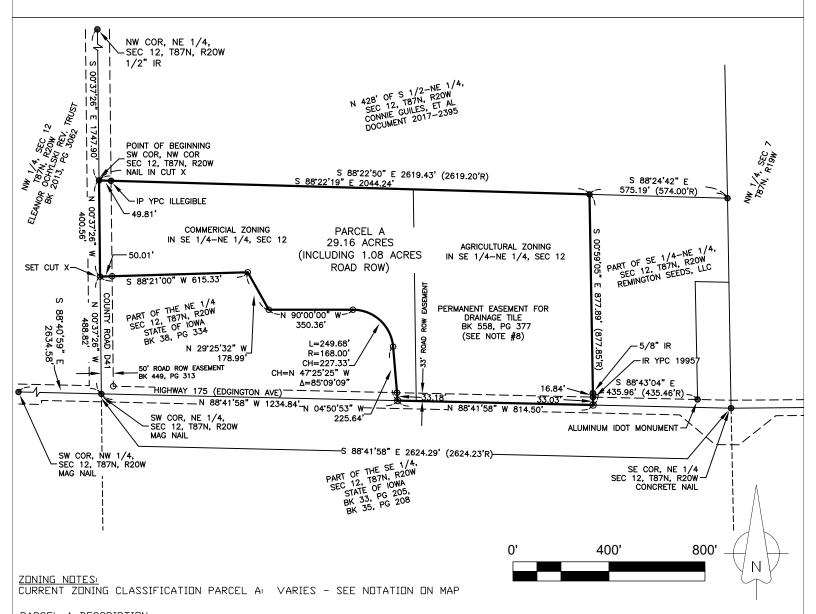
INDEX LEGEND NW 1/4, SW 1/4, SEC 7, T87N, R19W; SEC 12, AND THE N 1/2, NE 1/4, SEC 13; T87N, R20W, HARDIN COUNTY, IOWA LOCATION STATE DF IDWA 406 N HIGH STREET ANAMDSA, IA 52205 PROPRIETOR: PAUL CARLSON, STATE OF IOWA paul.carlson@iowa.gov REQUESTER: NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES, LLC 8755 NE 27TH AVE ALTODNA, IA 50009 515-343-6756 SUR∨EYOR COMPANY & RETURN TO: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756 PREPARED BY: SURVEY PLAT \Box F PARCEL A, PARCEL B AND PARCEL C IN THE NW 1/4 OF THE SW FRL 1/4 OF SECTION 7, T87N, R19W, AND IN SECTION 12, AND THE N 1/2 OF THE NE 1/4 OF SECTION 13, ALL IN T87N, R20W, HARDIN COUNTY, IOWA 600' 1200' NE 1/4, SEC 12 T87N, R20W NW 1/4, SEC 12 T87N, R20W NW 1/4, SEC 7 T87N, R19W PARCEL A 29.16 ACRES (INCLUDING 1.08 ACRES ROAD ROW) ROAD 20' WIDE PERMANENT EASEMENT FOR DRAINAGE TILE (NO SPECIFIC LOCATION GIVEN) BK 558, PG 377 D41-ROAD ROW EASEMENT W 50' OF NE 1/4 AND E 50' OF NW 1/4 BK 449, PG 313 HIGHWAY 175 (EDGINGTON AVE) ROAD ROW EASEMENT BK 325, PG 123 PERMANENT EASEMENT STATE OF IOWA YEAR 1993, NO. 1701 NW BELL EASEMENT BK 486, PG 174 PERMANENT UTILITY EASEMENT CITY OF ELDORA YEAR 1993, NO. 3734 BURIED WATER LINE IOWA STATE TRAINING SCHOOL STATE OF IOWA SW 1/4, SEC 12 T87N, R20W 12 SE 1/4, SEC 187N, RZOW BURIED GAS LINE PARCEL C
95.63 ACRES
(INCLUDING 1.20 ACRES
ROAD ROW) -SW 1/4, SEC 7 T87N, R19W -PARCEL B 144.06 ACRES (INCLUDING 1.21 ACRES ROAD ROW) 30' SANITARY SEWER EASEMENT YEAR 1998, NO. 1974 .20' UTILITY EASEMENT BK 472, PG 842 CITY OF ELDORA BK 472, PG 842 .25' SAN SWR EASEMENT BK 577, PG 240 NW 1/4, SEC 18 T87N, R19W NE 1/4, SEC 13 T87N, R20W NW 1/4, SEC 13 T87N, R20W SYMBOLS LEGEND: SOME ENGINEES !!! I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPPRIVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. O SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757

