

INDEX LEGEND

LOCATION: W 1/2, NW 1/4, SEC 27, SEC 28, E 1/4, SEC 29, SEC 33, N 1/2, NW 1/4, SEC 34, T79N, R19W, JASPER 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

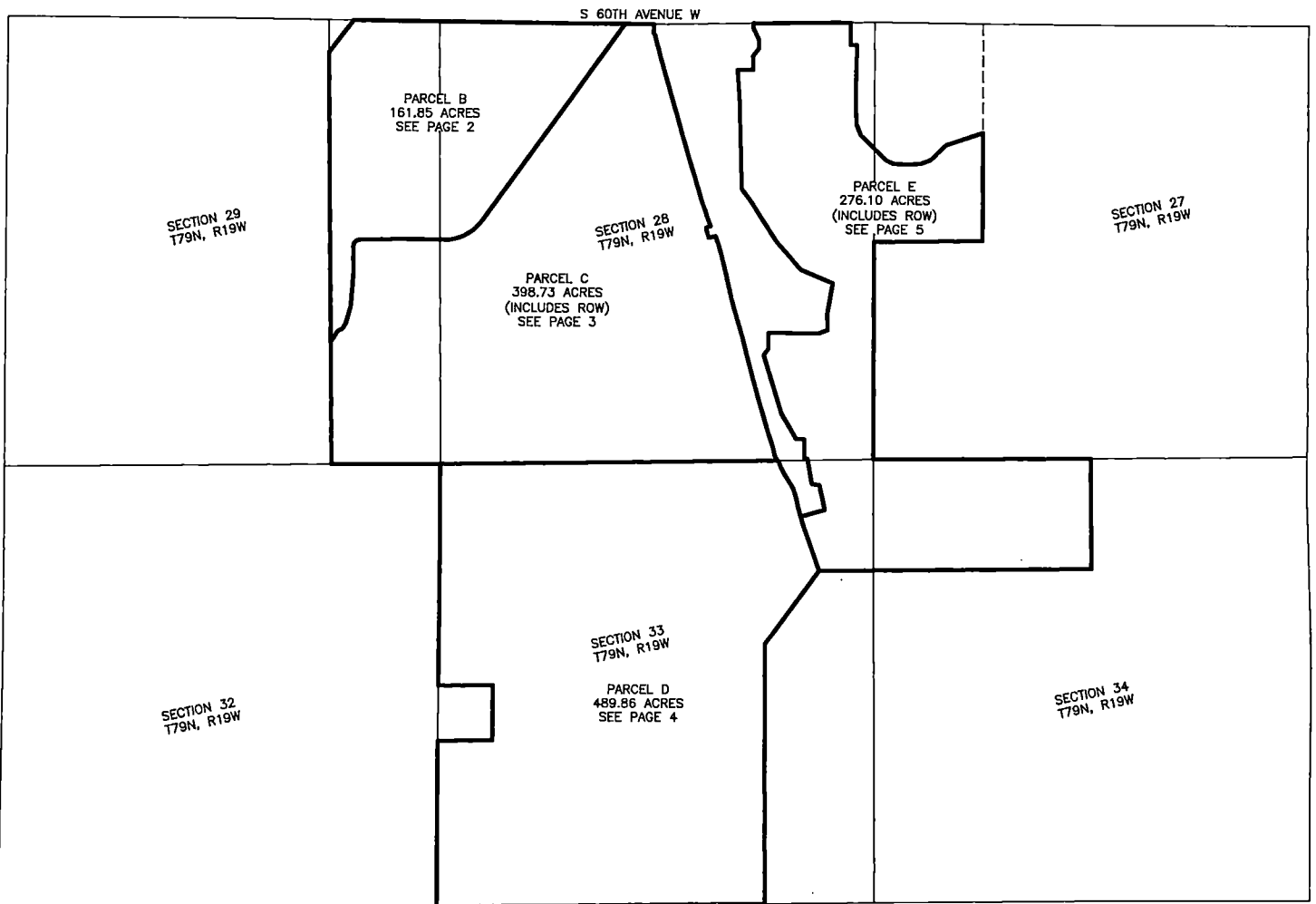
2024-04381

RECORDED: 09/23/2024 11:42:10 AM  
RECORDING FEE: \$47.00  
REVENUE TAX: \$  
COMBINED FEE: \$47.00  
DENISE ALLAN, RECORDER  
JASPER COUNTY, IOWA

