

INDEX LEGEND **PLAT OF SURVEY**

COUNTY: TAYLOR

DESIGNATION: PARCEL "A" SW1/4 NE1/4
PARCELS "A" & "B" SE1/4 NE1/4

LOCATION: SECTION 4, T70N, R35W

SITE ADDRESS: N/A

OWNER: DANNY L. DAMMANN

SURVEY REQUESTED BY: ROBERT BILLS

SURVEYOR: JACOB C. CASE

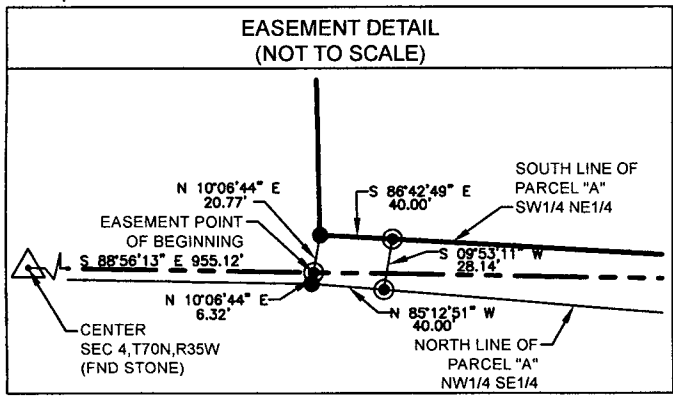
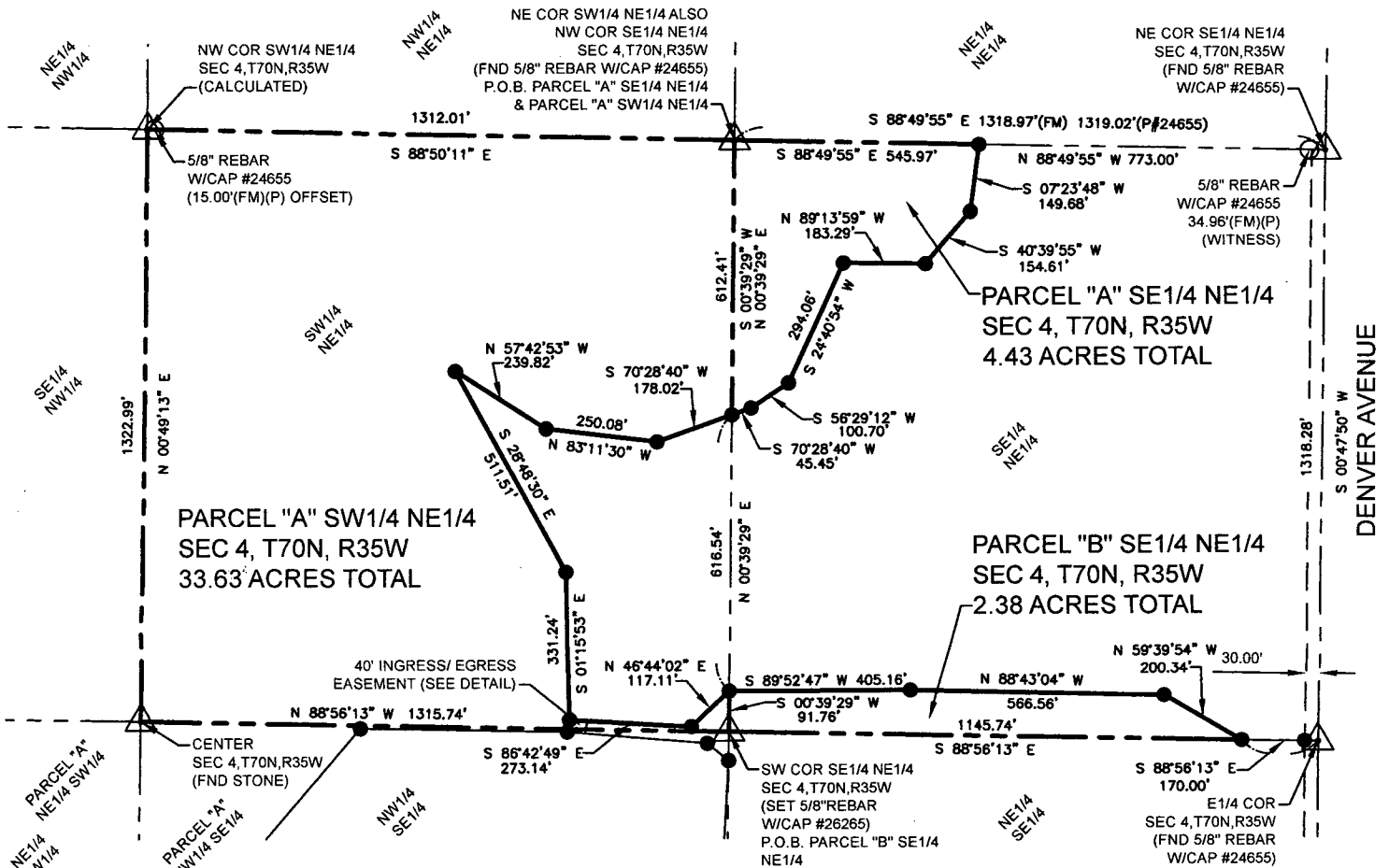


