

INDEX LEGEND

LOCATION: 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

PROPRIETOR: STATE OF IOWA
406 N HIGH STREET
ANAMOSA, IA 52205

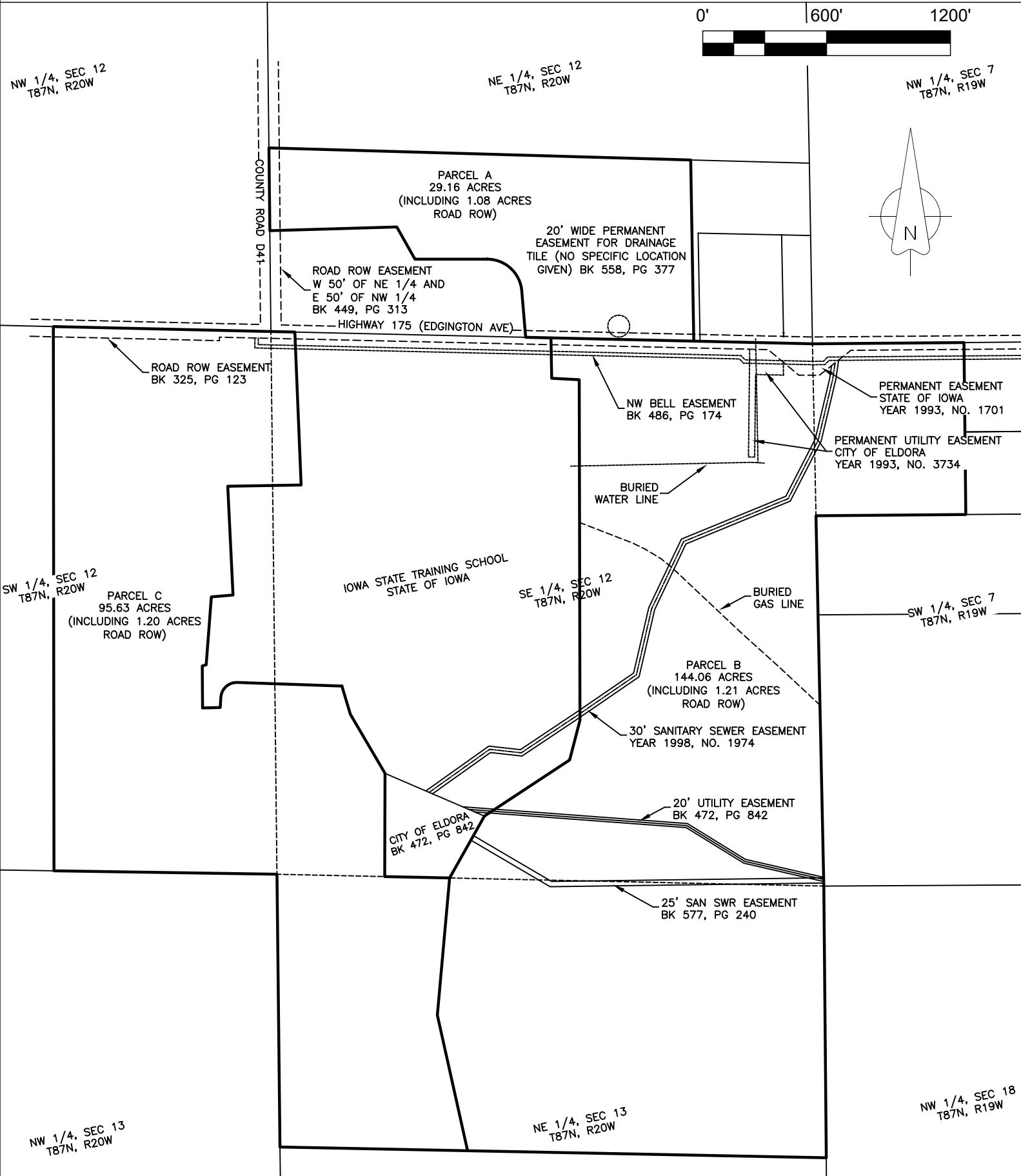
REQUESTER: PAUL CARLSON, STATE OF IOWA
paul.carlson@iowa.gov

