

INDEX LEGEND	
LOCATION:	SECTIONS 23, 26 & 27, TOWNSHIP 70 NORTH, RANGE 3 WEST, DES MOINES COUNTY, IOWA.
REQUESTOR:	NANCY LEAH PFEIFF ESTATE c/o TEESA PFEIFF
PROPRIETOR:	NANCY LEAH PFEIFF ESTATE c/o TEESA PFEIFF
SURVEYOR:	DOUG WALKER - IOWA PLS #23137
COMPANY:	JANES SURVEYING, INC.
RETURN TO:	DOUG WALKER 222 S. MAIN ST. P.O. BOX 146 PALMYRA, MO 63461 573-769-7020

PFEIFF HERITAGE FARMS SUBDIVISION (FINAL PLAT)

OWNER & SUBDIVIDER

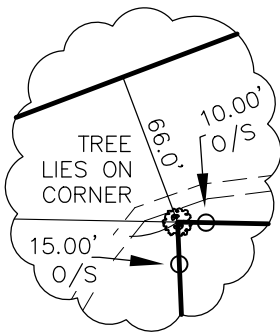
NANCY L. PFEIFF
c/o TEESA PFEIFF
11073 N. GEAR AVENUE
BURLINGTON, IA 52601

- = STONE FOUND
- = COTTON GIN SPINDLE FOUND
- = CUT "X" IN CONCRETE FOUND
- = CORNER POST FOUND
- = IRON PIPE FOUND
- = 1/2" IRON PIN FOUND (NO CAP UNLESS NOTED)
- = 5/8" IRON PIN FOUND (AS NOTED)
- = 5/8" IRON PIN SET (PINK CAP PLS #23137)
- = FENCELINE
- (R) = RECORD DISTANCE
- (M) = MEASURED DISTANCE
- (F) = FOUND DISTANCE
- (DR) = DEED RECORD
- O/S = OFFSET

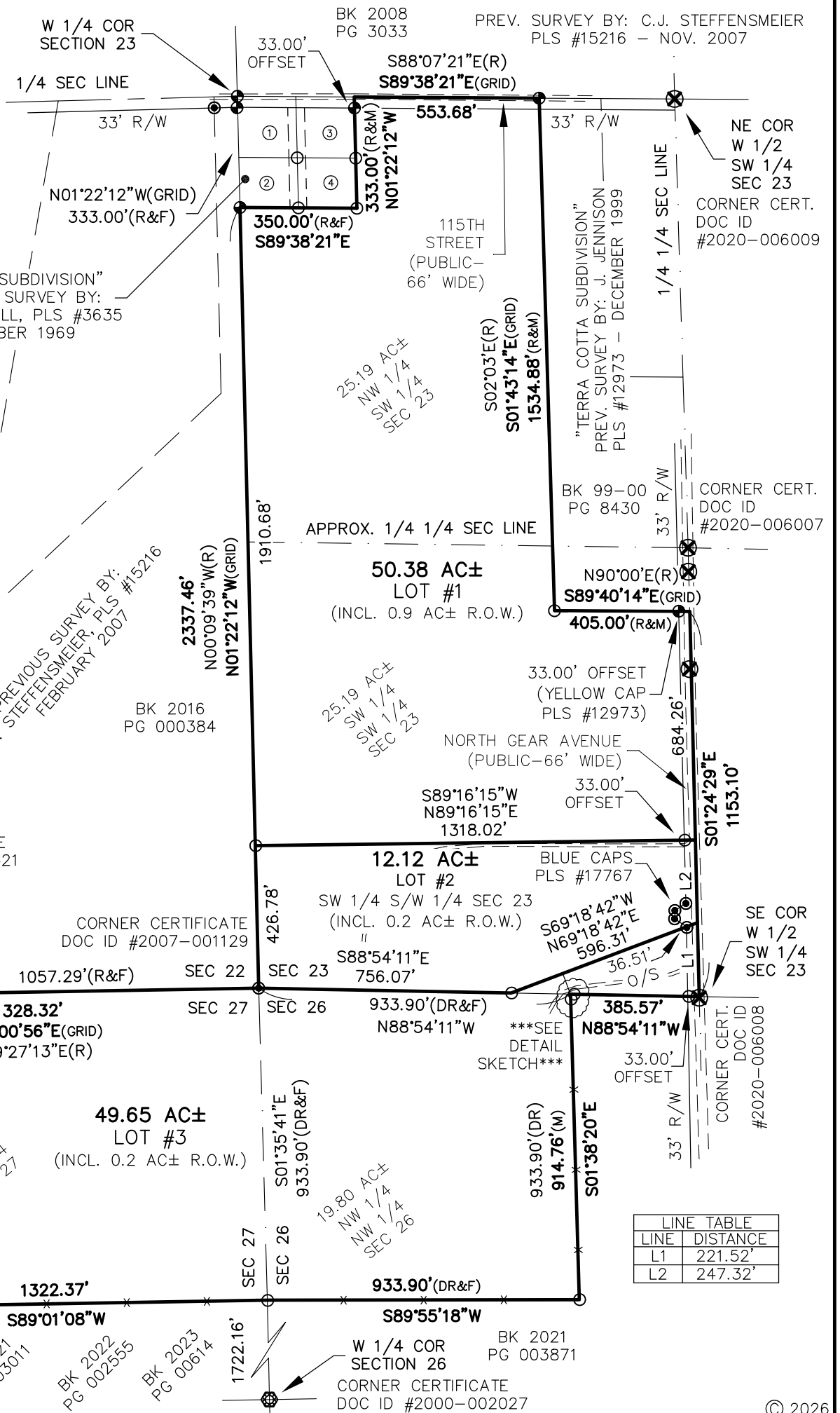
GRID NORTH BEARING REFERENCES:
BASED ON GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: IOWA SOUTH

