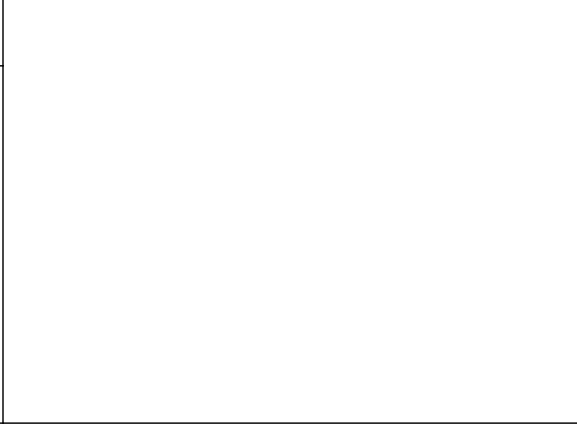


INDEX LEGEND

LOCATION: E 1/2, SE 1/4, SEC 11, T79N, R22W, POLK COUNTY, IOWA
PROPRIETOR: STATE OF IOWA
800 LINCOLN WAY
AMES, IA 50010
REQUESTER: CRAIG TROTTER, STATE OF IOWA, HOOVER BUILDING, 1305 E WALNUT,
DES MOINES, IA 50319
515-322-8593
CRAIG.TROTTER@IOWA.GOV
SURVEYOR COMPANY & RETURN TO: NICHOLAS F. CARTER
CARTER SURVEYING &
CONSTRUCTION SERVICES, LLC
300 8TH STREET SE, #338
ALTOONA, IA 50009
515-343-6756



PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 300 8TH ST SE, #338 - ALTOONA, IA 50009 515-343-6756

PLAT OF SURVEY

PARCEL 2024-69 IN THE E 1/2, SE 1/4, SEC 11, T79N R22W, 5TH P.M., POLK COUNTY, IOWA

SURVEY NOTES:

- 1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
2. DATE OF FIELD WORK: MARCH 29, 2024.
3. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA NORTH STATE PLANE COORDINATE SYSTEM.
4. THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL 2024-69, AS THE STATE OF IOWA WISHES TO DISPOSE OF FARM GROUND AROUND THE IOWA CORRECTIONAL INSTITUTE FOR WOMEN IN THE CITY OF MITCHELLVILLE. PARCEL 2024-69 WILL BE SOLD TO THE PUBLIC FOLLOWING THE RECORDING OF THIS PLAT OF SURVEY.
4. THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13307, PAGE 753 IN THE OFFICE OF THE POLK COUNTY RECORDER.

ZONING NOTES:

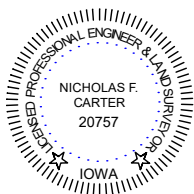
CURRENT ZONING CLASSIFICATION: AG

PARCEL 2024-69 HAS ONE (1) DEVELOPMENT RIGHT FOR A SINGLE-FAMILY RESIDENCE. 95% OF THE AREA OF THE PARCEL MUST BE MAINTAINED AS PERMANENT OPEN SPACE/NON-BUILDABLE.

PARCEL 2024-69 DESCRIPTION:

PARCEL 2024-69, LOCATED IN THE EAST 1/2 (E 1/2) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A MAG NAIL, SAID MONUMENT BEING THE NORTHWEST CORNER OF SAID E 1/2, SE 1/4;
THENCE N89°46'43"E ALONG THE NORTH LINE OF SAID E 1/2, SE 1/4, A DISTANCE OF 577.29 FEET;
THENCE S00°05'23"E, A DISTANCE OF 33.21 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 3043, PAGE 345 OF THE POLK COUNTY RECORDER;
THENCE CONTINUING S00°05'23"E ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID DEED, A DISTANCE OF 136.83 FEET TO THE SOUTHWEST CORNER OF THE PARCEL RECORDED IN SAID DEED;
THENCE S00°01'09"E, A DISTANCE OF 361.73 FEET;
THENCE S23°50'56"E, A DISTANCE OF 166.52 FEET;
THENCE S12°49'31"W, A DISTANCE OF 631.35 FEET;
THENCE S34°52'41"E, A DISTANCE OF 256.19 FEET;
THENCE S31°17'17"W, A DISTANCE OF 146.04 FEET;
THENCE S16°39'52"W, A DISTANCE OF 463.41 FEET;
THENCE S08°43'48"E, A DISTANCE OF 175.25 FEET;
THENCE S32°00'19"E, A DISTANCE OF 219.88 FEET;
THENCE S06°30'05"E, A DISTANCE OF 51.54 FEET;
THENCE N89°57'57"E, A DISTANCE OF 305.01 FEET;
THENCE N00°01'09"W, A DISTANCE OF 475.91 FEET;
THENCE N89°46'27"E, A DISTANCE OF 420.45 FEET TO THE WEST LINE OF SAGE'S SUBDIVISION, AN OFFICIAL PLAT, AS SHOWN IN BOOK B, PAGE 30 OF THE POLK COUNTY RECORDER;
THENCE S00°03'59"E ALONG THE WEST LINE OF SAID SAGE'S SUBDIVISION, A DISTANCE OF 625.89 FEET TO THE SOUTHEAST CORNER OF SAID E 1/2, SE 1/4;
THENCE S89°57'57"W ALONG THE SOUTH LINE OF SAID E 1/2, SE 1/4, A DISTANCE OF 1316.73 FEET TO THE SOUTHWEST CORNER OF SAID E 1/2, SE 1/4;
THENCE N00°01'09"W ALONG THE WEST LINE OF SAID E 1/2, SE 1/4, A DISTANCE OF 2636.18 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 40.87 ACRES, INCLUDING 2.41 ACRES OF PUBLIC ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS OF RECORD.