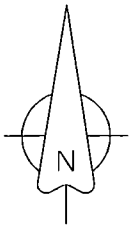
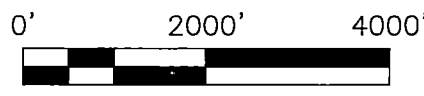
PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTONNA, IA 50009 515-343-6756

PLAT OF SURVEY

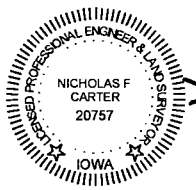
PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27, SEC 28, E 1/4, SEC 29, SEC 33, AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA



CARTER SURVEYING & CONSTRUCTION (L.L.C.)



DRAWN DATE: 7/19/2024  
REV DATE: 9/16/24  
DRAWN BY: N CARTER  
SCALE: 1" = 2000'  
PAGE 1 OF 9  
PROJECT #24-104



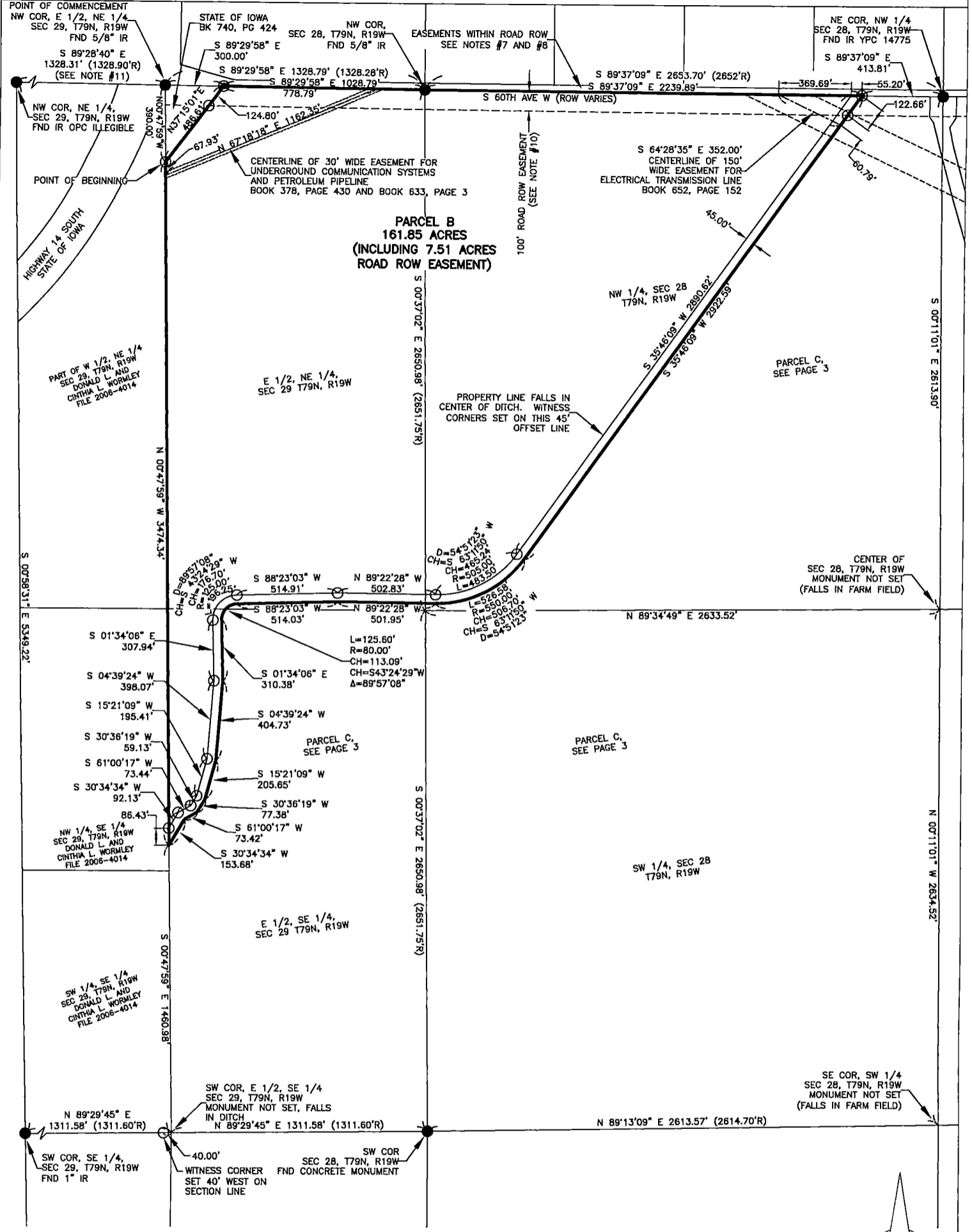
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DILIGENTLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
NICHOLAS F. CARTER, P.L.S. IA LIC NO 20757 DATE 9-18-24  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) PAGES 1 THROUGH 9