PARENT TRACT
BK 2025 PG 000623
112.15 AC± TOTAL

DETAIL SKETCH
NOT TO SCALE



"LANGE LANDING SUBDIVISION"
PREVIOUS SURVEY BY:
K.J. KIPP, PLS #17767
MARCH 2012



LINE TABLE	
LINE	DISTANCE
L1	221.52'
L2	247.32'

GRAPHIC SCALE

1 INCH = 400 FT.

JSI PROJECT NO.
2026-009570

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 2, 2026 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS UNDER THE LAWS OF THE STATE OF IOWA.

DOUG WALKER, P.L.S. #23137 - IOWA 4-2-26 DATE

STATE OF IOWA
DOUG WALKER
PLS23137
PROFESSIONAL LAND SURVEYOR

LICENSE RENEWAL: 12-31-26

JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESURVEYING.COM

FIELD BOOK NO: 145
FIELD: RYAN
DRAWN: JOE
CHECKED: DOUG
REVISION:
REVISION:

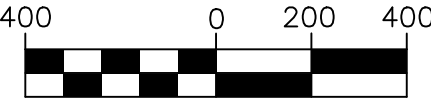




PERIMETER DESCRIPTION – 112.15 ACRE TRACT

A TRACT OF LAND LYING IN SECTIONS 23, 26 & 27, TOWNSHIP 70 NORTH, RANGE 3 WEST, DES MOINES COUNTY, IOWA AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CORNER COMMON TO SAID SECTIONS 22, 23, 26 & 27; THENCE NORTH 01 DEGREE, 22 MINUTES AND 12 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 2337.46 FEET TO A FOUND 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF PFEIFF'S SUBDIVISION; THENCE SOUTH 89 DEGREES, 38 MINUTES AND 21 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID PFEIFF'S SUBDIVISION 350.00 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID PFEIFF'S SUBDIVISION; THENCE NORTH 01 DEGREE, 22 MINUTES AND 12 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID PFEIFF'S SUBDIVISION 333.00 FEET TO THE TO THE EAST-WEST CENTERLINE OF SAID SECTION 23, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 01 DEGREE, 22 MINUTES AND 12 SECONDS EAST 33.00 FEET; THENCE SOUTH 89 DEGREES, 38 MINUTES AND 21 SECONDS EAST LEAVING SAID EAST LINE AND ALONG SAID EAST-WEST CENTERLINE AND ALONG 115TH STREET 553.68 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF TERRA COTTA SUBDIVISION; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 14 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND SAID 115TH STREET AND ALONG THE WEST LINE OF SAID TERRA COTTA SUBDIVISION 1534.88 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID TERRA COTTA SUBDIVISION; THENCE SOUTH 89 DEGREES, 40 MINUTES AND 14 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TERRA COTTA SUBDIVISION 405.