

INDEX LEGEND
LOCATION: PART - SW 1/4 - SE 1/4
SECTION 22-77-8
REQUESTOR: KEVIN CHRISTIANSEN
PROPRIETOR: KEVIN L. & JUDITH M. CHRISTIANSEN
SURVEYOR: ANTHONY D. FREDERICK, PLS #21103
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: tfrederick@hart-frederick.com (319) 545-7215

Instrument #: 2026-3087 B: 33 P: 0121
09/11/2026 12:33:47 PM Total Pages: 1
PLA PLAT & SURVEY
Recording Fee: \$ 7.00
Teresa Mangold, Recorder, Washington County Iowa



HART-FREDERICK CONSULTANTS P.C.



510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

www.hart-frederick.com

MEETS SUBDIVISION ORDINANCE REQUIREMENTS

mya talbot DATE *9/11/2026*

WASHINGTON COUNTY SUBDIVISION COORDINATOR

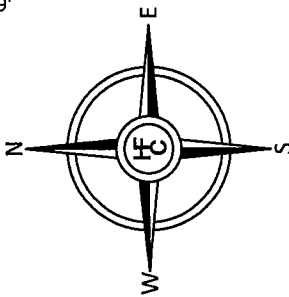
NORTHEAST CORNER
SW 1/4 - SE 1/4
SECTION 22-77-8
SET 5/8" REBAR
W/OPC #21103

SOUTHEAST CORNER
SECTION 22-77-8
FOUND IRON PIN
TIES PB. 19, PG. 274

SOUTHEAST CORNER
SW 1/4 - SE 1/4
SECTION 22-77-8
SET 5/8" REBAR
W/OPC #21103

P.O.B.
SOUTH 1/4 CORNER
SECTION 22-77-8
FOUND 5/8" REBAR #5145
TIES PB. 26, PG. 0336

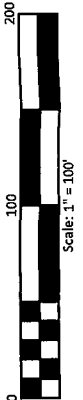
AUDITOR PARCEL J
AUDITOR PARCEL J IS A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 8 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 8 WEST; THENCE N 88°02'47" E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 698.55 FEET TO THE POINT OF BEGINNING; THENCE N 10°09'07" W, A DISTANCE OF 195.82 FEET; THENCE N 31°49'55" E, A DISTANCE OF 202.04 FEET; THENCE N 72°06'42" E, A DISTANCE OF 73.10 FEET; THENCE S 56°22'42" E, A DISTANCE OF 191.60 FEET; THENCE N 89°27'06" E, A DISTANCE OF 321.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 00°32'53" E ALONG SAID EAST LINE, A DISTANCE OF 262.53 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 88°02'47" W ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 625.82 FEET TO THE POINT OF BEGINNING CONTAINING 4.37 ACRES OF WHICH 0.48 ACRE IS EXISTING COUNTY ROAD RIGHT OF WAY AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND

- △ GOVERNMENT CORNER
- Ⓡ SET 5/8" IRON ROD W/OPC #21103
- PROPERTY/BOUNDARY LINES
- RIGHT-OF-WAY LINES
- SECTION LINES

AUDITOR PARCEL J
4.37 ACRES TOTAL
-0.48 ACRE ROW



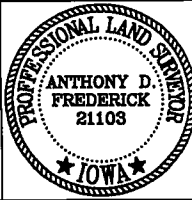
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Anthony D. Frederick, P.L.S.
Iowa License Number: 21103

My license renewal date is December 31, 2027.

Pages covered by this seal: THIS SHEET ONLY

09/03/2026 Date



BASIS OF BEARING
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

PLAT OF SURVEY
AUDITOR PARCEL J
PART - SW 1/4 - SE 1/4
SECTION 22-77-8
WASHINGTON COUNTY, IOWA

DATE: 09/26 DRN: ADF FLD BK: GPS PROJ. NO: 267162

AUDITOR PARCEL J

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