SET MAG NAIL
FOUND MONUMENT AS NOTED DRAWN DATE: 11/20/2024 REV DATE: -2075, IOWA MEASURED DISTANCE
RECURDED DISTANCE
DRANGE PLASTIC CAP
YELLOW PLASTIC CAP
POINT OF INTERSECTION
CONCRETE MONUMENT DRAWN BY: N CARTER RIGHT-DF-WAY RDW IRON ROD
IRON PIPE
CENTERLINE
POINT OF NICHOLAS E CARTER PLS IA LIC NO 20757 DATE IR IP SCALE: 1" = 600' □PC YPC MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 CL PDB PAGE 1 DF 5 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PAGES 1 THRDUGH 5 PROJECT #24-149 BEGINNING

PLAT SURVEY ΠF

PARCEL A, IN THE S 1/2 OF THE NE 1/4 OF SECTION 12, T87N, R20W, CITY OF ELDORA, HARDIN COUNTY, IOWA



PARCEL A DESCRIPTION:
PARCEL A, LOCATED IN THE SOUTH 1/2 (S 1/2) OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 12, TOWNSHIP 87 NORTH, RANGE 20 WEST OF THE 5TH P.M., HARDIN COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL IN A CUT X, SAID MONUMENT BEING THE NORTHWEST CORNER OF THE SOUTH 876.90 FEET OF SAID S 1/2, NE 1/4;
THENCE S88*22'19"E ALONG THE NORTH LINE OF SAID SOUTH 876.90 FEET OF THE S 1/2, NE 1/4, A DISTANCE OF 2044.24 FEET TO THE NORTHWEST CORNER OF THE EAST 574 FEET OF SAID SOUTH 876.90 FEET OF THE S 1/2, NE 1/4; THENCE S00*59'05"E ALONG THE WEST LINE OF SAID EAST 574 FEET OF THE S 1/2, NE 1/4 TO THE SOUTHWEST CORNER OF SAID EAST 574 FEET OF THE SOUTH 876.90 FEET OF THE S 1/2, NE 1/4, A DISTANCE OF 814.50 FEET; THENCE NO4*50'53"W, A DISTANCE OF 225.64 FEET; THENCE NORTHWESTERLY A DISTANCE OF 249.68 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 168.00 FEET, CHORD BEARING OF N47*25'25"W, CHORD LENGTH OF 227.33 FEET, AND DELTA ANGLE OF 85'09'09"; THENCE N90*00'00"W, A DISTANCE OF 350.36 FEET; THENCE N29*25'32"W, A DISTANCE OF 178.99 FEET; THENCE S88*21'00"W, A DISTANCE OF 615.33 FEET TO THE WEST LINE OF SAID S 1/2, NE 1/4; THENCE N00*37'26"W ALONG THE WEST LINE OF SAID S 1/2, NE 1/4, A DISTANCE OF 400.56 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 29.16 ACRES, INCLUDING 1.08 ACRES OF PUBLIC ROAD RIGHT-OF-WAY.

AREAS IN 1/4 1/4:
-PARCEL A, SECTION 12:
SW 1/4-NE 1/4 = 14.31 AC (INCLUDING 0.52 AC ROAD ROW)
SE 1/4-NE 1/4= 14.85 AC (INCLUDING 0.56 AC ROAD ROW)

LINE	BEARING	DISTANCE	•		
L1	S 68°52'10" E	275.57'	L22	S 70°53'37" E	34.08'
L2	S 63'54'27" E	69.03'	L23	S 71°04'07" E	126.69'
L3	S 58*52'23" E	87.55	L24	S 01°44'29" E	52.85
L4	S 51°25'37" E	63.53'	L25	S 00°04'35" E	137.30'
L5	S 46°43'35" E	459.26'	L26	N 88'09'54" E	470.14
L6	S 47*53'59" E	273.86'	L27	N 89'03'02" E	340.69
L7	S 46°55'17" E	251.69'	L28	N 89'31'29" E	547.81
L8	N 54°33'49" E	359.70'	L29	N 51°39'25" E	194.94
L9	S 83°39'11" E	153.80'	L30	N 89'35'13" W	100.03
L10	N 56°17'49" E	330.40'	L31	S 50°04'41" E	192.47
L11	N 55°32'49" E	343.20'	L32	N 88°41'58" W	90.00'
L12	N 13°02'49" E	329.60'	L33	N 88°41'58" W	962.51
L13	N 25°28'49" E	360.00'	L34	N 50°04'41" W	95.09'
L14	N 67°42'49" E	546.80'	L35	S 50°04'41" E	E 97.38'
L15	N 27°11'49" E	319.30'	L36	S 00°35'24" E	62.65
L16	N 13°21'49" E	303.80'	L37	N 88°32'45" W	135.00'
L17	N 08'25'49" E	140.19'	L38	S 00°39'36" W	400.00'
L18	N 88°54'54" E	146.07	L39	N 89°20'24" W	30.00'
L19	N 89'54'34" E	522.43'	L40	N 00°39'36" E	521.95
L20	N 86'53'31" E	167.12'	L41	S 88°40'59" E	249.71
L21	S 88°19'30" E	72.02	L42	S 88°41'58" E	116.70'