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Book 5 Page 171 Type 08 019 Pages 5
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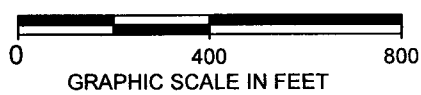
RICK SHELEY, RECORDER
TAYLOR COUNTY IOWA

PREPARED BY AND RETURN TO: JACOB C. CASE CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (712)438-1442

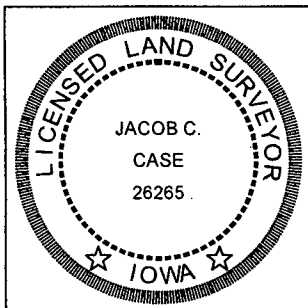


- LEGEND**
- △ SECTION CORNER
 - MONUMENT FOUND
 - SET 5/8"X24"REBAR W/ORANGE CAP #26265
 - X "X" CHIPPED IN CONC
 - ⊙ CALCULATED POINT
 - FM FIELD MEASUREMENT
 - P PLATTED DIMENSION
 - P.O.B. POINT OF BEGINNING
 - PROPERTY LINE
 - - - FENCE LINE
 - - - SECTION LINE
 - - - EASEMENT

BASIS OF BEARINGS: IOWA RCS ZONE 12
(RED OAK / OTTUMWA)



NOTE: THIS IS A FIVE PAGE SURVEY AND IS INCOMPLETE UNLESS ALL PAGES ARE PRESENT



I hereby certify that this land surveying document 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.

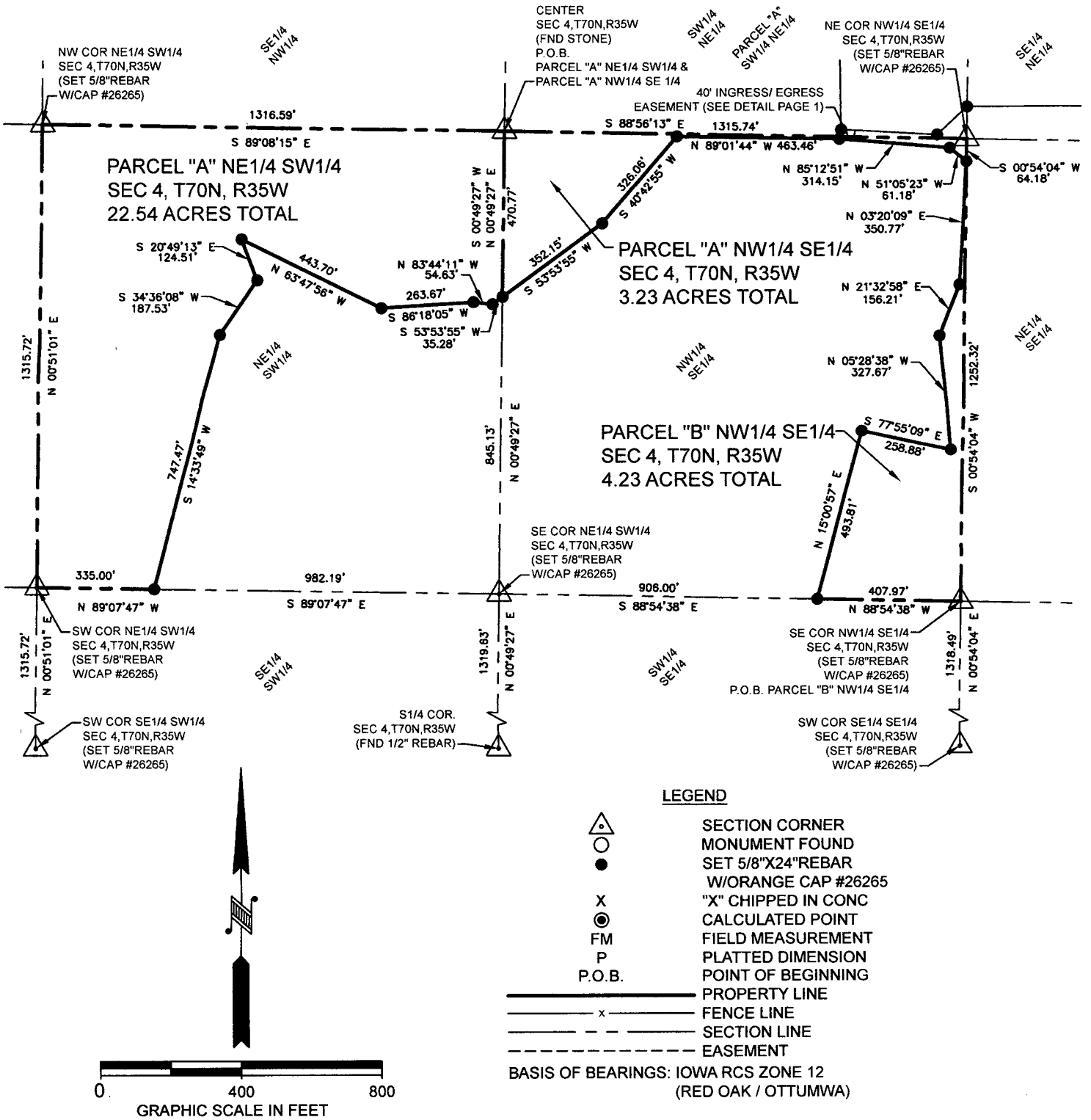
Signature: Jacob C. Case Date: 11/4/2022

