

**Index Legend**

Location: Section 23, T-72N, R-23W S<sub>2</sub> SE<sub>4</sub>  
Parcel "C"  
Requestor: Jim Skinner  
Proprietor: James A. & Bonnie Lou Skinner  
Surveyor: Todde W. Folkerts, P.L.S. #13651  
Surveyor: Folkerts Engineering, Inc.  
Company: Folkerts Engineering, Inc.  
Return To: 1202 Ashland Avenue, Chariton, Iowa 50049  
(641) 203-0309

State of Iowa  
County of Lucas/Instr. No. 2017-1537  
Filed for record Dec 5 2017  
at 8:20 o'clock A M. and recorded  
in Book 8 page 209  
Fee \$ 7.00 *Laurie Hunter*

Folkerts Engineering, Inc. 1202 Ashland Avenue, Chariton, Iowa 50049 Phone (641) 203-0309

**PLAT OF SURVEY**  
Parcel "C"

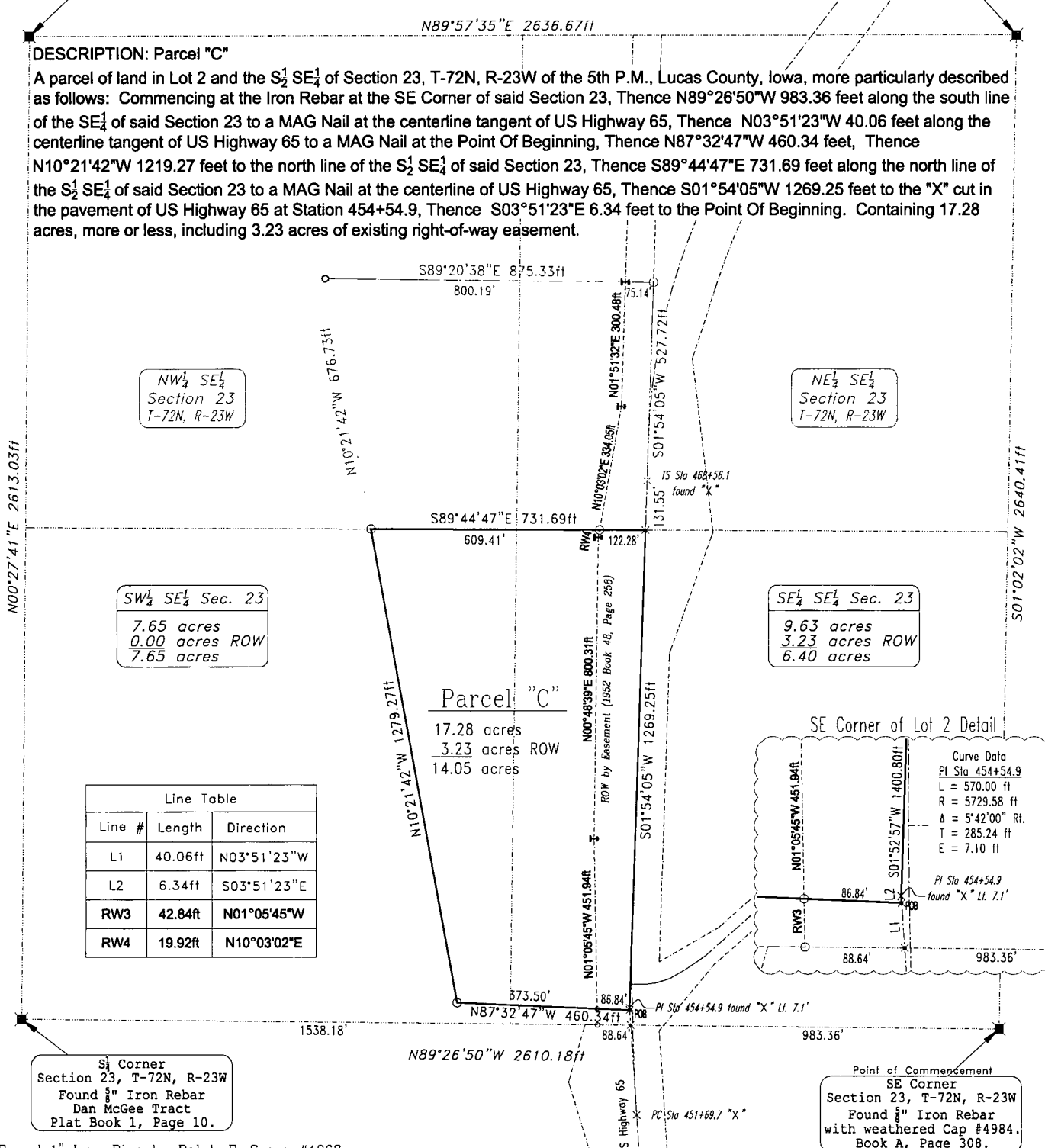
S<sub>2</sub> SE<sub>4</sub> of Section 23, T-72N, R-23W

Center  
Section 23, T-72N, R-23W  
Found Concrete Monument  
with Aluminum Cap #6923.  
Book A, Page 322.

