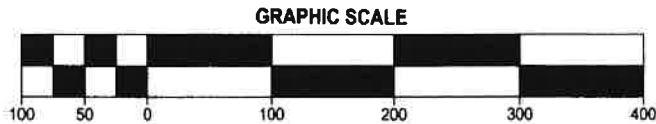


**INDEX LEGEND**

PROJECT NO.  
2231

Subd. of Pt. of the W1/2 NW1/4 Sec. 23-99-34, Emmet Co., IA  
REQUESTOR: Teresa Desilets, 2068 Burroughs Rd., The Villages, FL 32162  
OWNER: Teresa (Peters) Desilets, Etal.  
SURVEYOR: E. JOHN WITTEBEN  
SURVEY CO.: WITTEBEN SURVEYING, INC. DRAWN: 03/30/2023  
303 W. 2nd St. N. SCALE: 1" = 100'  
ESTHERVILLE, IA 51334 PAGE: 2 OF 3  
712-362-4797

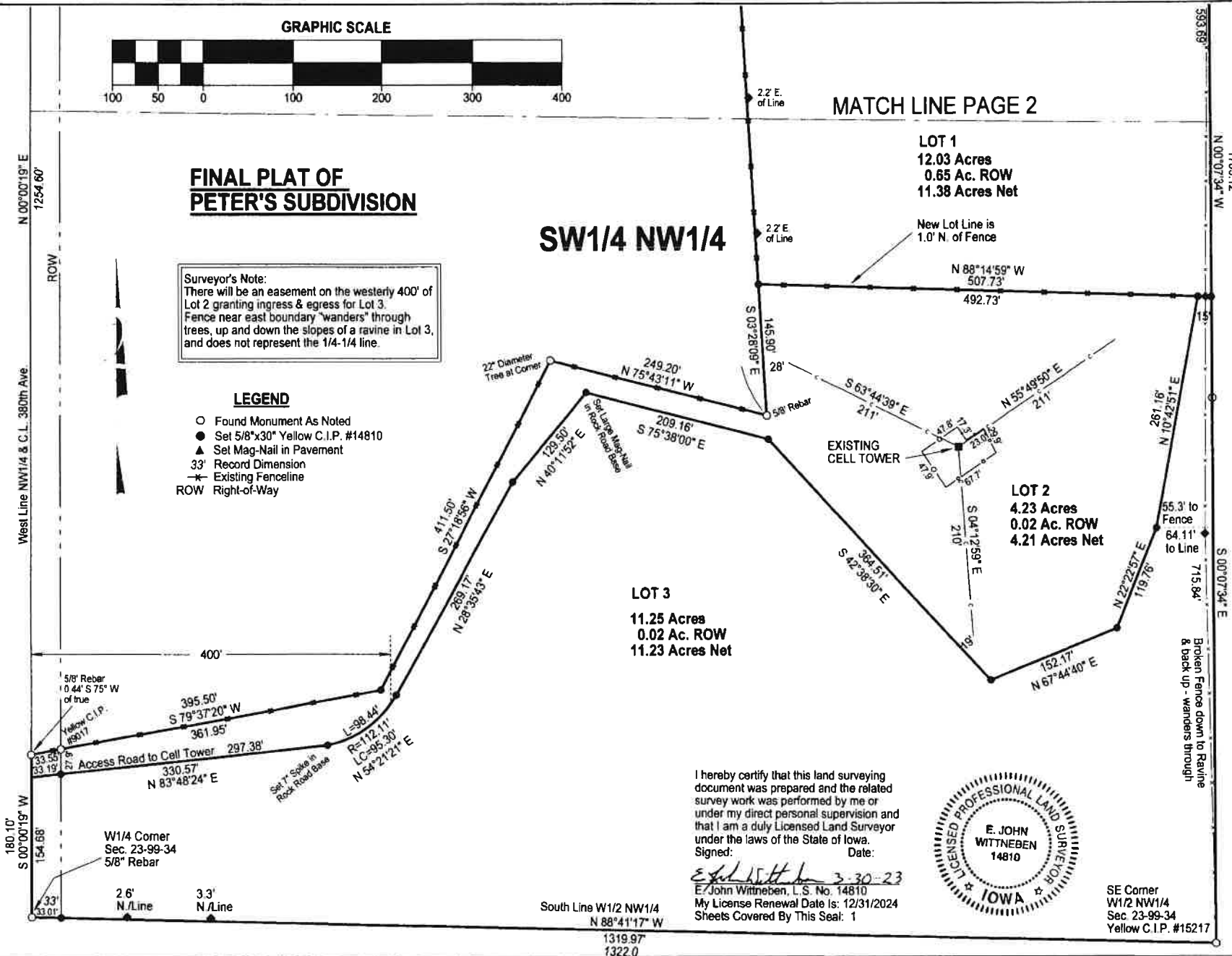
**PETERS SUBDIVISION**



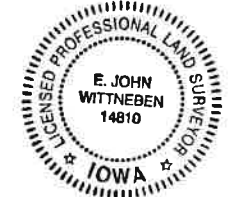
**FINAL PLAT OF  
PETER'S SUBDIVISION**

**Surveyor's Note:**  
There will be an easement on the westerly 400' of Lot 2 granting ingress & egress for Lot 3.  
Fence near east boundary "wanders" through trees, up and down the slopes of a ravine in Lot 3, and does not represent the 1/4-1/4 line.

- LEGEND**
- Found Monument As Noted
  - Set 5/8"x30" Yellow C.I.P. #14810
  - ▲ Set Mag-Nail in Pavement
  - 33' Record Dimension
  - ✱ Existing Fenceline
  - ROW Right-of-Way



**LOT 3**  
11.25 Acres  
0.02 Ac. ROW  
11.23 Acres Net



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.  
Signed: *E. John Wittoben* Date: 3-30-23  
E/John Wittoben, L. S. No. 14810  
My License Renewal Date Is: 12/31/2024  
Sheets Covered By This Seal: 1

SE Corner  
W1/2 NW1/4  
Sec. 23-99-34  
Yellow C.I.P. #15217

South Line W1/2 NW1/4  
N 88°41'17" W  
1319.97  
1322.0

West Line NW1/4 & C.L. 380th Ave.  
N 00°00'19" E  
1254.60'  
ROW

MATCH LINE PAGE 2

**LOT 1**  
12.03 Acres  
0.65 Ac. ROW  
11.38 Acres Net

New Lot Line is 1.0' N. of Fence

**LOT 2**  
4.23 Acres  
0.02 Ac. ROW  
4.21 Acres Net

Broken Fence down to Ravine & back up - wanders through

593.69'  
N 00°07'34" W  
1703.12'  
S 00°07'34" E