SURVEYOR
COMPANY &
RETURN TO: NICHOLAS F. CARTER
CARTER SURVEYING &
CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE
ALTONNA, IA 50009
515-343-6756

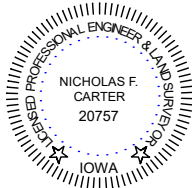
PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTONNA, IA 50009 515-343-6756

PLAT OF 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



DRAWN DATE: 11/20/2024
REV DATE: -
DRAWN BY: N CARTER
SCALE: 1" = 600'
PAGE 1 OF 5
PROJECT #24-149



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.

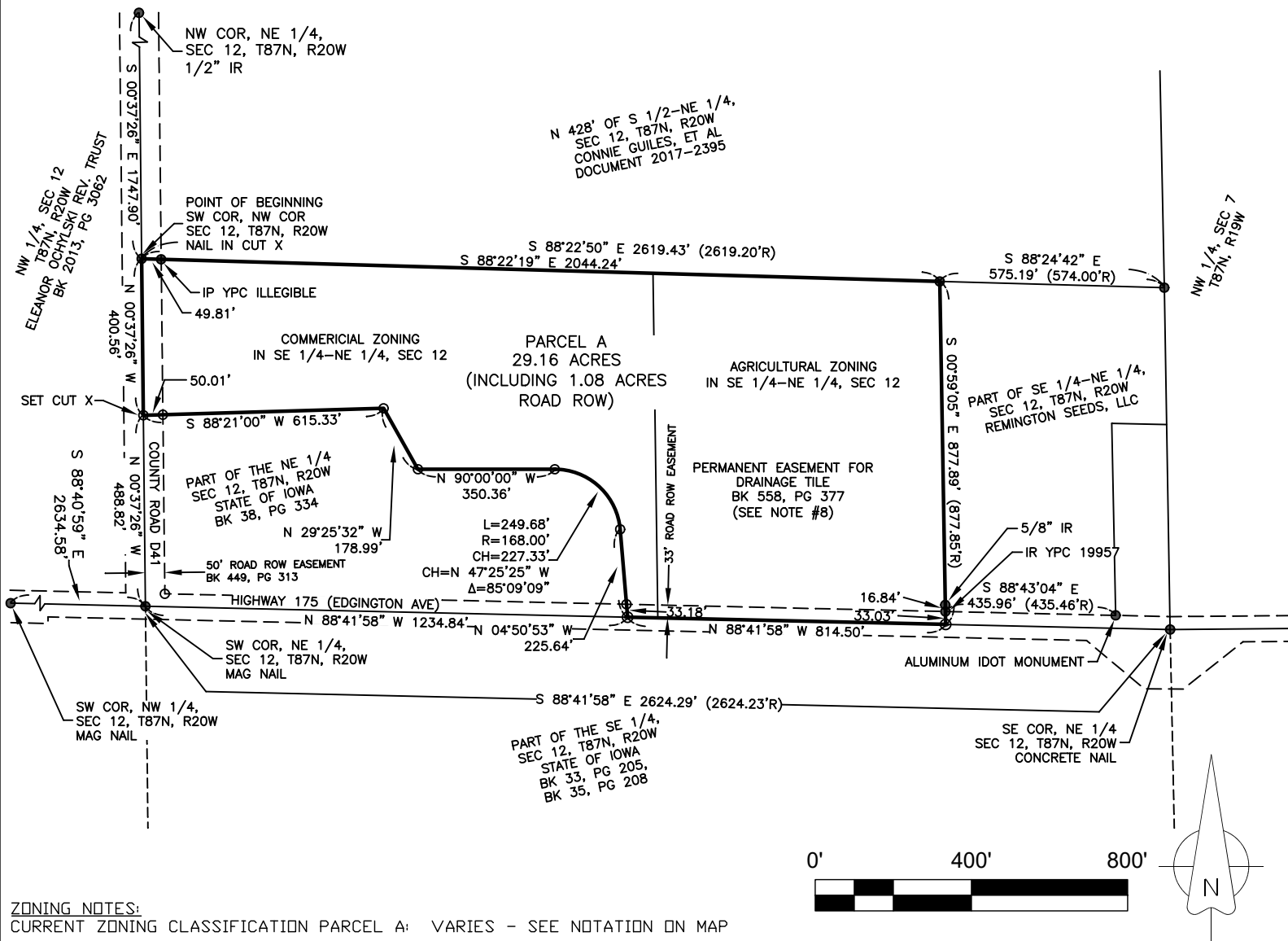
NICHOLAS F. CARTER, P.L.S. IA LIC. NO. 20757 DATE _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PAGES 1 THROUGH 5