	<u> </u>	SYME	BOLS LEGEND:			
DRAWN DATE: 11/20/2024		O SE.	T 1/2" IRON ROD WITH YELLOW	PLASTIC	CAP #20757	
RE√ DATE: -						
	<u> </u>					
DRAWN BY: N CARTER	ļ	М	MEASURED DISTANCE	R□W	RIGHT-OF-WAY	
00415 44 4004	′ = 400′	R	RECORDED DISTANCE	IR	IRON ROD	
SCALE: 1" = 400'		□PC	DRANGE PLASTIC CAP	ΙP	IRON PIPE	
PAGE 2 DF 5	ļ	YPC	YELLOW PLASTIC CAP	CL	CENTERLINE	
	<u> </u>	ΡI	POINT OF INTERSECTION	PDB	POINT OF	
PROJECT #24-149	ļ	C.M.	CONCRETE MONUMENT		BEGINNING	

CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756 SURVEY $_AT$ \Box F PARCEL B IN THE NW FRL 1/4 OF THE SW 1/4 OF SECTION 7, T87N, R19W AND IN THE SOUTHEAST 1/4 OF SECTION 12, T87N, R20W, CITY OF ELDORA, HARDIN COUNTY IOWA; AND, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, T87N, R20W, HARDIN COUNTY, IOWA PART OF THE NE 1/4, SEC 12, T87N, R20W STATE OF IOWA BK 38, PG 334 NE COR, SW FR. 1/4 SEC 7, T87N, R19W MAG NAIL (1) POINT OF BEGINNING NW COR, SE 1/4, -SEC 12, T87N, R2OW MAG NAIL NE COR, SE 1/4, SEC 12, T87N, R20W MAG NAIL PERMANENT ROW EASEMENT STATE OF IOWA-1 YEAR 1993, NO. 1701 3 S 89'31'29" W 427.08' HIGHWAY 175 (EDGINGTON AVE) S 88'41'58" E 1357.18' (427.00'R) 31 29" E 734.0 ______L28__ N 89'31'29" E 33.002 NW BELL EASEMENT -BK 486, PG 174 SEE NOTE #6 N 01°02'35" W -L29 (ROAD ROW EASEMENT O PART OF THE NW
O FRL 1/4-SN 1/4
S FRL 1/4-SN, R19W
SEC 7. TBTN, R19W
ZOUL PROPERTIES, LLC
INST. 2024-0446 33.00' ROAD ROW EASEMENT 195.47 L37 -L17 (SAN SWR EASEMENT) PART OF THE NW FRL 1/4-SW 1/4 SEC 7, T87N, R19W N 86°58'26" W 133.49 8 PERMANENT UTILITY EASEMENT CITY OF ELDORA YEAR 1993, NO. 3734 PART OF THE NW FRL 1/4-SW 1/4 SEC 7, T87N, R19W CITY OF ELDORA YEAR 1999, NO. 3133 S 01°11'49" E 833.02' (833.00'R) IR YPC 8507 AGRICULTURAL ZONING IN NW FRL 1/4 OF SW 1/4, SEC 7 ヘニュ 20こ T19 BURIED WATER LINE PART OF THE
NW FRL 1/4-SW 1/4
NW FRL 7/4-SW 19W
SEC 7. T87N. R19W
SEC 7. T87N. R19W
ELDORA-NEW PROVIDENCE SCHOOL BURIED WATER LINE S 89°32'12" W 725.60' COMMERCIAL ZONIN IN NW 1/4 OF SE 1/4, SEC 12 S 01. -IR YPC 10326 AGRICULTURAL ZONING IN NE 1/4 OF SE 1/4, SEC 12 SE COR, NW FRL 1/4-SW 1/4, SEC 7, T87N, R19W MAG NAIL 1.49 (482 1650.20 SW COR, NW FRL 1/4-SW 1/4, -SEC 7, T87N, R19W 1/2" IP N 80'38'45" E 1147 1 **BURIED** GAS LINE 119.17 PART OF THE SE 1/4, PART OF THE SE 1/4, SEC 12, T87M, R20W STATE OF 10WA STATE OF 205, BK 33, PG 208 BK 35, PG 208 N 89°38'45" E 1147.19' (1146.5'R) (119.20'R) S 46°55'17" E 251.69' AGRICULTURAL ZONING IN SW 1/4 OF SE 1/4, SEC 12 COMMERCIAL ZONING IN SW 1/4 OF SE 1/4, SEC 12 01°12'49" E 1314.26' CENTERLINE OF 30' SANITARY SEWER EASEMENT YEAR 1998, NO. 1974 PARCEL B N 66 43 1 NEAR N 14 51 39 E 145.05 ACRES ELDORA (INCLUDING 2.20 ACRES 233.00 A ROAD ROW) CENTERLINE OF