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	POB	POINT OF BEGINNING
OPC	ORANGE PLASTIC CAP		
YPC	YELLOW PLASTIC CAP		
PI	POINT OF INTERSECTION		
C.M.	CONCRETE MONUMENT		

# PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA



**AREAS IN 1/4 1/4:**

**-SECTION 28**

NW 1/4, NW 1/4 = 40.13 AC (INCLUDING 3.05 AC ROAD ROW)  
NE 1/4, NW 1/4 = 13.22 AC (INCLUDING 2.01 AC ROAD ROW)  
SW 1/4, NW 1/4 = 23.71 AC

**-SECTION 29 (NOTE - S LINE OF E 1/2, NE 1/4 IS ESTIMATED)**

E 1/2, NE 1/4 = 78.59 AC (INCLUDING 2.45 AC ROAD ROW)  
E 1/2, SE 1/4 = 6.20 AC

DRAWN DATE: 7/19/2024

REV DATE: 9/16/24

DRAWN BY: N CARTER

SCALE: 1" = 600'

PAGE 2 OF 9

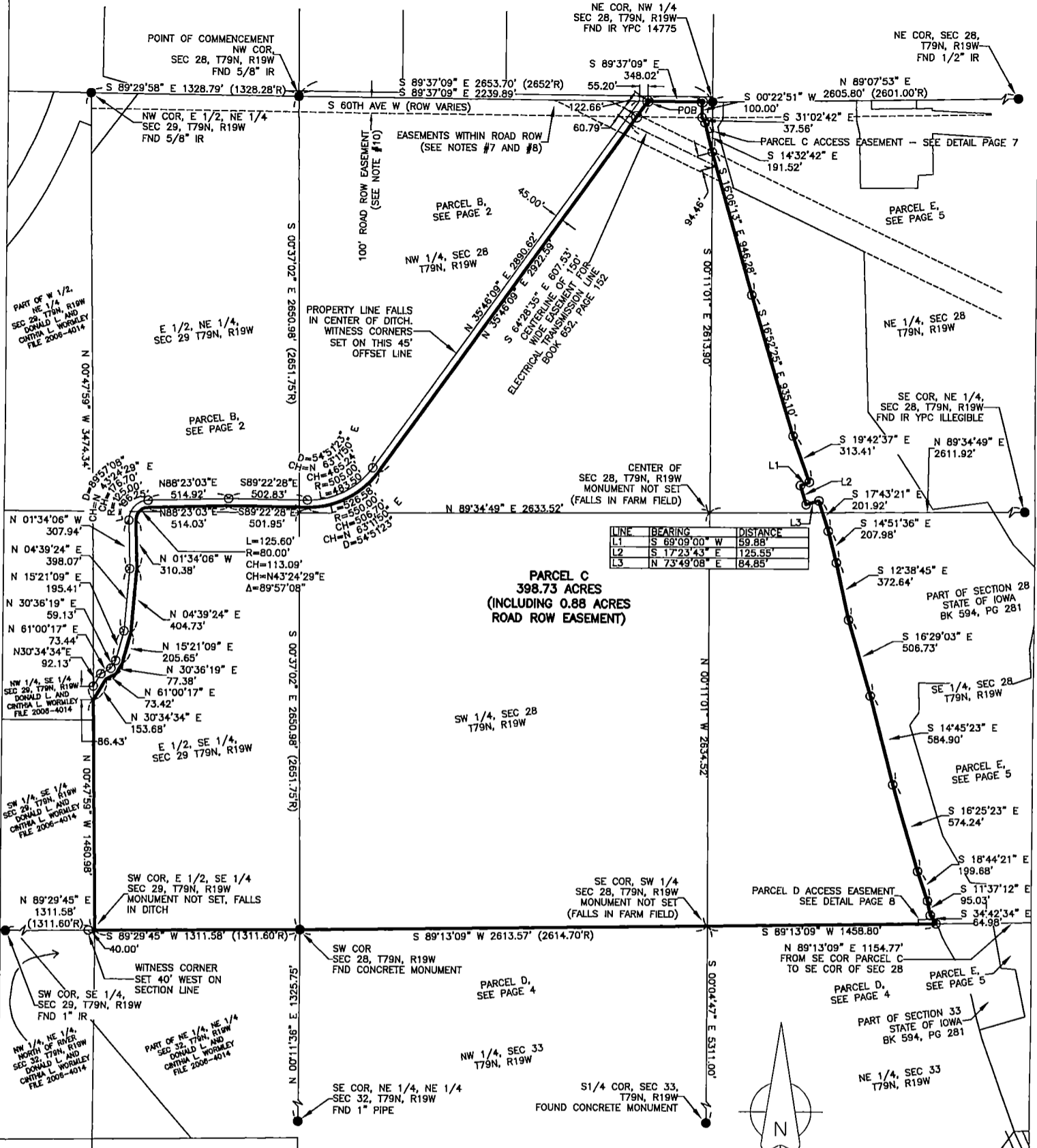
PROJECT #24-104

**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
- POB POINT OF BEGINNING

# PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA



**AREAS IN 1/4 1/4:**

-SECTION 28:

- NW 1/4, NW 1/4 = 0.03 AC
- NE 1/4, NW 1/4 = 26.36 AC (INCLUDING 0.88 AC OF ROAD ROW)
- SW 1/4, NW 1/4 = 16.29 AC
- SE 1/4, NW 1/4 = 39.72 AC
- NW 1/4, NE 1/4 = 3.20 AC
- SW 1/4, NE 1/4 = 14.37 AC
- NW 1/4, SE 1/4 = 26.96 AC
- SW 1/4, SE 1/4 = 37.03 AC
- SE 1/4, SE 1/4 = 0.72 AC
- NW 1/4, SW 1/4 = 39.93 AC
- NE 1/4, SW 1/4 = 39.81 AC
- SE 1/4, SW 1/4 = 39.65 AC
- SW 1/4, SW 1/4 = 39.78 AC

-SECTION 29 (NOTE - S LINE OF E 1/2, NE 1/4 IS ESTIMATED):