Jacob C. Case

License number #26265
My license renewal date is Dec, 31, 2023
Pages or sheets covered by this seal: 5

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DESIGNATION: PARCEL "A" NE1/4 SW1/4 PARCELS "A" & "B" NW1/4 SE1/4	
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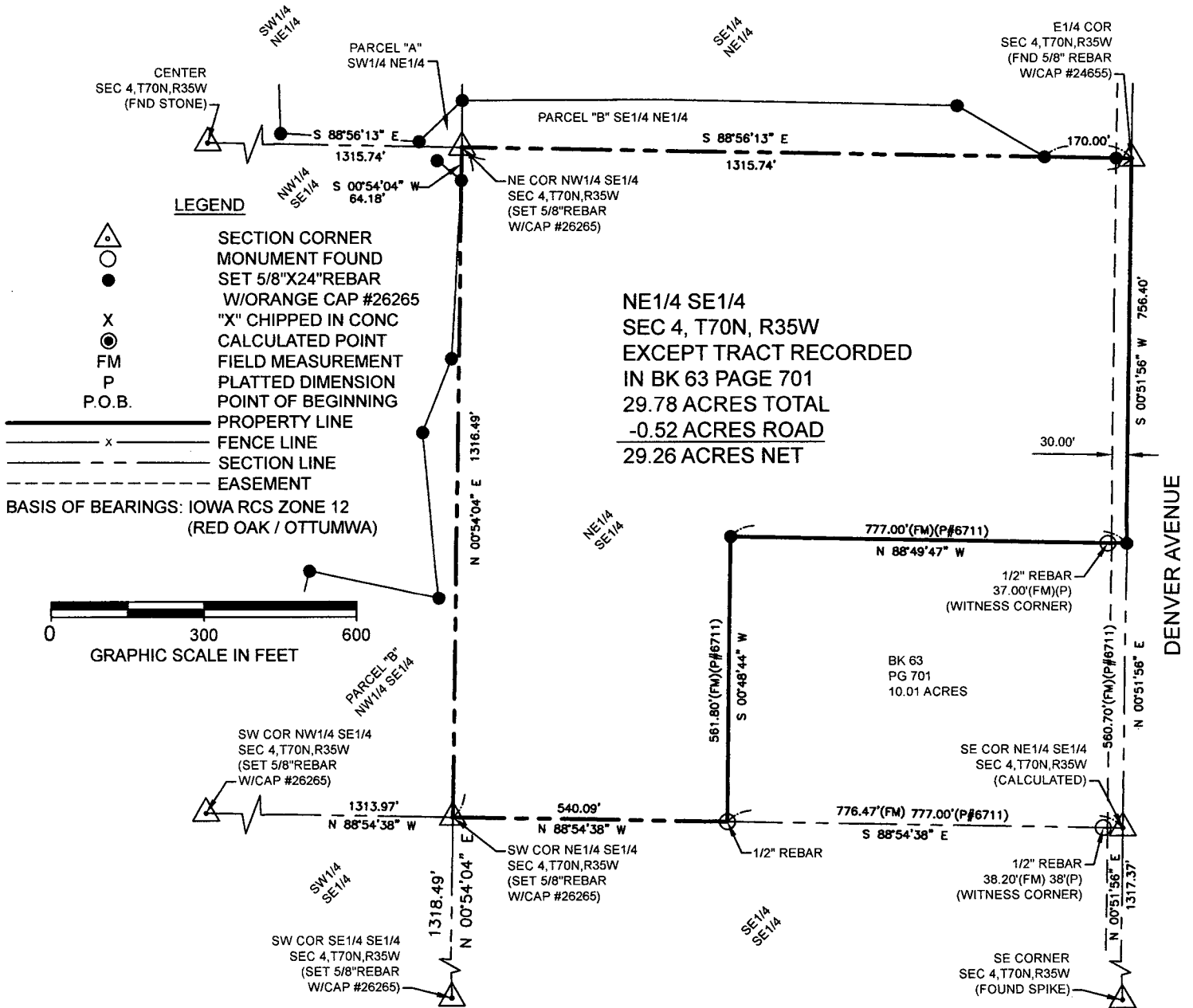
PREPARED BY AND RETURN TO: JACOB C. CASE CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (712)438-1442