-20' UTILITY EASEMENT
BK 472, PG 842

\$ 58.20.75.4

\$ 58.20.75.4 PART OF THE SW FRL 1/4-SW 1/4, SEC 7, T87N, R19W. ELDORA INDUSTRIAL DEVELOP CORPORATION DOCUMENT 2011-1601 S 85°44'45" E ____1059.35' (1060.24'R N 01°12'49" W 32.00' M&R (SECTION CORNER TO CENTER LINE OF UTILITY EASEMENT) 30.00 6 S 77°03'15" E 393.07' (393.40'R) 88'45'43" E 1813.30' (1813.45'R) (SECTION LINE) / N 01°12'49" W 15.00' M&R ≟(SECTION CORNER TO S LINE OF. SAN SWR EASEMENT) S 89°13'37" W 1325.78' (1325.94'R) SOUTH LINE OF SAN SWR EASEMENT SE COR, SEC 12 -T87N, R2OW PINCHED PIPE OVER STONE SW COR, SEC 12, IR YPC 8 59°35'45" E (445.17'R) SOUTH LINE OF 25' SAN SWR EASEMENT BK 577, PG 240 R, SE 1 2, T87N, 8507 ① PART OF THE E 574' OF THE S 876.9', SE 1/4-NE 1/4 SEC 12, T87N, R20W REMINGTON SEEDS, LLC ② E 139' OF THE SOUTH 525' OF THE NE 1/4, SEC 12, T87N, R20W LORAN R. AND SHARON A. BALVANZ ③ PART OF TRACT A, BLOCK A OTTER CREEK ESTATES TRACIE PENNING DOCUMENT 2009-0037 PART OF THE N 1/2-NE 1/4, SEC 13, T87N, R20W (4) PART OF THE NW FRL 1/4 SEC 7, T87N, R19W ROBERT D. BOCKES DOCUMENT 2011-0008 (5) AGRICULTURAL ZONING IN N 1/2 OF NE 1/4, SEC 13 (5) PART OF THE N 1/2-NE 1/4, SEC 13, T87N, R20W STATE OF IOWA BOOK 208, PAGE 274 6) PART OF THE SW 1/4-SE 1/4 SEC 12, T87N, R20W CITY OF ELDORA BOOK 472, PAGE 842 400' 800' S 88*52'33" E 909.27 N 88'52'33" W 1737.89 S 88'52'33" E 2647.16' (2647.08'R) SE COR, NE 1/4-NE 1/4 -SEC 13, T87N, R20W 5/8" IR SE 1/4-NE 1/4, SEC 13, TB7N, R20W SEC 13, TB7N, LLC RKR FARMS, LLC DOCUMENT 2012-3684 SW COR, NW 1/4-NE 1/4 -SEC 13, T87N, R20W IR YPC 8507 PART OF THE SW FRL 1/4-NW 1/4 SEC 18, T87N, R19W SEC 18, T87N, LLC RKR FARMS, LLC DOCUMENT 2012-3684 SW 1/4-NE 1/4, SEC 13, T87N, R20W RKR FARMS, LLC DOCUMENT 2012-3684 O SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
SET MAG NAIL
FOUND MONUMENT AS NOTED
M MEASURED DISTANCE
R RECORDED TO DRAWN DATE: 11/20/2024 REV DATE: -MEASURED DISTANCE
RECURDED DISTANCE
DRANGE PLASTIC CAP
YELLOW PLASTIC CAP
POINT OF INTERSECTION
CONCRETE MONUMENT RIGHT-DF-WAY DRAWN BY: N CARTER IRON ROD
IRON PIPE
CENTERLINE
POINT OF IR IP SCALE: 1" = 400' □PC YPC CL PDB PAGE 3 DF 5 PROJECT #24-149 BEGINNING

CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756 PREPARED BY: SURVEY PLAT PARCEL C IN THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, T87N, R20W, HARDIN COUNTY IOWA; AND, IN THE SOUTHEAST 1/4 OF SECTION 12, T87N, R20W, CITY OF ELDORA, HARDIN COUNTY, IOWA SE 1/4-NW 1/4, SEC 12, Ta7N, R20W SEC 12, Ta7N, TRUST AND EDWARD OCHYLSKI TRUST ELEANOR OCHYLSKI TRUST ELEANOR OCHYLSKI TRUST ELEANOR OCHYLSKI TRUST DOCUMENT 2013-3062 COUNTY ROAD D41 PART OF THE NE 1/4. SEC 12, T87N, R20W STATE OF IOWA BK 38, PG 334 POINT OF BEGINNING NW COR, SE 1/4, SEC 12, T87N, R20W MAG NAIL _NW COR, SW 1/4, SEC 12, T87N, R20W MAG NAIL S 88°41'58" E NE COR, SE 1/4, SEC 12, T87N, R20W-_____MAG_NAIL_ _____S 88°40'59" E <u>S 88°40'59" E</u> 1054.58 S 88°41′58″ E 2508.60° _HIGHWAY 175 (EDGINGTON AVE)_ <u>-49.86' N 01'19'01" E 17.00'-</u> S 88'40'21" E 804.79' 33.07'= L41 L <u> 142</u> NW BELL EASEMENT -BK 486, PG 174 SEE NOTE #6 H VARIES-PG 123 EASEMENT 33.00' ROAD ROW EASEMENT ROW EA. WIDTH 325, PG 400' 800' PART OF N 1/2-SW 1/4 SEC 12, T87N, R20W SER BUREAU SERVICE CO. - S 89°02'45 355.28 PARCEL C 95.63 ACRES COMMERCIAL ZONING Ν 46'08" IN W 1/2 OF SE 1/4, SEC 12 (INCLUDING 1.20 ACRES 00"38'12" ROAD ROW) PART OF THE SE 1/4, SEC 12, TB7N, R20W STATE OF IOWA STATE OF 205, BK 33, PG 208 BK 35, PG 208 527 53 AGRICULTURAL ZONING IN SW 1/4 OF SEC 12 S 85°07'24" W 04*16'39" 329.92' PART OF W 260' OF E 1/2-SW 1/4, E 1/2-SW 1/4, E 1/2-SW 1/4, SEC 12, T87N, R20W - SEC 12, TRUST AND TRUST AND ARK A REISINGER 2024 TRUST REBECCA A REISINGER 2024, NO. 2358 105.81 , w 19.82 203.91 PART OF THE E 1/2-SW 1/4, SEC 12, T87N, R20W 00.22.33 S 16'40'24" E 142.63' 40" E 507.37' R=77.00 OF THE 1/4 1/4-SE 1/4 R20W 1/2-TB7N, R20W 1/2-TB7N, R20W 1/2-TB1N, R20W 1/2-TB1N, R20W CH=107.67' CH=N 47*36'39" E Δ=88*43'23" N 88°30'53" ** 03. | " *8.82.14.5>. s 66._{43.14}. 524.40. M&R 109'37" W (500.00'R) COMMERCIAL ZONING IN W 1/2 OF SE 1/4, SEC 12 NW COR,
-SEC 12, T87N, R20W
STEEL PIPE W CONCRETE FILL
(SEE COUNTY ENGINEER'S NOTES) 02, _N 29°20'48" 343.70' M&R 200. SW COR, SE 1/4, -SEC 12, T87N, R20W IR YPC 8507 S 88°45'43" E 314.73' — S 88°45'43" E S 89°07'29" E N 89°07'29" W 1080.34 1813.30' SE COR, SEC 12 T87N, R20W PINCHED PIPE OVER STONE 05.07'53' 00"38'34" /PART OF THE N 1/2-NE 1/4, SEC 13, T87N, R20W STATE OF IOWA STATE OF IOWA BOOK 208, PAGE 274 NE 1/4-NW 1/4, SEC 13, T87N, R20W SEC 13, T87N, 2024 TRUST MARK A REISINGER 2024 TRUST AND REBECCA A REISINGER 2359 AND REBECCA 2024, NO. 2359 PART OF THE N 1/2-NE 1/4, SEC 13, T87N, R20W .39 (1321 AGRICULTURAL ZONING IN N 1/2 OF NE 1/4, SEC 13 SW COR, NW 1/4-NE 1/4 SEC 13, T87N, R20W IR YPC 8507 N 88'52'33" W 1737.89' N 88'52'33" W 909.27' N 88'52'33" W 2647.16' (2647.08'R) SE 1/4-NW 1/4, SEC 13, 187N, R20W SEC 13, 187N, 2024 TRUST MARK A REISINGER 2024 TRUST AND REBECCA A REISINGER 359 YEAR 2024, NO. 2359 SW 1/4-NE 1/4, SEC 13, T87N, R20W SEC 13, T87N, LLC RKR FARMS, LLC DOCUMENT 2012-3684 SE COR, NE 1/4-NE 1/4 SEC 13, T87N, R20W-5/8" IR 5/8" IR