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
- SET MAG NAIL
- FOUND MONUMENT AS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC ORANGE 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
- PDB POINT OF BEGINNING

PLAT OF SURVEY

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



ZONING NOTES:
 CURRENT ZONING CLASSIFICATION PARCEL A: VARIES - SEE NOTATION ON MAP

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 SOUTH 876.90 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; THENCE N88°41'58"W ALONG THE SOUTH LINE OF SAID S 1/2, NE 1/4, A DISTANCE OF 814.50 FEET; THENCE N04°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)

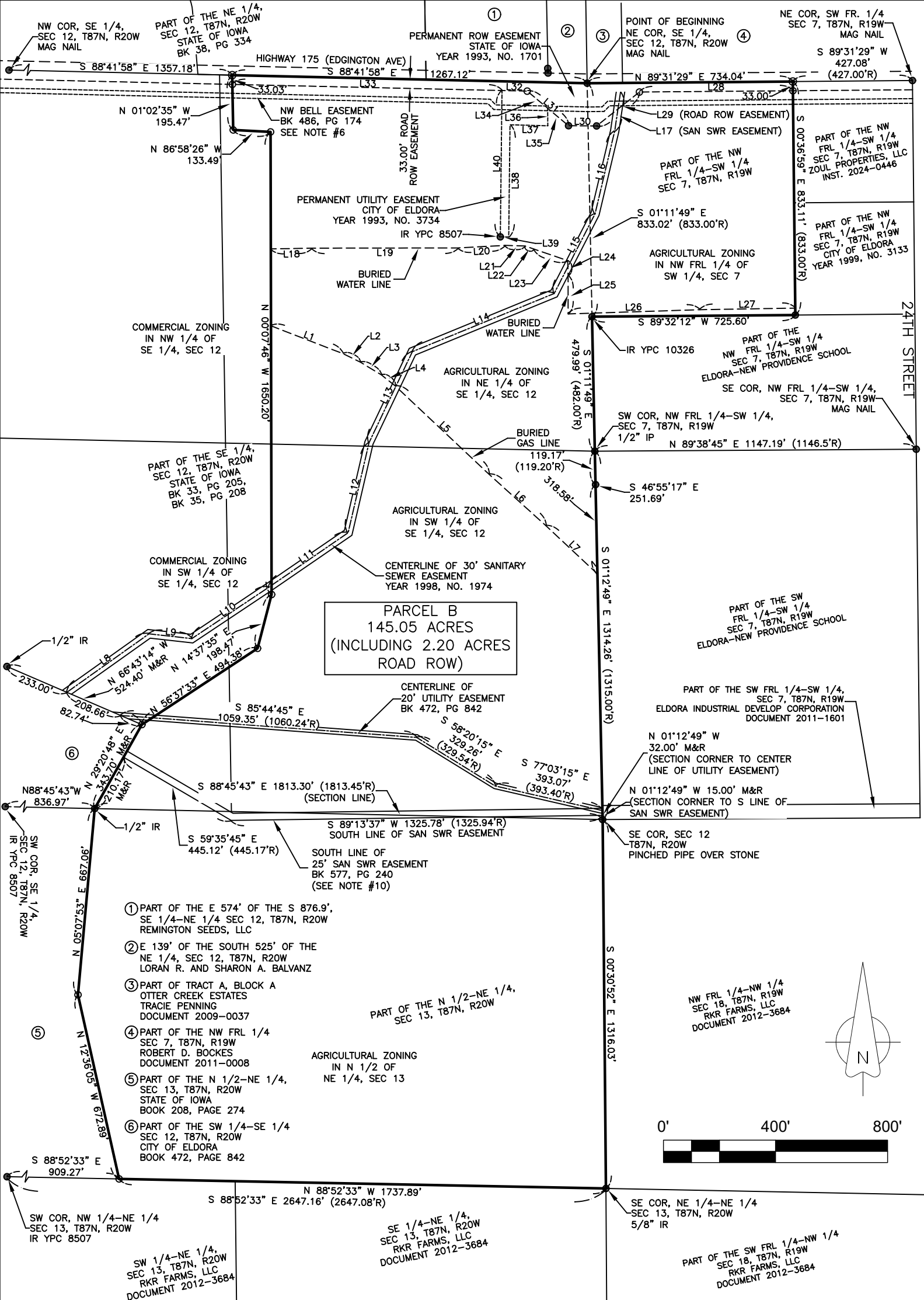
LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S 68°52'10" E	275.57'	L22	S 70°53'37" E	34.08'
L2	S 63°54'27" E	69.03'	L23	S 71°04'07" E	126.69'
L3	S 58°52'23" E	87.55'	L24	S 01°44'29" E	52.85'
L4	S 51°25'37" E	63.53'	L25	S 00°04'35" E	137.30'
L5	S 46°43'35" E	459.26'	L26	N 88°09'54" E	470.14'
L6	S 47°53'59" 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	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'