- E 1/2, NE 1/4 = 0.83 AC
- E 1/2, SE 1/4 = 74.05 AC

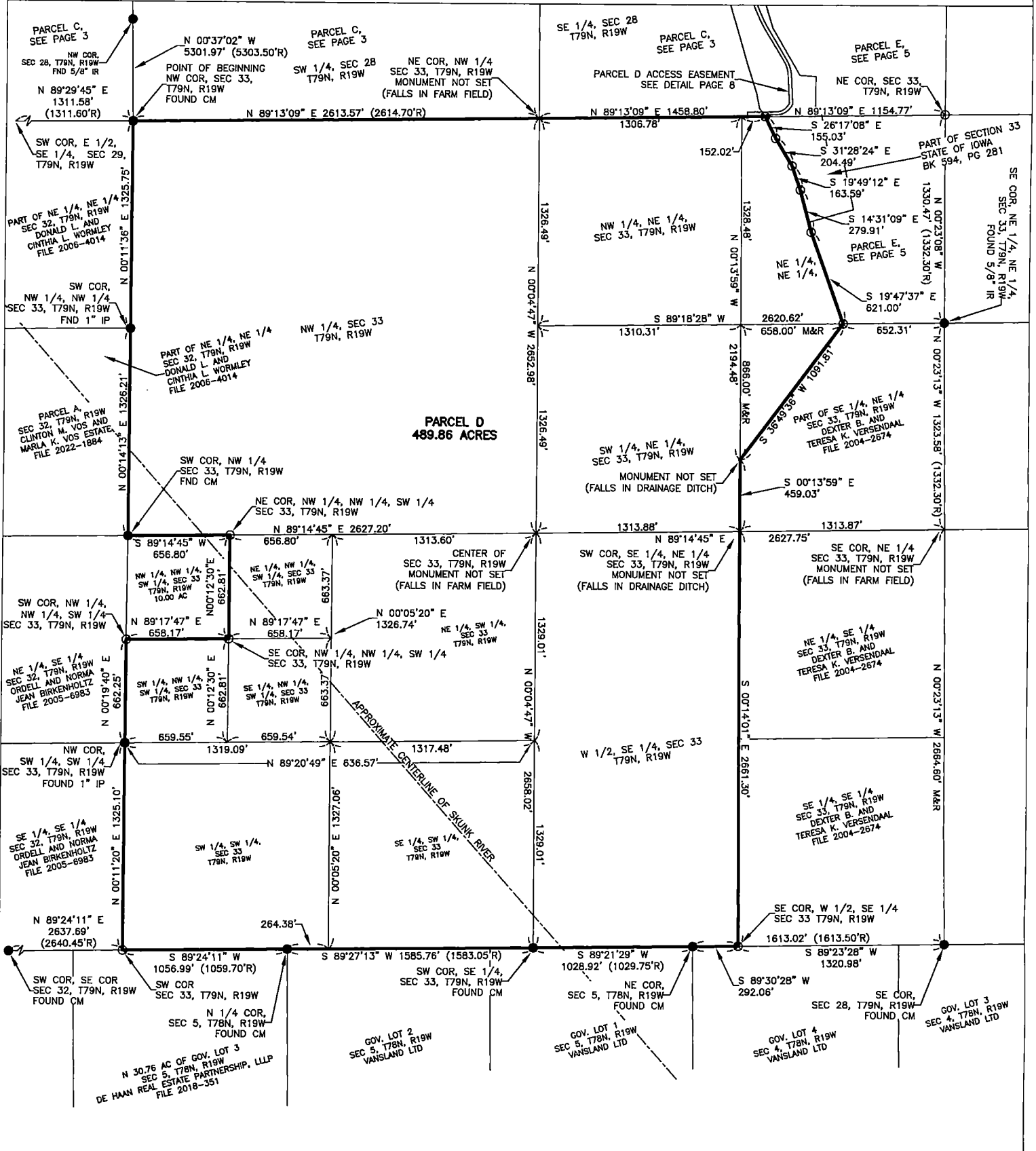
DRAWN DATE: 7/19/2024  
 REV DATE: 9/16/24  
 DRAWN BY: N CARTER  
 SCALE: 1" = 800'  
 PAGE 3 OF 9  
 PROJECT #24-104

**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 ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- PI POINT OF INTERSECTION
- C.M. CONCRETE MONUMENT
- RDW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- PDB POINT OF BEGINNING

# PLAT OF SURVEY

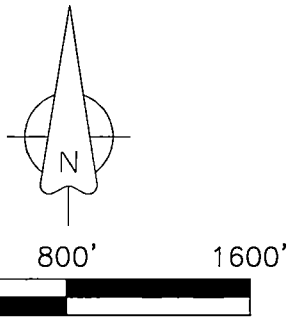
PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA



**AREAS IN 1/4 1/4:**

**-SECTION 33:**

NW 1/4, NW 1/4 = 39.82 AC	
NE 1/4, NW 1/4 = 39.84 AC	
SE 1/4, NW 1/4 = 39.94 AC	
SW 1/4, NW 1/4 = 39.93 AC	
NW 1/4, NE 1/4 = 39.88 AC	
NE 1/4, NE 1/4 = 13.01 AC	
SE 1/4, NE 1/4 = 6.54 AC	
SW 1/4, NE 1/4 = 39.93 AC	
NW 1/4, SE 1/4 = 40.16 AC	
SW 1/4, SE 1/4 = 40.26 AC	
NW 1/4, SW 1/4 = 30.06 AC	
NE 1/4, SW 1/4 = 40.10 AC	
SE 1/4, SW 1/4 = 40.21 AC	
SW 1/4, SW 1/4 = 40.18 AC	