SIMBULS LEGEND:

O SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757

SET MAG NAIL
FOUND MONUMENT AS NOTED

M MEASURED DISTANCE
R RECORDED TO DRAWN DATE: 11/20/2024 REV DATE: -MEASURED DISTANCE
RECURDED DISTANCE
DRANGE PLASTIC CAP
YELLOW PLASTIC CAP
POINT OF INTERSECTION
CONCRETE MONUMENT DRAWN BY: N CARTER RIGHT-DF-WAY IRON ROD
IRON PIPE
CENTERLINE
POINT OF IR IP SCALE: 1" = 400' DPC YPC PI CL PDB PAGE 4 DF 5 PROJECT #24-149 BEGINNING

PLAT SURVEY

PARCEL A, PARCEL B AND PARCEL C IN THE NW 1/4 OF THE SW FRL 1/4 OF SECTION 7, T87N, R19W, AND IN SECTION 12, AND THE N 1/2 OF THE NE 1/4 OF SECTION 13, ALL IN T87N, R20W, HARDIN COUNTY, IOWA

ZONING NOTES: CURRENT ZONIN ZUNING CLASSIFICATION PARCEL B AND PARCEL C: VARIES - SEE NOTATION ON MAP

PARCEL B. DESCRIPTION:

PARCEL B. DESCRIPTION:

PARCEL B. LUCATED IN THE NW FRACTIONAL 1/4 OF THE SW 1/4 OF SECTION 7, T87N, R19W AND IN THE SOUTHEAST 1/4 OF SECTION 12, T87N, R20W, CITY OF ELDORA, HARDIN COUNTY IOWA; AND, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, T87N, R20W, HARDIN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL, SAID MUDNUMENT BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE

S89'31'29"E ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL 1/4, A DISTANCE OF 734.04 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN INSTRUMENT 2024—0446 OF THE HARDIN COUNTY RECORDER; THENCE S00'36'59"E ALONG THE WEST LINES OF THE PARCELS DESCRIBED IN THE DEEDS RECORDED IN INSTRUMENT 2024—0446 AND YEAR 1999, NO. 3133; ALL IN THE OFFICE OF THE HARDIN COUNTY RECORDER, A DISTANCE OF 833.11 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN INSTRUMENT 2024—0446 AND YEAR 1999, NO. 3133; THENCE S89'32'12"W ALONG THE SOUTH LINE OF THE NORTH 833 FEET OF SAID NORTHWEST FRACTIONAL 1/4, A DISTANCE OF 725.60 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 833 FEET OF SAID NORTHWEST FRACTIONAL 1/4; THENCE S01'12'49"E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1316.03 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S01'30'52"E ALONG THE EAST LINE OF FAID NORTH 1/4, A DISTANCE OF 1316.03 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S00'30'52"E ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 1378.89 FEET; THENCE NIL'35'05"W, A DISTANCE OF 67'2.89 FEET; THENCE NIC'35'35"W ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 1378.89 FEET; THENCE NIL'35'05"W, A DISTANCE OF 67'2.89 FEET; THENCE NIL'35'05"W, A DISTANCE OF 67'2.89 FEET; THENCE NIL'35'35", A DISTANCE OF 136.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE NORTHEAST CORNER OF THE NORTHEAST CORNER OF THE NORTHEAST CORNER OF 133.49 FEET; THENCE NIL'35'35"W, A DISTANCE OF 198.47 FEET; THENCE NIL'35'35"W, A D

