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Black Hawk County Iowa
SANDIE L. SMITH RECORDER
File **2020-00013988**

Jeffery P. Helland, 6109 Chancellor Drive, Cedar Falls, Iowa 50613-6916, (319)-266-0161

UNITED STATES PUBLIC LAND SURVEY CORNER CERTIFICATE
OF

LAND SURVEY MONUMENTS SITUATED IN SECTION NO. 23, TOWNSHIP NO. 90 NORTH, RANGE
NO. 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA.
PREVIOUSLY RECORDED IN FILE 2019-00013000.

(SHOW REASON FOR PREPARING THIS CERTIFICATE, THE EVIDENCE AND DETAILED PROCEDURES USED IN ESTABLISHING THE
CORNER POSITIONS AND MONUMENTATION FOUND OR PLACED.)

MONUMENT DESCRIPTION AND REMARKS:

LOCATION HAS CHANGED. SURVEY COMPLETED IN THE NE 1/4 OF SEC. 23-T90N-R14W.

→ **E 1/4 CORNER:** BLACK HAWK COUNTY ENGINEER REFERENCE TIES CALLS FOR [CONCRETE MONUMENT]. USPLSCC BK 326 PAGE E427 DATED 07/25/1997 CALLS FOR [RESET 5/8" REBAR FLUSH WITH A.C.C. SURFACE, LOC. CENTERLINE WAVERLY ROAD (OLD HWY. 218), ALIGNED WITH FENCE LINE EAST. REFERENCED ONE FOUND I.D.O.T. CONC. MONUMENT (POOR) AND INCLUDED 4 ADDITIONAL REF. TIES AS DENOTED. MON. LOCATED BY RESURFACING PROJECT.] USPLSCC FILE #2013-15742 DATED 01/24/2013 CALLS FOR [FOUND 5/8" IRON ROD THAT MATCHES PREVIOUS RECORD. NO PREVIOUS TIES FOUND.]. USPLSCC FILE #2019-13000 DATED 02/25/2019 CALLS FOR [THE PREVIOUS RECORDED SECTION CORNER CERTIFICATE, INDICATES RESET 5/8"Ø REBAR, SAID MONUMENT WAS REMOVED DURING HIGHWAY RECONSTRUCTION. THE POSITION OF SAID SECTION CORNER WAS REESTABLISHED WITH INFORMATION OBTAINED FROM PREVIOUS RECORDED SECTION CORNER CERTIFICATE. SET 1"Ø BRONZE SURVEY MARKER PLS 22468 AT SAID POSITION TO PREPETUATE THE CORNER. CORNER RESET IN CONJUNCTION WITH PROJECT NO. FM-COO7(150)--55-07.].
THE LOCATION OF THE EAST 1/4 CORNER DIFFERS THAN PREVIOUSLY LOCATION OF SAID USPLSCC FILE #2019-13000. ONLY ONE EXISTING TIE FROM SAID USPLSCC BOOK 326 PAGE 427 IS SHOWN ON THE USPLSCC 2019-13000 BEING TO THE NORTHEAST, A FOUND CONCRETE MONUMENT. MONUMENT WAS FOUND TO BE DISTURBED (BENT NORTHEASTERLY).
SAID USPLSCC FILE #2013-15742 WAS PREPARED AFTER MISC. BOOK 326 PAGE 427 IN SAID USPLSCC 2013-15742 STATES NO PREVIOUS TIES FOUND.
IN COMPLETING A RETRACEMENT SURVEY OF PARCEL "A" PER PLAT OF SURVEY FILE #2011-3008 DATED 08/19/2010 IN THE NE 1/4 OF SAID SECTION 23, IT APPEARS THE E 1/4 CORNER OF SAID SECTION 23 WAS RESET AT ERRONEOUS LOCATION AFTER ROAD RESURFACING PER SAID USPLSCC 2019-13000. IN COMPLETION OF THE FIELDWORK AND VERIFYING THE LOCATION OF THE MONUMENTS OF PARCEL "A", ALL OF THE FOUND MONUMENTS CORRELATED WELL WITH EACH OTHER BUT DID NOT CORRELATE WELL WITH FOUND E 1/4 CORNER OF SAID USPLSCC 2019-13000. I FOUND ADDITIONAL MONUMENTS FROM OTHER RECORDED SURVEYS IN DIFFERENT QUADRANTS TO VERIFY MY FINDINGS. ALL FOUND MONUMENTS INDICATED THE CURRENT E 1/4 CORNER DIFFERING FORM ITS PREVIOUS POSITION OF SAID USPLSCC BOOK 326 PAGE 427. THEREFORE A NEW CORNER WAS RESET IN THE CORRECT POSITION. THE FOUND MONUMENTS I UTILIZED WERE:
RIGHT-OF-WAY MONUMENTS OF PLAT OF SURVEY PARCEL "A" FILE #2019-2681 DATED 08/30/2018.
RIGHT-OF-WAY MONUMENTS OF PLAT OF SURVEY LOT 4, "WINTERS ADDITION" FILE #2015-21002 DATED 06/04/2015.
FOUND MONUMENTS OF PLAT OF SURVEY PARCEL "A" FILE 2011-3008 DATED 08/19/2010.

