

INDEX LEGEND

Location: North 60 acres of the Northwest Quarter of Section 33 and the South 40 acres of the Southwest Quarter of Section 28; all in Township 93 North, Range 9 West of the 5th P.M., Fayette County, Iowa.

Proprietor(s): Wells Family Trust

Requestor(s): Randy Mitchell, Farmers National Company

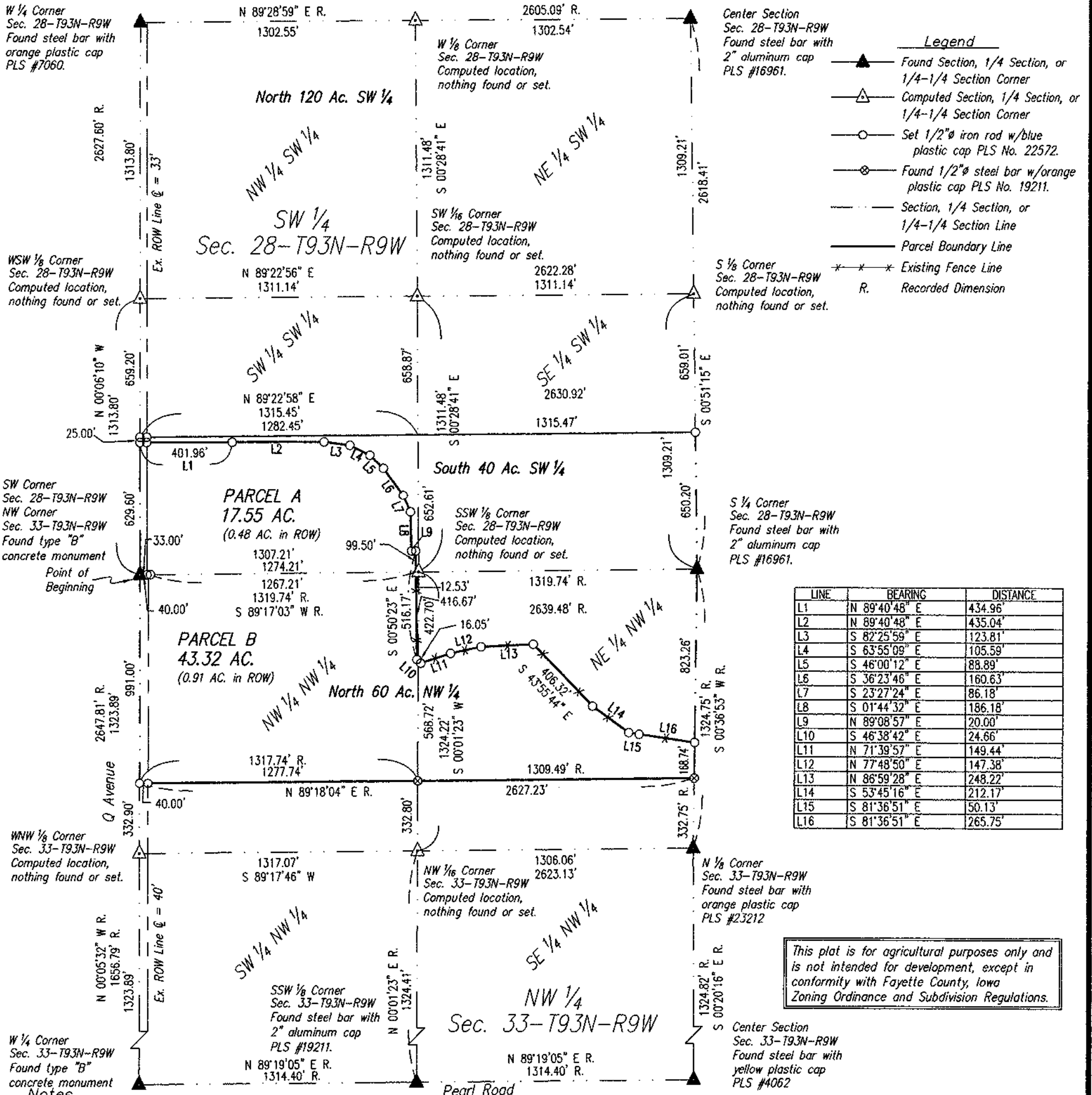
Surveyor: Ryland R. Benzing, PLS 22572

Prepared By & Return to: Benzing Surveying, LLC
808 5th Ave SW
Waukon, IA 52172
Ph. 563-568-2136

Book: 2026 Page: 1223
Instr. Number: 2026 1223
Recorded: 5/5/2026 at 2:22:09.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
KRISTIE REIERSON, RECORDER
Fayette County, Iowa

PLAT OF SURVEY

of
PARCEL A IN THE SOUTHWEST QUARTER OF SECTION 28 AND PARCEL B IN THE NORTHWEST QUARTER OF SECTION 33; BOTH IN TOWNSHIP 93 NORTH, RANGE 9 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA



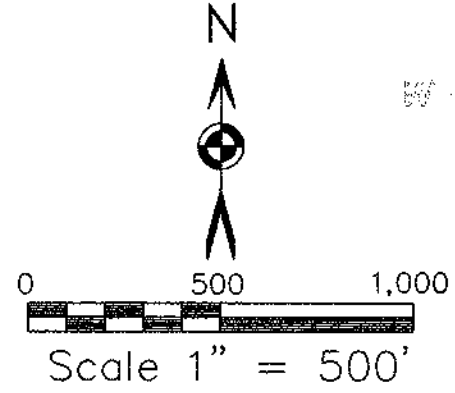
This plat is for agricultural purposes only and is not intended for development, except in conformity with Fayette County, Iowa Zoning Ordinance and Subdivision Regulations.