PARCEL C DESCRIPTION:

PARCEL C IN THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, T87N, R20W, HARDIN COUNTY IOWA; AND, IN THE SOUTHEAST 1/4 OF SECTION 12, T87N, R20W, CITY OF ELDORA, HARDIN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL, SAID MONUMENT BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 (SE 1/4) OF SAID SECTION 12; THENCE S8*41'58"E ALONG THE NORTH LINE OF SAID SE 1/4, A DISTANCE OF 115.69 FEET; THENCE S02*22'30"E, A DISTANCE OF 741.64 FEET; THENCE S8*02'45"W, A DISTANCE OF 355.28 FEET; THENCE S02*46'08"E, A DISTANCE OF 527.53 FEET; THENCE S85*07'24"W, A DISTANCE OF 105.81 FEET; THENCE S04*16'39"W, A DISTANCE OF 329.92 FEET; THENCE S74*44'17"W, A DISTANCE OF 19.82 FEET; THENCE S00*22'33"E, A DISTANCE OF 203.91 FEET; THENCE N88'30'53"E, A DISTANCE OF 85.64 FEET; THENCE N03'14'57"E, A DISTANCE OF 48.82 FEET; THENCE NORTHEASTERLY A DISTANCE OF 119.24 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 77.00 FEET, CHORD BEARING OF N47'36'39"E, CHORD LENGTH OF 107.67 FEET AND DELTA ANGLE OF 88'43'23"; THENCE S88'01'40"E, A DISTANCE OF 507.37 FEET; THENCE N47'36'39"E, CHORD LENGTH OF 107.67 FEET AND DELTA ANGLE OF 88'43'23"; THENCE \$88'01'40"E, A DISTANCE OF 507.37 FEET; THENCE \$16'40'24"E, A DISTANCE OF 142.63 FEET; THENCE \$30'25'20"E, A DISTANCE OF 331.78 FEET; TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 472, PAGE 842 OF THE HARDIN COUNTY RECORDER; THENCE \$00'09'37"W ALONG SAID PARCEL, A DISTANCE OF 500.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SE 1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE \$88*45'43"E ALONG THE SOUTH LINE OF SAID SE 1/4 AND THE SOUTH LINE OF FAID PARCEL, A DISTANCE OF 314.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE \$05'07'53"W, A DISTANCE OF 667.06 FEET; THENCE \$12'36'05"E, A DISTANCE OF 672.89 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 13; THENCE N88'52'33"W ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 909.27 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N00'38'34"W ALONG THE WEST LINE OF SAID NORTH 1/2, A DISTANCE OF 1321.39 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4; THENCE N89'07'29"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 1080.34 FEET TO THE SOUTHEAST CORNER OF THE WEST 1580 FEET OF SAID SOUTHWEST 1/4; THENCE N00'04'19"W ALONG THE EAST LINE OF SAID WEST 1580 FEET, A DISTANCE OF 1054.58 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE S88'40'59"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1054.58 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 95.63 ACRES, INCLUDING 1.20 ACRES OF PUBLIC ROAD RIGHT-OF-WAY.

- SURVEY NOTES:

 1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

- SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

 DATE OF FIELD WORK: NOVEMBER 20, 2024.

 BASIS OF BEARING FOR THE SURVEY IS THE IDWA RTN IDWA NORTH STATE PLANE COORDINATE SYSTEM.

 THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL A, PARCEL B AND PARCEL C ALLOWING TILLABLE GROUND TO BE SOLD SEPARATELY FROM THE STATE TRAINING SCHOOL FACILITY.

 THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT 2013—3292, THE DEED RECORDED IN BOOK 472, PAGE 842, THE PLAT OF SURVEY RECORDED IN YEAR 2022, NO. 1363. AND THE PLAT OF SURVEY FILED IN YEAR 1991, NO. 3365, ALL IN THE OFFICE OF THE HARDIN COUNTY RECORDER.