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INDEX LEGEND	RETRACEMENT SURVEY
COUNTY: TAYLOR	
DESIGNATION: NE1/4 SE1/4	
LOCATION: SECTION 4, T70N, R35W	
SITE ADDRESS: N/A	
OWNER: DANNY L. DAMMANN	
SURVEY REQUESTED BY: ROBERT BILLS	
SURVEYOR: JACOB C. CASE	

PREPARED BY AND RETURN TO: JACOB C. CASE CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (712)438-1442



THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°51'56"E ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ON THE EAST LINE OF A 10.01 ACRE TRACT RECORDED IN BOOK 63 AT PAGE 701 IN THE TAYLOR COUNTY, IOWA RECORDER'S OFFICE, A DISTANCE OF 560.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N88°49'47"W ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 777.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S00°48'44"W ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 561.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S88°54'38"E ON THE SOUTH LINE OF SAID TRACT AND SAID SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 776.47 FEET TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THIS IS A FIVE PAGE SURVEY AND IS INCOMPLETE UNLESS ALL PAGES ARE PRESENT

FIELD NOTES:

PARCEL "A" SW1/4 NE1/4 SEC 4, T70N, R35W:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S00°39'29"W ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 612.41 FEET; THENCE S70°28'40"W, A DISTANCE OF 178.02 FEET; THENCE N83°11'30"W, A DISTANCE OF 250.08 FEET; THENCE N57°42'53"W, A DISTANCE OF 239.82 FEET; THENCE S28°48'30"E, A DISTANCE OF 511.51 FEET; THENCE S01°15'53"E, A DISTANCE OF 331.24 FEET; THENCE S86°42'49"E, A DISTANCE OF 273.14 FEET; THENCE N46°44'02"E, A DISTANCE OF 117.11 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S00°39'29"W ON SAID EAST LINE, A DISTANCE OF 91.76 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N88°56'13"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1315.74 FEET TO THE CENTER OF SAID SECTION 4; THENCE N00°49'13"E ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°50'11"E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1312.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 33.63 ACRES AND IS SUBJECT TO 0.02 ACRES FOR INGRESS / EGRESS EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THE ABOVE DESCRIBED PARCEL CAN NOT BE SEPARATELY SOLD OR CONVEYED UNLESS TO AN ADJOINING OWNER.

