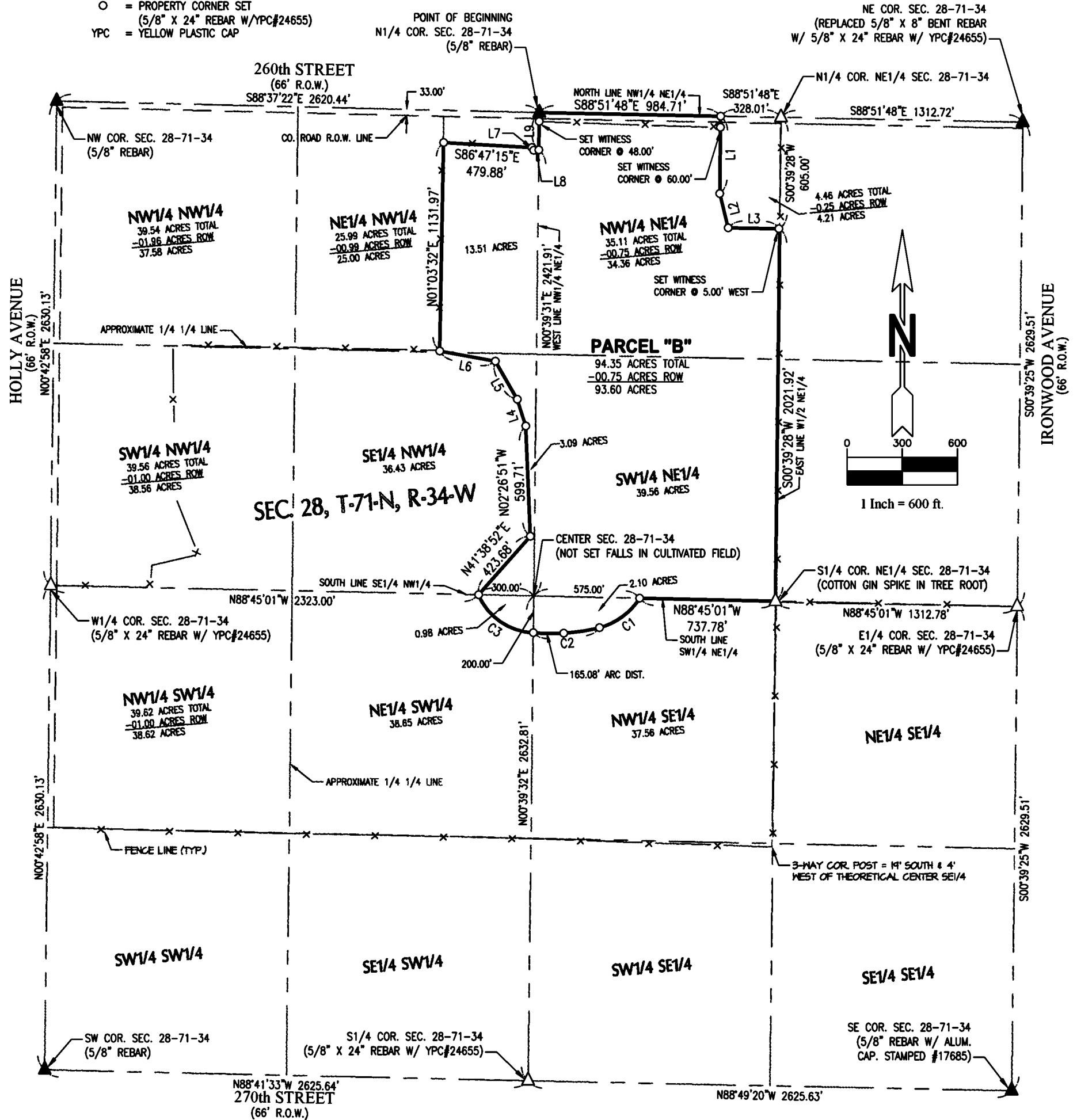
# PLAT OF SURVEY

**PARCEL "B"**  
**SEC. 28, T-71-N, R-34-W,**  
**ADAMS COUNTY, IOWA.**

DESCRIPTION PARCEL "B" SEC. 28, T-71-N, R-34-W.  
SEE SHEET 2 OF 2

## LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- △ = SECTION CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- YPC = YELLOW PLASTIC CAP



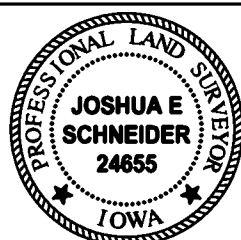
SURVEY FOR: IOWA LAND COMPANY, 2540 106th ST. STE. 201, URBANDALE, IA 50322

SHEET 1 OF 2

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.