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, FROM WHICH A FOUND 1/2" IRON PIN BEARS NORTH 89 DEGREES, 40 MINUTES AND 14 SECONDS WEST 33.00 FEET; THENCE SOUTH 01 DEGREE, 24 MINUTES AND 29 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE AND ALONG NORTH GEAR AVENUE 1153.10 FEET TO A FOUND CUT "X" IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES, 54 MINUTES AND 11 SECONDS WEST LEAVING SAID EAST LINE AND SAID NORTH GEAR AVENUE AND ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 385.57 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 88 DEGREES, 54 MINUTES AND 11 SECONDS EAST 10.00 FEET AND A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 38 MINUTES AND 20 SECONDS EAST 15.00 FEET; THENCE SOUTH 01 DEGREE, 38 MINUTES AND 20 SECONDS EAST LEAVING SAID SOUTH LINE 914.76 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 55 MINUTES AND 18 SECONDS WEST 933.90 FEET TO A 5/8" IRON PIN ON THE LINE COMMON TO SAID SECTIONS 26 & 27; THENCE SOUTH 89 DEGREES, 01 MINUTE AND 08 SECONDS WEST LEAVING SAID COMMON SECTION LINE 1322.37 FEET TO A FOUND CORNER POST ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 01 DEGREE, 57 MINUTES AND 36 SECONDS WEST ALONG SAID WEST LINE 933.90 FEET TO A FOUND STONE MARKING THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89 DEGREES, 00 MINUTES AND 56 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 1328.32 FEET TO THE POINT OF BEGINNING, CONTAINING 112.15 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2026-009570 OF DOUG WALKER, IOWA PROFESSIONAL LAND SURVEYOR #23137 DURING APRIL OF 2026.

NOTES REQUIRED BY DES MOINES COUNTY OR BY UTILITY COMPANY:

1. MINIMUM BUILDING SETBACK FOR ANY STRUCTURE:
FRONT YARD = 30'
SIDE YARD = 15'
2. ROAD WAIVER: IN ADDITION TO THE CLAIMS EXEMPTED PURSUANT TO SECTION 670.4(7) OF THE IOWA CODE DEALING WITH PUBLIC ROADS, DES MOINES COUNTY IS NOT INVOLVED IN THE MAINTENANCE OF THIS PRIVATE RIGHT-OF-WAY AND IS FURTHER HELD HARMLESS FOR ANY COSTS IN MAINTAINING SAID ROAD SYSTEM OR RIGHT-OF-WAY, OR FOR ANY OTHER DAMAGES SUSTAINED PERTAINING TO SAID ROAD SYSTEM OR RIGHT-OF-WAY.
3. UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED ROADWAYS, A 25-FOOT WIDE STRIP ALONG ALL PLATTED ROADWAYS, A 15-FOOT WIDE STRIP ALONG THE OUTER BOUNDARY OF THE SUBDIVISION, AND A 15-FOOT WIDE STRIP SURROUNDING ANY AND ALL EXISTING UTILITY LINES AND INTERIOR LOT LINES WITHIN THE SUBDIVISION, COMPRISED OF 7.5 FEET ON EITHER SIDE.

<p>GRAPHIC SCALE</p>  <p>1 INCH = 400 FT.</p>	<p>THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 2, 2025 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS UNDER THE LAWS OF THE STATE OF IOWA.</p>  <p>DOUG WALKER, P.L.S. #23137 – IOWA 4-2-26 DATE</p>	 <p>LICENSE RENEWAL: 12-31-26</p>	 <p>JANES SURVEYING INC. 222 S. MAIN - P.O. BOX 148 PALMYRA, MO. 63461 PHONE 844.769.7020 / FAX 573.769.5512 WWW.JANESSURVEYING.COM</p> <p>FIELD BOOK NO: 145</p> <p>FIELD: RYAN</p> <p>DRAWN: JOE</p> <p>CHECKED: DOUG</p> <p>REVISION:</p> <p>REVISION:</p> 
<p>JSI PROJECT NO. 2026-009570</p>			