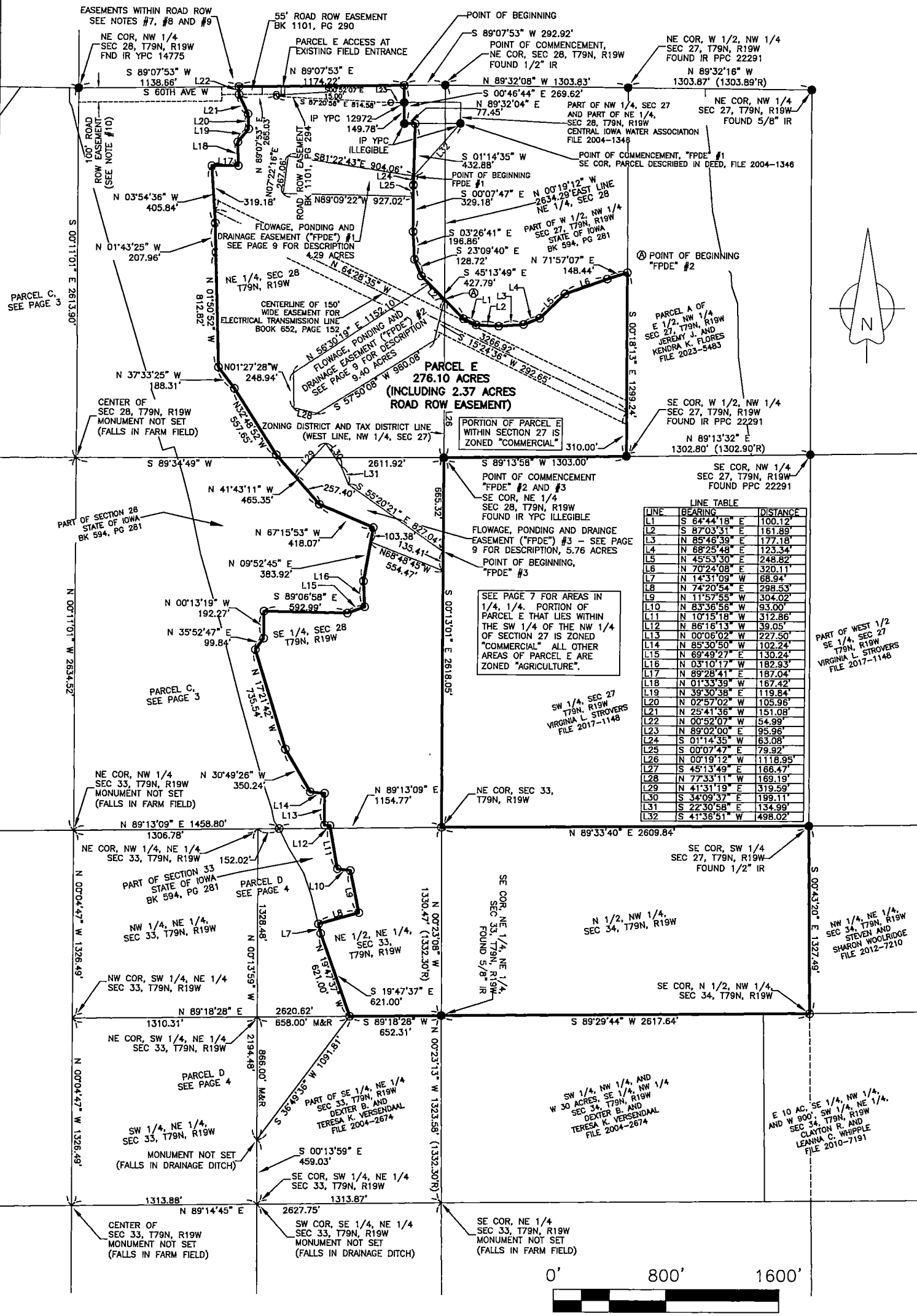
DRAWN DATE: 7/19/2024  
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 SCALE: 1" = 800'  
 PAGE 4 OF 9  
 PROJECT #24-104