DRAWN DATE: 3/29/2024
REV DATE: 4/26/24
DRAWN BY: N CARTER
SCALE: 1" = 300'
PAGE 1 OF 2
PROJECT #24-103

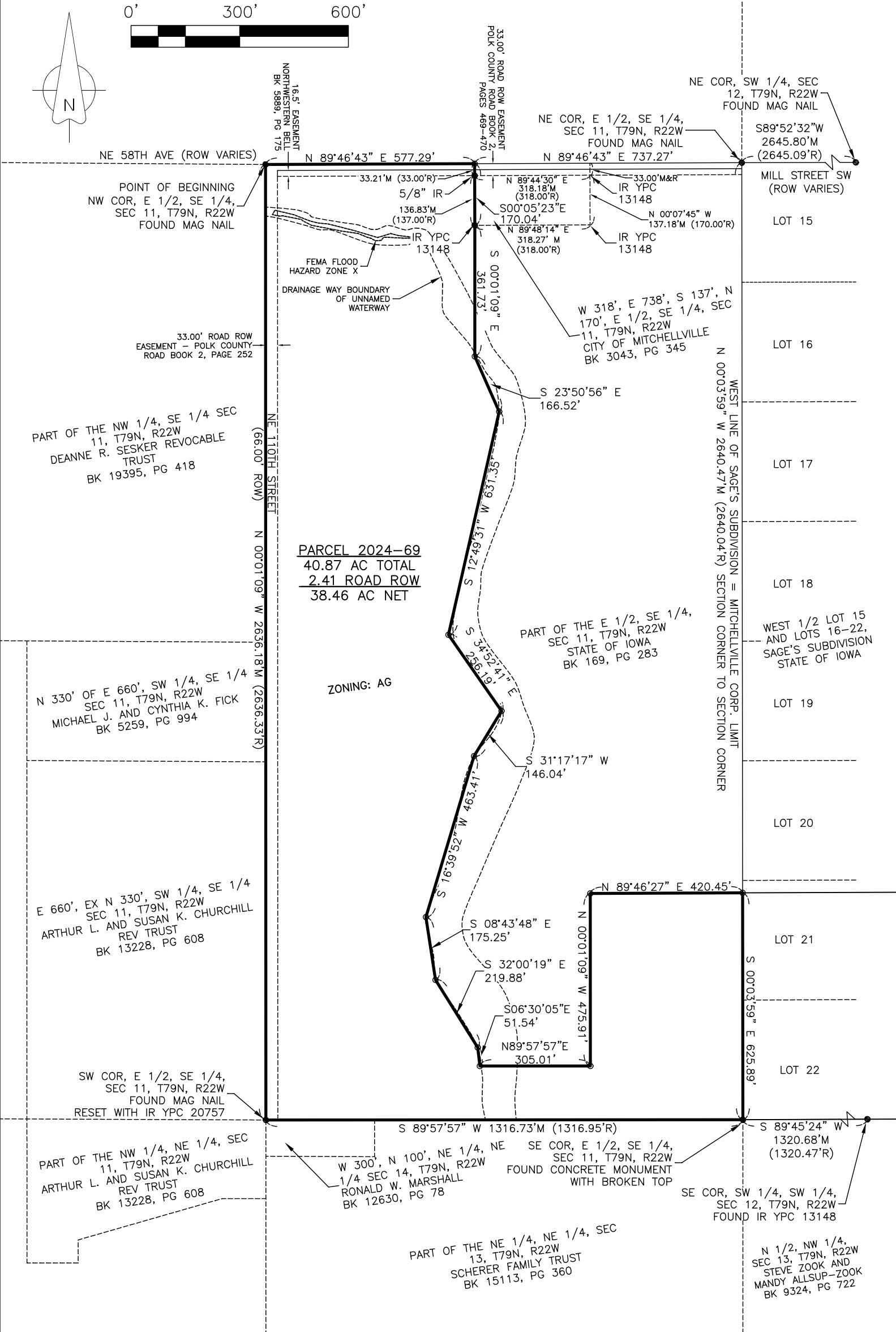
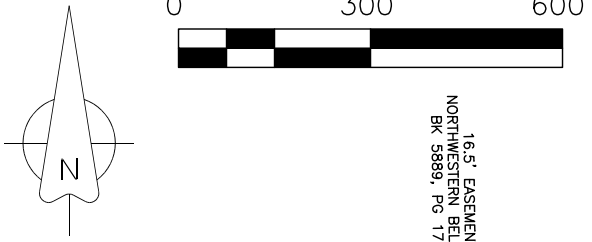


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PAGE 1 AND PAGE 2

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
● SET PK NAIL IN ASPHALT
● FOUND MONUMENT AS NOTED
M MEASURED DISTANCE
R RECORDED DISTANCE
BPC BLUE PLASTIC CAP
YPC YELLOW PLASTIC CAP
PI POINT OF INTERSECTION
C.M. CONCRETE MONUMENT
ROW RIGHT-OF-WAY
IR IRON ROD
IP IRON PIPE
CL CENTERLINE
POB POINT OF BEGINNING



DRAWN DATE: 3/29/2024
 REV DATE: 4/26/24
 DRAWN BY: N CARTER
 SCALE: 1" = 300'
 PAGE 2 OF 2
 PROJECT #24-103

SYMBOLS LEGEND:

| | |
|--|------------------------|
| ○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 | ROW RIGHT-OF-WAY |
| ● SET PK NAIL IN ASPHALT | IR IRON ROD |
| ● FOUND MONUMENT AS NOTED | IP IRON PIPE |
| M MEASURED DISTANCE | CL CENTERLINE |
| R RECORDED DISTANCE | PDB POINT OF BEGINNING |
| BPC BLUE PLASTIC CAP | |
| YPC YELLOW PLASTIC CAP | |
| PI POINT OF INTERSECTION | |
| C.M. CONCRETE MONUMENT | |