PARCEL "A" SE1/4 NE1/4 SEC 4, T70N, R35W:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°49'55"E ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 545.97 FEET; THENCE S07°23'48"W, A DISTANCE OF 149.68 FEET; THENCE S40°39'55"W, A DISTANCE OF 154.61 FEET; THENCE N89°13'59"W, A DISTANCE OF 183.29 FEET; THENCE S24°40'54"W, A DISTANCE OF 294.06 FEET; THENCE S56°29'12"W, A DISTANCE OF 100.70 FEET; THENCE S70°28'40"W, A DISTANCE OF 45.45 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°39'29"E ON SAID WEST LINE, A DISTANCE OF 612.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.43 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THE ABOVE DESCRIBED PARCEL CAN NOT BE SEPARATELY SOLD OR CONVEYED UNLESS TO AN ADJOINING OWNER.

PARCEL "B" SE1/4 NE1/4 SEC 4, T70N, R35W:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°56'13"E ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1145.74 FEET; THENCE N59°39'54"W, A DISTANCE OF 200.34 FEET; THENCE N88°43'04"W, A DISTANCE OF 566.56 FEET; THENCE S89°52'47"W, A DISTANCE OF 405.16 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S00°39'29"W ON SAID WEST LINE, A DISTANCE OF 91.76 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "B" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.38 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THE ABOVE DESCRIBED PARCEL CAN NOT BE SEPARATELY SOLD OR CONVEYED UNLESS TO AN ADJOINING OWNER.

40' INGRESS / EGRESS EASEMENT:

A 40.00 WIDE INGRESS / EGRESS EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 4; THENCE S88°56'13"E ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 955.12 FEET TO THE POINT OF BEGINNING; THENCE N10°06'44"E, A DISTANCE OF 20.77 FEET; THENCE S86°42'49"E, A DISTANCE OF 40.00 FEET; THENCE S09°53'11"W, A DISTANCE OF 28.14 FEET; THENCE N85°12'51"W, A DISTANCE OF 40.00 FEET; THENCE N10°06'44"E, A DISTANCE OF 6.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD

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FIELD NOTES:

PARCEL "A" NE1/4 SW1/4 SEC 4, T70N, R35W:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 4; THENCE S00°49'27"W ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 470.77 FEET; THENCE S53°53'55"W, A DISTANCE OF 35.28 FEET; THENCE N83°44'11"W, A DISTANCE OF 54.63 FEET; THENCE S86°18'05"W, A DISTANCE OF 263.67 FEET; THENCE N63°47'56"W, A DISTANCE OF 443.70 FEET; THENCE S20°49'13"E, A DISTANCE OF 124.51 FEET; THENCE S34°36'08"W, A DISTANCE OF 187.53 FEET; THENCE S14°33'49"W, A DISTANCE OF 747.47 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°07'47"W ON SAID SOUTH LINE, A DISTANCE OF 335.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N00°51'01"E ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1315.72 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89°08'15"E ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.59 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 22.54 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THE ABOVE DESCRIBED PARCEL CAN NOT BE SEPARATELY SOLD OR CONVEYED UNLESS TO AN ADJOINING OWNER.

PARCEL "A" NW1/4 SE1/4 SEC 4, T70N, R35W:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 4; THENCE S88°56'13"E ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1315.74 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°54'04"W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 64.18 FEET; THENCE N51°05'23"W, A DISTANCE OF 61.18 FEET; THENCE N85°12'51"W, A DISTANCE OF 314.15 FEET; THENCE N89°01'44"W, A DISTANCE OF 463.46 FEET; THENCE S40°42'55"W, A DISTANCE OF 326.06 FEET; THENCE S53°53'55"W, A DISTANCE OF 352.15 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N00°49'27"E ON SAID WEST LINE, A DISTANCE OF 470.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.23 ACRES AND IS SUBJECT 0.01 ACRES FOR INGRESS / EGRESS EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THE ABOVE DESCRIBED PARCEL CAN NOT BE SEPARATELY SOLD OR CONVEYED UNLESS TO AN ADJOINING OWNER.

PARCEL "B" NW1/4 SE1/4 SEC 4, T70N, R35W:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N88°54'38"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 407.97 FEET; THENCE N15°00'57"E, A DISTANCE OF 493.81 FEET; THENCE S77°55'09"E, A DISTANCE OF 258.88 FEET; THENCE N05°28'38"W, A DISTANCE OF 327.67 FEET; THENCE N21°32'58"E, A DISTANCE OF 156.21 FEET; THENCE N03°20'09"E, A DISTANCE OF 350.77 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°54'04"W ON SAID EAST LINE, A DISTANCE OF 1252.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "B" OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, T70N, R35W OF THE 5TH P.M., TAYLOR COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.23 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

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