 A GRID TO GROUND SCALE FACTOR HAS BEEN APPLIED TO ALL MEASUREMENTS SHOWN IN THIS SURVEY. THE GRID TO GROUND SCALE ORIGIN IS THE MONUMENT FOUND AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, T87N, R19W.

 THE EASEMENT IN FAVOR OF NORTHWESTERN BELL, RECORDED IN BOOK 486, PAGE 174, IS SHOWN AS LOCATED ALONG THE SOUTH SIDE OF HIGHWAY 175. THE EASEMENT EXHIBIT FOR SAID EASEMENT DOES NOT INDICATE WHETHER THE DESCRIBED LINE IS THE CENTERLINE OF SAID EASEMENT, OR A REFERENCE TO A PARTICULAR SIDELINE OF SAID EASEMENT. ADDITIONALLY, THE EASEMENT EXHIBIT DOES NOT PROVIDE INFORMATION AS TO THE ANGLE POINTS SHOWN NEAR THE EAST 1/4 CORNER OF SECTION 12. FOR THE PURPOSES OF THIS PLAT OF SURVEY, THE LOCATION OF SAID EASEMENT IS ASSUMED.
- THE LOCATION OF SAID EASEMENT IS ASSUMED.

 THE ALIGNMENT OF THE GAS LINE EXTENDING ACROSS THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12 IS BASED ON FIELD UTILITY LOCATES PERFORMED BY THE GAS FACILITY OWNER.
- A 20' WIDE PERMANENT EASEMENT FOR DRAINAGE TILE EXISTS WITHIN PARCEL 1. NO SPECIFIC LOCATION IS PROVIDED FOR THIS EASEMENT. A REFERENCE TO THIS EASEMENT IS INCLUDED IN THIS PLAT OF SURVEY FOR INFORMATIONAL PURPOSES ONLY.
- 9. THE ALIGNMENT OF THE WATER LINE EXTENDING ACROSS THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 IS BASED ON FIELD UTILITY LOCATES PERFORMED BY THE WATER FACILITY OWNER.

 10. SANITARY SEWER EASEMENT RECORDED IN BOOK 577, PAGE 240 OF THE MILLS COUNTY RECORDER INCLUDES A STATEMENT THAT "THE PERMANENT EASEMENT SHALL CONTINUE SO LONG AS GRANTEE HEREIN SHALL USE THIS RIGHT—OF—WAY FOR THE PURPOSE OF A SANITARY SEWER AND THE SAME SHALL IMMEDIATELY LAPSE AND TERMINATE ON SECESSION OF SUCH USE". OWNER IS ADVISED TO CONSULT WITH THE CITY OF ELDORA TO DETERMINE IF SAID SANITARY SEWER IS IN USE AND TO DETERMINE IF SAID SANITARY SEWER EASEMENT IS STILL IN EFFECT.

AREAS IN 1/4 1/4:
-PARCEL B, SECTION 7:
NW FRL 1/4-SW 1/4 = 13.96 AC (INCLUDING 0.85 AC ROAD ROW)

ARCEL B, SECTION 12: NE 1/4-SE 1/4 = 35.04 AC (INCLUDING 1.35 AC ROAD ROW) SW 1/4-SE 1/4 = 3.50 AC SE 1/4-SE 1/4 = 37.29 AC

-PARCEL

NRCEL B, SECTION 13: NW 1/4-NE 1/4 = 15.15 AC NE 1/4-NE 1/4 = 40.11 AC

-PARCEL C, SECTION 12:

NW 1/4-SE 1/4 = 2.17 AC (INCLUDING 0.09 AC ROAD ROW)

SW 1/4-SE 1/4 = 10.02 AC

NE 1/4-SW 1/4 = 29.30 AC (INCLUDING 1.11 AC ROAD ROW)

SE 1/4-SW 1/4 = 29.25 AC

-PARCEL C, SECTION 13: NW 1/4-NE 1/4 = 24.89 AC

SYMBOLS LEGEND:

O SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 SET MAG NAIL FOUND MONUMENT AS NOTED

MEASURED DISTANCE
RECORDED DISTANCE
DRANGE PLASTIC CAP
YELLOW PLASTIC CAP
POINT OF INTERSECTION
CONCRETE MONUMENT RIGHT-DF-WAY IR IP IRON ROD
IRON PIPE

PROJECT #24-149

REV DATE: -

SCALE: -

PAGE 5 DF 5

DRAWN DATE: 11/20/2024

DRAWN BY: N CARTER

CENTERLINE PDINT DF BEGINNING