- Notes
- All easements of record may not be shown on this Plat of Survey.
 - Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011), U.S. Survey Foot.

SEAL

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.

Ryland R. Benzing 5.4.26
Ryland R. Benzing Date
License Number 22572
My license renewal date is December 31, 20 26
Pages or sheets covered by this seal: _____
Sheet 1 of 2 through 2 of 2.



Survey Completed: April 20, 2026
May 4, 2026 Drawn By: JI
Sheet No. 1 of 2

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Metes and Bounds description of Parcel A in the Southwest Quarter of Section 28 and Parcel B in the Northwest Quarter of Section 33; both in Township 93 North, Range 9 West of the 5th P.m., Fayette County, Iowa, being described by metes and bounds as follows:

Parcel A SW ¼ Section 28

Beginning at the Southwest Corner of said Section 28 and the southwest corner of Parcel A;

thence N 00°06'10" W along the west line of Parcel A and the west line of the Southwest Quarter of said Section 28, a distance of 629.60' to the northwest corner of Parcel A;

thence N 89°40'48" E along the north line of Parcel A, a distance of 434.96';

thence N 89°40'48" E along the north line of Parcel A, a distance of 435.04';

thence S 82°25'59" E along the north line of Parcel A, a distance of 123.81';

thence S 63°55'09" E along the north line of Parcel A, a distance of 105.59';

thence S 46°00'12" E along the north line of Parcel A, a distance of 88.89' to the northeast corner of Parcel A;

thence S 36°23'46" E along the east line of Parcel A, a distance of 160.63';

thence S 23°27'24" E along the east line of Parcel A, a distance of 86.18';

thence S 01°44'32" E along the east line of Parcel A, a distance of 186.18';

thence N 89°08'57" E along the east line of Parcel A, a distance of 20.00';

thence S 00°50'23" E along the east line of Parcel A, a distance of 99.50' to the south line of the Southwest Quarter of said Section 28 and the southeast corner of Parcel A;

thence S 89°17'03" W along the south line of Parcel A and the south line of the Southwest Quarter of said Section 28, a distance of 1307.21' to the Point of Beginning, containing a total area of 17.55 acres, which includes 0.48 acres in county road right-of-way, subject to any easements recorded and unrecorded, restrictions and servitudes if any.

Parcel B NW ¼ Section 33

Beginning at the Northwest Corner of said Section 33 and the northwest corner of Parcel B;

thence N 89°17'03" E along the north line of Parcel B and the north line of the Northwest Quarter of said Section 33, a distance of 1307.21';

thence S 00°50'23" E along the north line of Parcel B, a distance of 416.67';

thence S 46°38'42" E along the north line of Parcel B, a distance of 24.66';

thence N 71°39'57" E along the north line of Parcel B, a distance of 149.44';

thence N 77°48'50" E along the north line of Parcel B, a distance of 147.38';

thence N 86°59'28" E along the north line of Parcel B, a distance of 248.22';

thence S 43°55'44" E along the north line of Parcel B, a distance of 406.32';

thence S 53°45'16" E along the north line of Parcel B, a distance of 212.17';

thence S 81°36'51" E along the north line of Parcel B, a distance of 50.13';

thence S 81°36'51" E along the north line of Parcel B, a distance of 265.75' to the east line of the Northwest Quarter of said Section 33 and the northeast corner of Parcel B;

thence S 00°36'53" W along the east line of Parcel B and the east line of the Northeast Quarter of the Northwest Quarter of said Section 33, a distance of 168.74' to the southeast corner of Parcel B;

thence S 89°18'04" W along the south line of Parcel B and the north line of the South 100 Acres of the Northwest Quarter of said Section 33, a distance of 2627.23' to the west line of the Northwest Quarter of said Section 33 and the southwest corner of Parcel B;

thence N 00°05'34" W along the west line of Parcel B and the west line of the Northwest Quarter of said Section 33, a distance of 991.00' to the Point of Beginning, containing a total area of 43.32 acres, which includes 0.91 acres in county road right-of-way, subject to any easements recorded and unrecorded, restrictions and servitudes if any.

The coordinate basis for this survey and subsequent Basis of Bearing is the Iowa North State Plane Coordinate System (1401) Horizontal Control NAD 83 (2011). U.S. Survey Foot.