LEGEND

- (0.0')a PER PLAT OF SURVEY DATED 08/18/2010
PER FILE 2011-3308
- (0.0')b USPLSCC DATED 07/25/1997
PER 326 MISC. 427
- (0.0')c USPLSCC DATED 02/25/2019
PER FILE #2019-13000

SHEET 1 OF 2



HELLAND ENGINEERING & SURVEYING, LTD.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
(319)-266-0161

SHINER = 4d. NAIL & 1 5/16"Ø METAL SHINER DRAWN BY: CDR
BRASS TAG = 4d. NAIL & 13/16"Ø BRASS TAG
OPC = PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)
(00') RECORDED AS FILE NAME: 19-225-22.DWG



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.
Kyle J. Helland 01/15/2024
Kyle J. Helland
License Number 23212
My license renewal date is December 31, 2021.
All pages or sheets are covered by this seal except:

LIST CORNERS TO BE INDEXED			
CORNER	SECTION	TOWNSHIP	RANGE
E 1/4 CORNER	23	90N	14W
W 1/4 CORNER	24	90N	14W

Kyle J. Helland, 6109 Chancellor Drive, Cedar Falls, Iowa 50613-6916, (319)-266-0161

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UNITED STATES PUBLIC LAND SURVEY CORNER CERTIFICATE OF

LAND SURVEY MONUMENTS SITUATED IN SECTION NO. 23, TOWNSHIP NO. 90 NORTH, RANGE NO. 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA. PREVIOUSLY RECORDED IN FILE 2019-00013000

