

**Index Legend**

Location: Section 4, T-70N, R-20W SW $\frac{1}{4}$  and SE $\frac{1}{4}$   
Parcel "B"  
Requestor: Gabe Adair  
Proprietor: Eugene W. Young Trust  
Surveyor: Todde W. Folkerts, P.L.S. #13651  
Surveyor  
Company: Folkerts Engineering, Inc.  
Return To: 1203 Ilion Avenue, Chariton, Iowa 50049  
(641) 203-0309

Instrument #: 2023-0491 B: 33 P: 728  
04/21/2023 02:36:02 PM Total Pages: 1  
SUR SURVEY/PLAT  
Recording Fee: \$ 7.00  
Angela Horton, Recorder, Wayne County IA



Folkerts Engineering, Inc. 1203 Ilion Avenue, Chariton, Iowa 50049 Phone (641) 203-0309

**DESCRIPTION: Parcel "B"**

A parcel of land in the SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 4, T-70N, R-20W of the 5th P.M., Wayne County, Iowa, more particularly described as follows: Beginning at the SW Corner NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 4, Thence N02°47'34"W 1269.08 feet to the NW Corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 4, Thence N89°31'49"E 1317.89 feet to the NE Corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 4, Thence S02°30'01"E 1274.40 feet to the SE Corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 4, Thence S89°27'11"E 523.22 feet to the corner post of the existing fences, Thence S02°17'17"E 873.10 feet along the existing fence, Thence N84°49'35"W 396.65 feet, Thence N85°47'35"W 480.35 feet, Thence S75°40'55"W 324.69 feet, Thence S61°45'57"W 705.64 feet to the west line of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 4, Thence N02°47'34"W 1216.78 feet to the Point Of Beginning. Containing 76.73 acres, more or less, including 0.06 acres of existing right-of-way easement.

**PLAT OF SURVEY**

Parcel "B"

SW $\frac{1}{4}$  & SE $\frac{1}{4}$  of Section 4, T-70N, R-20W

NE Corner NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4, T-70N, R-20W  
Located in eroded ditch  
Set witness CIR #13651  
to the east and south.

NW Corner NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4, T-70N, R-20W  
Set  $\frac{1}{2}$ "x27" iron rebar  
with Red Cap #13651.

NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4  
T-70N, R-20W  
38.35 acres

Point of Beginning  
SW Corner NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4, T-70N, R-20W  
Set  $\frac{1}{2}$ "x27" iron rebar  
with Red Cap #13651.

Parcel "B"

76.73 acres  
0.06 acres ROW  
76.67 acres

SE Corner NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4, T-70N, R-20W  
Set  $\frac{1}{2}$ "x27" iron rebar  
with Red Cap #13651.

ex. ROW (33')  
Vale Road

N89°46'25"E 1311.62ft

SE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4  
T-70N, R-20W  
28.14 acres  
0.06 acres ROW  
28.08 acres

SW $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 4  
T-70N, R-20W  
10.24 acres

SW Corner SE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 4, T-70N, R-20W  
Set  $\frac{1}{2}$ "x27" iron rebar  
with Red Cap #13651.

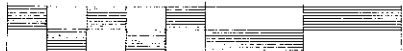
**LEGEND**

- Found Iron Rebar
- Set 1/2"x30" Iron Rebar w/cap #13651 Red
- Found Stone/Iron Section Corner as noted
- ⊗ Set Section Corner as noted
- Found Iron Pipe
- × Found Hedge Corner Post

OWNER OF RECORD: Eugene W. Young Trust  
SURVEY REQUESTED BY: Gabe Adair

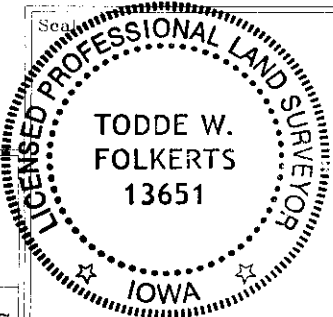
BASIS OF BEARINGS: Iowa Regional Coordinate System, Zone 12

400 0 200 400



Scale 1" = 400 ft

Eugene W. Young Trust  
1104 S56 Highway  
Russell, Iowa 50238



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.

*Todde W. Folkerts* 4/12/23  
Todde W. Folkerts, P.E. & P.L.S. License No. 13651

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: 1 of 1

Date 4/12/23 Drawn By twf No. 23-17