DRAWN DATE: 11/20/2024
 REV DATE: -
 DRAWN BY: N CARTER
 SCALE: 1" = 400'
 PAGE 2 OF 5
 PROJECT #24-149

SYMBOLS LEGEND:
 ○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
 ● SET MAG NAIL
 ● FOUND MONUMENT AS NOTED
 M MEASURED DISTANCE
 R RECORDED DISTANCE
 OPC ORANGE 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
 PDB POINT OF BEGINNING

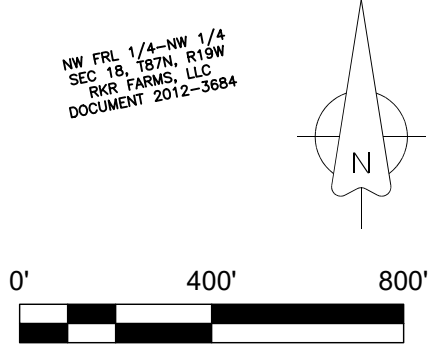
PLAT OF SURVEY

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



PARCEL B
145.05 ACRES
(INCLUDING 2.20 ACRES ROAD ROW)

- 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
- ④ PART OF THE NW FRL 1/4 SEC 7, T87N, R19W ROBERT D. BOCKES DOCUMENT 2011-0008
- 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