E<sub>4</sub> Corner  
Section 23, T-72N, R-23W  
Found  $\frac{3}{8}$ " Iron Rebar with  
Aluminum Cap #6923.  
Book A, Page 307.

**DESCRIPTION: Parcel "C"**

A parcel of land in Lot 2 and the S<sub>2</sub> SE<sub>4</sub> of Section 23, T-72N, R-23W of the 5th P.M., Lucas County, Iowa, more particularly described as follows: Commencing at the Iron Rebar at the SE Corner of said Section 23, Thence N89°26'50"W 983.36 feet along the south line of the SE<sub>4</sub> of said Section 23 to a MAG Nail at the centerline tangent of US Highway 65, Thence N03°51'23"W 40.06 feet along the centerline tangent of US Highway 65 to a MAG Nail at the Point Of Beginning, Thence N87°32'47"W 460.34 feet, Thence N10°21'42"W 1219.27 feet to the north line of the S<sub>2</sub> SE<sub>4</sub> of said Section 23, Thence S89°44'47"E 731.69 feet along the north line of the S<sub>2</sub> SE<sub>4</sub> of said Section 23 to a MAG Nail at the centerline of US Highway 65, Thence S01°54'05"W 1269.25 feet to the "X" cut in the pavement of US Highway 65 at Station 454+54.9, Thence S03°51'23"E 6.34 feet to the Point Of Beginning. Containing 17.28 acres, more or less, including 3.23 acres of existing right-of-way easement.

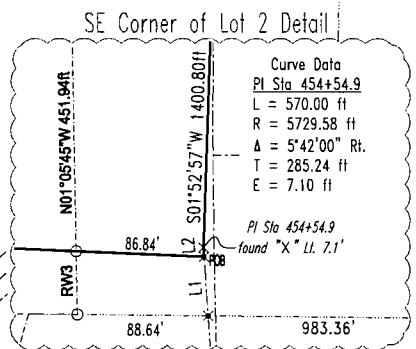


SW<sub>4</sub> SE<sub>4</sub> Sec. 23  
7.65 acres  
0.00 acres ROW  
7.65 acres

SE<sub>4</sub> SE<sub>4</sub> Sec. 23  
9.63 acres  
3.23 acres ROW  
6.40 acres

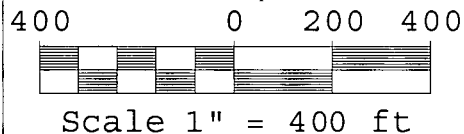
Parcel "C"  
17.28 acres  
3.23 acres ROW  
14.05 acres

Line #	Length	Direction
L1	40.06ft	N03°51'23"W
L2	6.34ft	S03°51'23"E
RW3	42.84ft	N01°05'45"W
RW4	19.92ft	N10°03'02"E

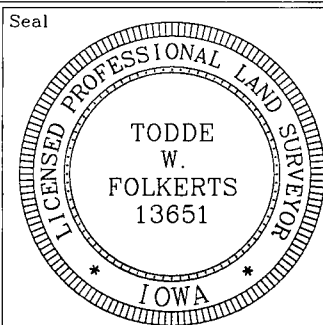


- Found 1" Iron Pipe by Ralph F. Sears #4063
- Set 1/2"x30" Iron Rebar w/cap #13651 Red
- ⊠ Found Stone/Iron Section Corner as noted
- ⊡ Set Section Corner as noted
- ⊢ Found R.O.W. Rail
- ⊗ MAG Nail drilled into pavement
- ⊗ Found "X" cut into pavement

OWNER OF RECORD: James A. & Bonnie Lou Skinner  
SURVEY REQUESTED BY: Jim Skinner  
BASIS OF BEARINGS: Iowa Regional Coordinate System, Zone 12



Jim & Bonnie Skinner  
48373 US Highway 65  
Lucas, Iowa 50151



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* 12/4/17  
Todde W. Folkerts, P.E. & P.L.S. License No. 13651

My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: 1

Date 11/14/17	Drawn By <i>tuf</i>	No. 17-35
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