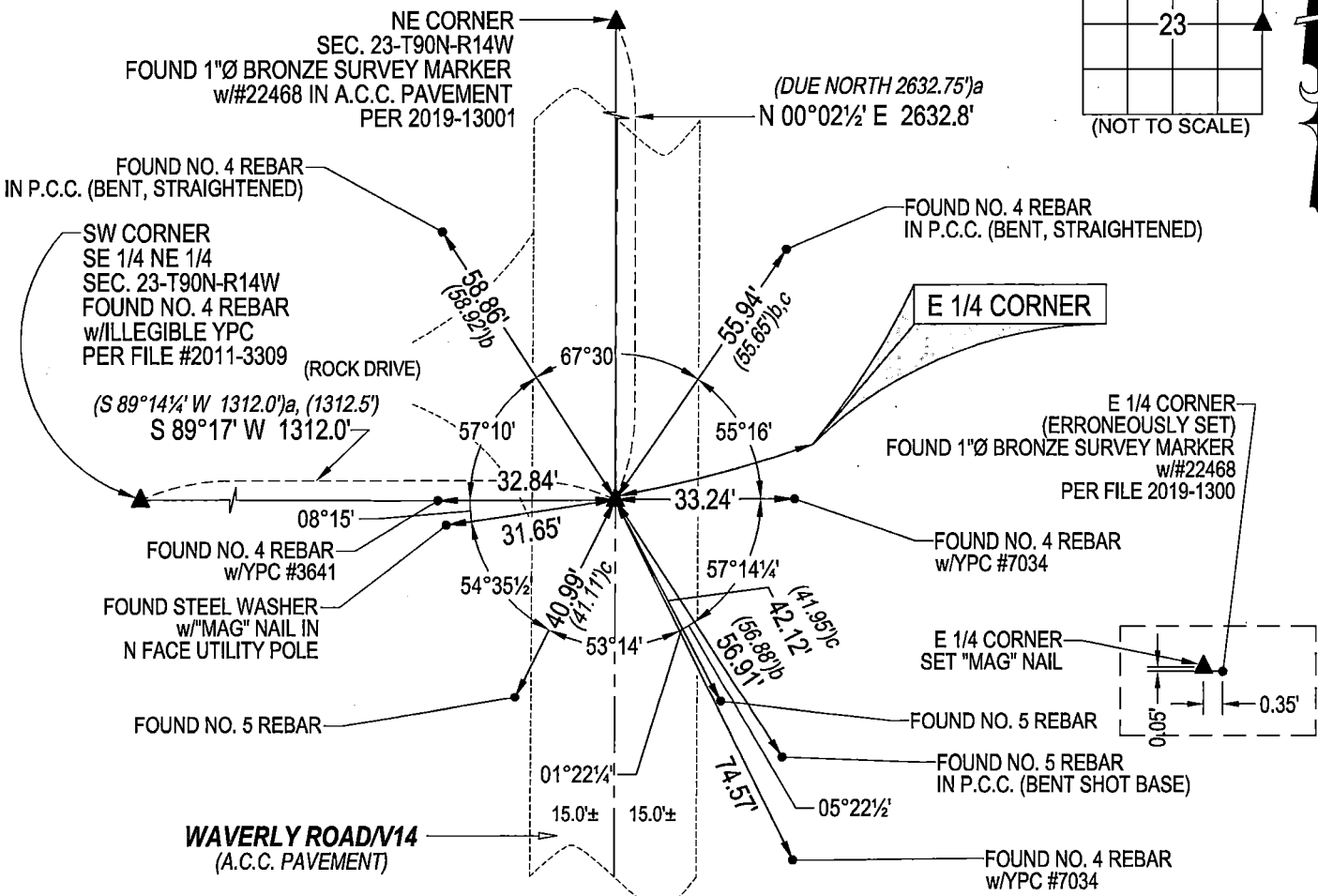
(SHOW REASON FOR PREPARING THIS CERTIFICATE, THE EVIDENCE AND DETAILED PROCEDURES USED IN ESTABLISHING THE CORNER POSITIONS AND MONUMENTATION FOUND OR PLACED.)

MONUMENT DESCRIPTION AND REMARKS: LOCATION HAS CHANGED. SURVEY COMPLETED IN THE NE 1/4 OF SEC. 23-T90N-R14W.

E 1/4 CORNER: SEE SHEET 1 FOR DESCRIPTION AND REMARKS

PLAN VIEW

(SHOW A MINIMUM OF THREE REFERENCE TIES TO DURABLE PHYSICAL OBJECTS, RELEVANT MONUMENTS AND PHYSICAL CONDITIONS THAT WILL ENABLE RECOVERY OF THE CORNER.)



(BEARINGS ARE ASSUMED) SHEET 2 OF 2

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BRASS TAG = 4d. NAIL & 13/16"Ø BRASS TAG DRAWN BY: CDR
SHINER = 1"Ø STEEL SHINER w/MASONRY NAIL
OPC = PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)
(00') RECORDED AS FILE NAME: 19-225-22.DWG

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