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Ed Spencer, Broker

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Ed Spencer Real Estate

CHAPEL HILL ESTATES



www.spencergroups.com

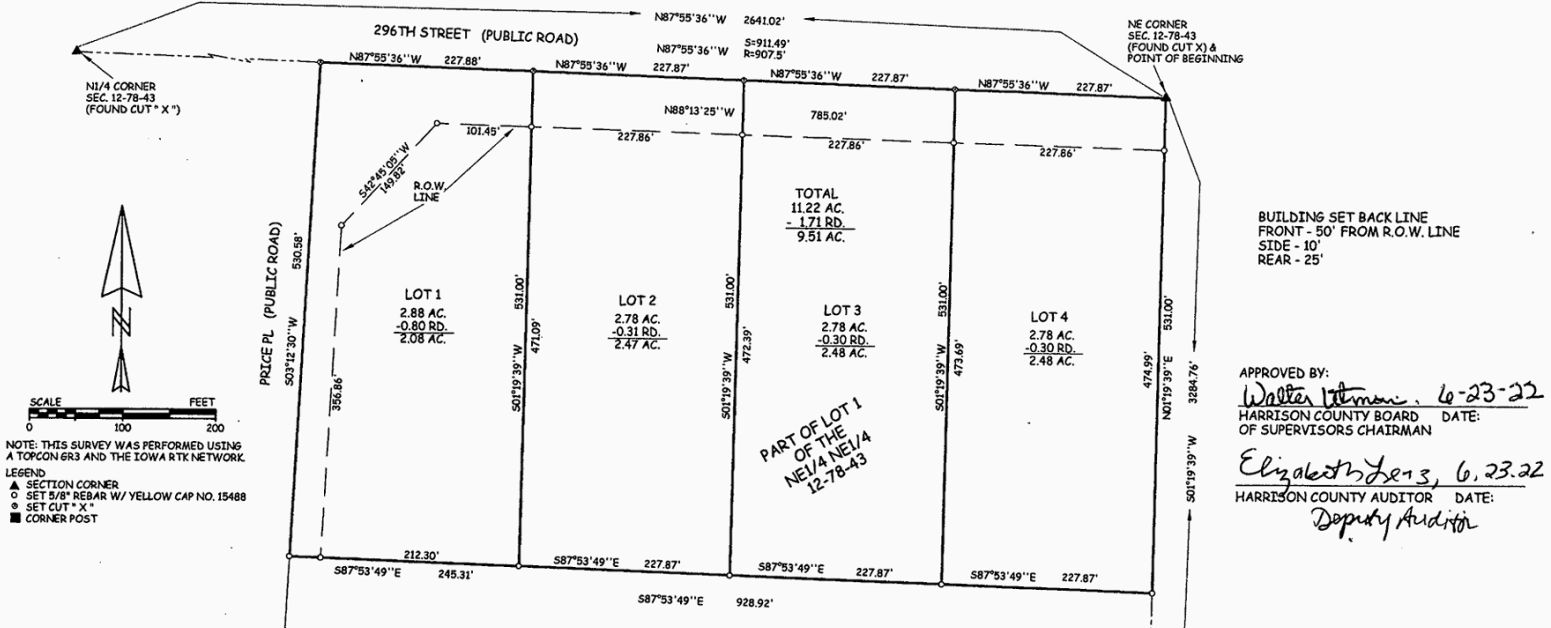


MINOR SUBDIVISION

PREPARED BY: LAND SURVEYING SERVICES, INC. 12 NORTH WALNUT STREET GLENWOOD, IOWA. 51534 (712)-527-3509

FINAL PLAT - CHAPEL HILL ESTATES

OWNER & SUBDIVIDER: SPENCER, RALPH E. III & SPENCER, RUTH E.



BUILDING SET BACK LINE
FRONT - 50' FROM R.O.W. LINE
SIDE - 10'
REAR - 25'

APPROVED BY:
Walter Johnson, 6-23-22
HARRISON COUNTY BOARD DATE:
OF SUPERVISORS CHAIRMAN
Elizabeth Jones, 6.23.22
HARRISON COUNTY AUDITOR DATE:
Deputy Auditor

Legal Description:
A parcel of land located in Lot 1 of the NE 1/4 NE 1/4 of Section 12, Township 78 North, Range 43 West of the 5th Principal Meridian, Harrison County, Iowa, said parcel being more fully described as follows:
Commencing at the Northeast Corner of said Section 12 and the Point of Beginning; thence N87°55'36"W along the North line of said NE 1/4 NE 1/4 a distance of 911.49 feet; thence S03°12'30"W a distance of 530.58 feet; thence S87°53'49"E a distance of 928.92 feet to the East line of said NE 1/4 NE 1/4; thence N01°19'39"E along said East line a distance of 531.00 feet to the Point of Beginning. Said parcel contains 11.22 acres, more or less, including presently established road right of way (1.71 ac.), and is subject to all easements of record.
Note: The North line of Lot 1 of the NE 1/4 NE 1/4 of said Section 12 is assumed to bear N87°55'36"W for this description.

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 Land Surveyor under the laws of the State of Iowa.

Lonnie R. Mayberry 5/26/2022
Lonnie R. Mayberry DTS

Licensed Land Surveyor
Lonnie R. Mayberry
15488
IOWA

License Number 15488
My license renewal date is December 31, 2023.
Sheets covered by this seal: Sheet 1 of 1.
Date of Field Survey: May, 2022.

SURVEY- PART OF THE NE 1/4 NE 1/4 SECTION 12-78-43
HARRISON COUNTY, IOWA.
SCALE: 1"=100' DATE: MAY 2022 DRAWN BY: RSF
REQUESTED BY: ED SPENCER REALTY
322 EAST 7TH STREET LOGAN, IA. 51546
DRAWING NO. EDPEN21.ZAK