*Joshua E. Schneider*  
Joshua E. Schneider, P.L.S.  
License number: 24655  
My license renewal date is December 31, 2025  
Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 OF 2

9-9-2024  
Date



**IOWA LAND COMPANY - STEADMAN FAMILY TRUST**  
**PARCEL "B"**  
**SEC. 28, T-71-N, R-34-W,**  
**ADAMS COUNTY, IOWA.**

FLD.BK. 1034

PROJ.NO. 6024764



# PLAT OF SURVEY

**DESCRIPTION PARCEL "B" SEC. 28, T-71-N, R-34-W:**

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE NE1/4 OF THE NW1/4, NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 28, TOWNSHIP 71 NORTH, RANGE 34 WEST OF THE 5TH P.M. IN ADAMS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 5/8" REBAR AT THE N1/4 CORNER OF SAID SECTION 28, THENCE S88°51'48"E ALONG THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 984.71' TO A SET 5/8" REBAR, THENCE S00°39'28"W A DISTANCE OF 420.00' TO A SET 5/8" REBAR, THENCE S13°51'36"E A DISTANCE OF 191.52' TO A SET 5/8" REBAR, THENCE S88°51'48"E A DISTANCE OF 280.00' TO A POINT ON THE EAST LINE OF THE W1/2 OF THE NE1/4 OF SAID SECTION 28, THENCE S00°39'28"W ALONG THE EAST LINE OF THE W1/2 OF THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 2021.92' TO A SET COTTON GIN SPIKE AT THE S1/4 CORNER OF THE NE1/4 OF SAID SECTION 28, THENCE N88°45'01"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 737.78' TO A SET 5/8" REBAR, THENCE SOUTHWESTERLY ALONG A 380.00' RADIUS CURVE CONCAVED NORTHWESTERLY A DISTANCE OF 277.10' TO A SET 5/8" REBAR, SAID CURVE HAVING CHORD WHICH BEARS S53°45'03"W AND A LENGTH OF 271.00', THENCE SOUTHWESTERLY ALONG A 1075.00' RADIUS CURVE CONCAVED NORTHERLY A DISTANCE OF 361.34' TO A SET 5/8" REBAR ON THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 28, BEING 200.00' SOUTH OF THE CENTER OF SAID SECTION 28, SAID CURVE HAVING A CHORD WHICH BEARS S85°39'44"W AND A LENGTH OF 359.64', THENCE NORTHWESTERLY ALONG A 340.00' RADIUS CURVE CONCAVED NORTHEASTERLY A DISTANCE OF 382.05' TO A SET 5/8" REBAR ON THE SOUTH LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 28, SAID CURVE HAVING A CHORD WHICH BEARS N55°14'33"W AND A LENGTH OF 362.27', THENCE N41°38'52"E A DISTANCE OF 423.68' TO A SET 5/8" REBAR, THENCE N02°26'51"W A DISTANCE OF 599.71' TO A SET 5/8" REBAR, THENCE N17°24'09"W A DISTANCE OF 152.13' TO A SET 5/8" REBAR, THENCE N29°54'50"W A DISTANCE OF 238.86' TO A SET 5/8" REBAR, THENCE N79°38'49"W A DISTANCE OF 306.58' TO A SET 5/8" REBAR, THENCE N01°03'32"E A DISTANCE OF 1131.97' TO A SET 5/8" REBAR, THENCE S86°47'15"E A DISTANCE OF 479.88' TO A SET 5/8" REBAR, THENCE S33°42'44"E A DISTANCE OF 17.28' TO A SET 5/8" REBAR, THENCE N86°38'38"E A DISTANCE OF 28.44' TO A SET 5/8" REBAR ON THE WEST LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 28, THENCE N00°39'31"E ALONG THE WEST LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 202.39' TO THE POINT OF BEGINNING, CONTAINING 94.35 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°39'28"W	420.00'
L2	S13°51'36"E	191.52'
L3	S88°51'48"E	280.00'
L4	N17°24'09"W	152.13'
L5	N29°54'50"W	238.86'
L6	N79°38'49"W	306.58'
L7	S33°42'44"E	17.28'
L8	N86°38'38"E	28.44'
L9	N00°39'31"E	202.39'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHD. BRG.	CHORD
C1	41°46'52"	277.10'	380.00'	S53°45'03"W	271.00'
C2	19°15'32"	361.34'	1075.00'	S85°39'44"W	359.64'
C3	64°22'56"	382.05'	340.00'	N55°14'33"W	362.27'

**IOWA LAND CO. - STEADMAN  
PARCEL "B"  
SEC. 28, T-71-N, R-34-W,  
ADAMS COUNTY, IOWA.**