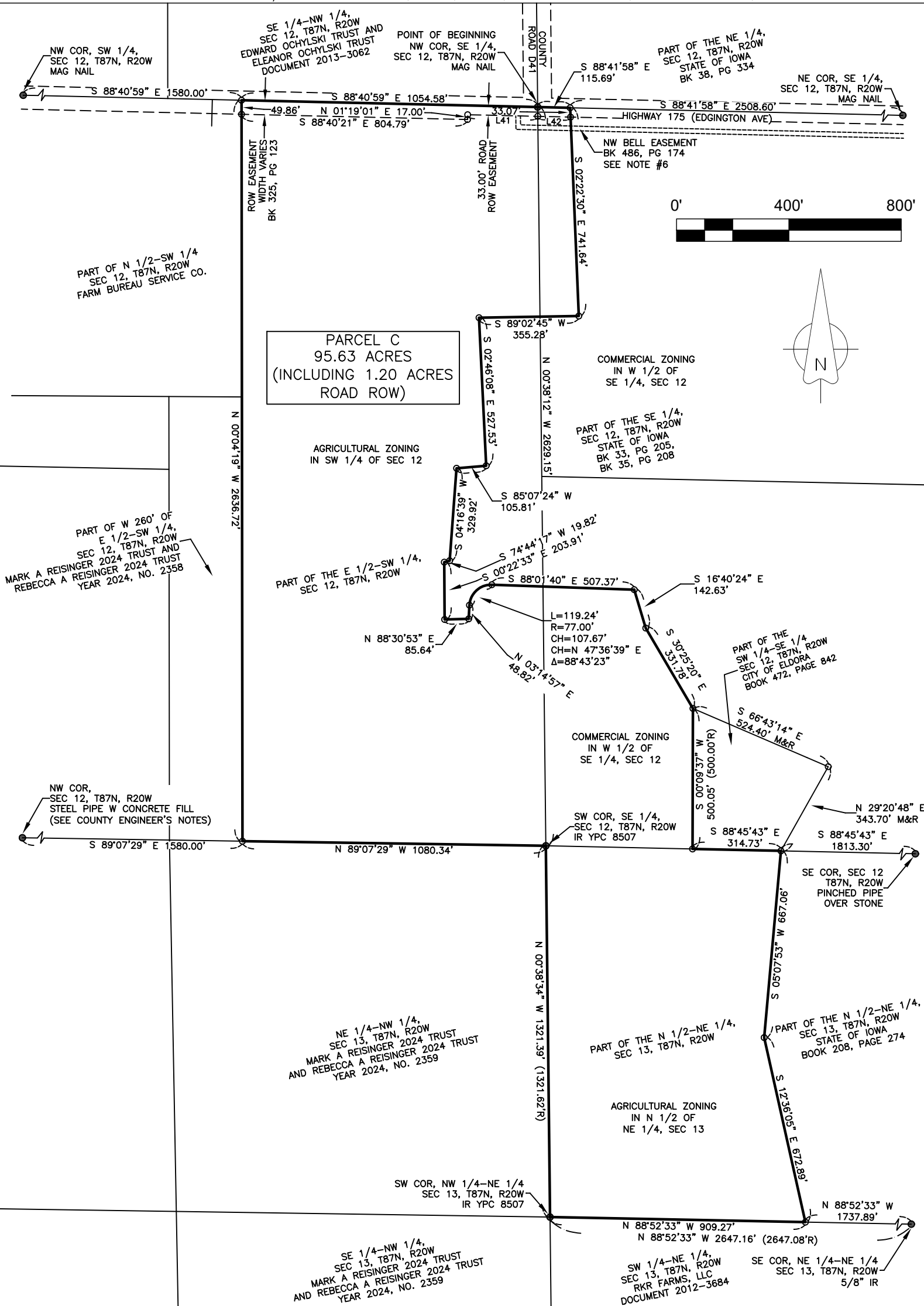
DRAWN DATE: 11/20/2024
REV DATE: -
DRAWN BY: N CARTER
SCALE: 1" = 400'
PAGE 3 OF 5
PROJECT #24-149

SYMBOLS LEGEND:

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

PLAT OF SURVEY

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



DRAWN DATE: 11/20/2024
 REV DATE: -
 DRAWN BY: N CARTER
 SCALE: 1" = 400'
 PAGE 4 OF 5
 PROJECT #24-149

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
- SET MAG NAIL
- FOUND MONUMENT AS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- DPC DRANGED 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
- PDB POINT OF BEGINNING

PLAT OF 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 ZONING CLASSIFICATION PARCEL B AND PARCEL C: VARIES - SEE NOTATION ON MAP

PARCEL B DESCRIPTION:

PARCEL B, LOCATED 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 MONUMENT 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 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; THENCE S00°11'49"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 479.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4; THENCE S01°12'49"E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1314.26 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 1316.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N88°52'33"W ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 1737.89 FEET; THENCE N12°36'05"W, A DISTANCE OF 672.89 FEET; THENCE N05°07'53"E, A DISTANCE OF 667.06 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 472, PAGE 842 OF THE HARDIN COUNTY RECORDER; THENCE N29°20'48"E ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 472, PAGE 842, A DISTANCE OF 343.70 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 472, PAGE 842; THENCE N56°37'33"E, A DISTANCE OF 494.38 FEET; THENCE N14°37'35"E, A DISTANCE OF 198.47 FEET; THENCE N00°07'46"W, A DISTANCE OF 1650.20 FEET; THENCE N86°58'26"W, A DISTANCE OF 133.49 FEET; THENCE N01°02'35"W, A DISTANCE OF 195.47 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE S88°41'58"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 1267.12 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 145.05 ACRES, INCLUDING 2.20 ACRES OF PUBLIC ROAD RIGHT-OF-WAY.

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 S88°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 S89°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 S16°40'24"E, A DISTANCE OF 142.63 FEET; THENCE S30°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 S00°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 S88°45'43"E ALONG THE SOUTH LINE OF SAID SE 1/4 AND THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 314.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S05°07'53"W, A DISTANCE OF 667.06 FEET; THENCE S12°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 2636.72 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.
2. DATE OF FIELD WORK: NOVEMBER 20, 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 A, PARCEL B AND PARCEL C ALLOWING TILLABLE GROUND TO BE SOLD SEPARATELY FROM THE STATE TRAINING SCHOOL FACILITY.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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:

<p>-PARCEL B, SECTION 7: NW FRL 1/4-SW 1/4 = 13.96 AC (INCLUDING 0.85 AC ROAD ROW)</p> <p>-PARCEL 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</p> <p>-PARCEL B, SECTION 13: NW 1/4-NE 1/4 = 15.15 AC NE 1/4-NE 1/4 = 40.11 AC</p>	<p>-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</p> <p>-PARCEL C, SECTION 13: NW 1/4-NE 1/4 = 24.89 AC</p>
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<p>DRAWN DATE: 11/20/2024</p> <p>REV DATE: -</p> <p>DRAWN BY: N CARTER</p> <p>SCALE: -</p> <p>PAGE 5 OF 5</p> <p>PROJECT #24-149</p>	<p>SYMBOLS LEGEND:</p> <p>○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757</p> <p>● SET MAG NAIL</p> <p>● FOUND MONUMENT AS NOTED</p> <table border="0" style="width: 100%;"> <tr> <td>M</td> <td>MEASURED DISTANCE</td> <td>ROW</td> <td>RIGHT-OF-WAY</td> </tr> <tr> <td>R</td> <td>RECORDED DISTANCE</td> <td>IR</td> <td>IRON ROD</td> </tr> <tr> <td>OPC</td> <td>ORANGE PLASTIC CAP</td> <td>IP</td> <td>IRON PIPE</td> </tr> <tr> <td>YPC</td> <td>YELLOW PLASTIC CAP</td> <td>CL</td> <td>CENTERLINE</td> </tr> <tr> <td>PI</td> <td>POINT OF INTERSECTION</td> <td>PDB</td> <td>POINT OF BEGINNING</td> </tr> <tr> <td>C.M.</td> <td>CONCRETE MONUMENT</td> <td></td> <td></td> </tr> </table>	M	MEASURED DISTANCE	ROW	RIGHT-OF-WAY	R	RECORDED DISTANCE	IR	IRON ROD	OPC	ORANGE PLASTIC CAP	IP	IRON PIPE	YPC	YELLOW PLASTIC CAP	CL	CENTERLINE	PI	POINT OF INTERSECTION	PDB	POINT OF BEGINNING	C.M.	CONCRETE MONUMENT		
M	MEASURED DISTANCE	ROW	RIGHT-OF-WAY																						
R	RECORDED DISTANCE	IR	IRON ROD																						
OPC	ORANGE PLASTIC CAP	IP	IRON PIPE																						
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PI	POINT OF INTERSECTION	PDB	POINT OF BEGINNING																						
C.M.	CONCRETE MONUMENT																								