**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
- CM CONCRETE MONUMENT
- ROW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- POB POINT OF BEGINNING

# PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA



DRAWN DATE: 7/19/2024  
 REV DATE: 9/16/24  
 DRAWN BY: N CARTER  
 SCALE: 1" = 800'  
 PAGE 5 OF 9  
 PROJECT #24-104

**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
- PPC PINK PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- PI POINT OF INTERSECTION
- CM CONCRETE MONUMENT
- ROW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- PDB POINT OF BEGINNING

## PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA

**SURVEY NOTES:**

1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
2. DATE OF FIELD WORK: APRIL 1, 2024.
3. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM.
4. THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL B, PARCEL C, PARCEL D AND PARCEL E TO BE SOLD IN PUBLIC AUCTION.
5. THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE EASEMENT PLAT FOR ROAD ROW IN THE NE 1/4, NE 1/4, 29-79-19, AND SECTION LINE BOOKS, ALL ON FILE IN THE OFFICE OF THE JASPER COUNTY ENGINEER.
6. 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 N 1/4 CORNER OF SECTION 28, T79N, R19W.
7. INSTRUMENT RECORDED IN BOOK 378, PAGE 321 GRANTS EASEMENT FOR PIPELINE TRANSPORTING PETROLEUM PRODUCTS OVER, ALONG AND ACROSS THE COUNTY ROAD IN SECTION 28 AND 29.
8. INSTRUMENT RECORDED IN BOOK 1087, PAGE 250 GRANTS EASEMENT FOR WATER MAIN AND APPURTENANCES WITHIN SECTION 28 AND THE E 1/4 OF SECTION 29. EASEMENT IS 30' WIDE ALONG THE CENTERLINE OF THE WATER MAIN AND APPURTENANCES IN PLACE.
9. INSTRUMENT RECORDED IN BOOK 383, PAGE 144 GRANTS EASEMENT TO MAINTAIN TELEGRAPH LINES AND TRIM TREES AND VEGETATION ALONG TELEGRAPH LINES WITHIN THE NE 1/4 OF SECTION 28. EASEMENT LOCATION IS NOT SPECIFIC AND IS LISTED AS BEING LOCATED IN THE NE 1/4 OF SECTION 28.
10. 100' WIDE ROAD ROW EASEMENT ACQUIRED BY JASPER COUNTY AS PART OF IOWA DOT PROJECT FM-50(20)-55-50. NO RECORDED EASEMENT DOCUMENTS HAVE BEEN LOCATED - EASEMENT RECORDS ARE ON FILE IN THE OFFICE OF THE JASPER COUNTY ENGINEER. EASEMENT ALSO REFERENCED IN JASPER COUNTY BOARD RESOLUTION RECORDED IN FILE 2006-5717.
11. RECORD DISTANCE ESTABLISHED FROM SECTION CORNER TIE AT THE NORTH 1/4 CORNER OF SECTION 29, T79N, R19W, ON PAGE 31 OF CORNER TIE BOOK, DATED JUNE 20, 1939, ON FILE IN THE OFFICE OF THE JASPER COUNTY ENGINEER.

**ZONING NOTES:**

CURRENT ZONING CLASSIFICATION:

- PARCEL B, PARCEL C, PARCEL D: AGRICULTURE (A)
- PARCEL E: AGRICULTURE (A) AND COMMERCIAL (C) - SEE PAGE 5 FOR ZONING AREAS WITHIN PARCEL E

**PARCEL B DESCRIPTION:**

PARCEL B, LOCATED IN THE NORTHWEST 1/4 (NW 1/4) OF SECTION 28; AND IN THE EAST 1/2 (E 1/2) OF THE NORTHEAST 1/4 (NE 1/4) AND THE EAST 1/2 (E 1/2) OF THE SOUTHEAST 1/4 IN SECTION 29, ALL IN TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD, SAID MONUMENT BEING THE NORTHWEST CORNER OF SAID E 1/2, NE 1/4; THENCE S00°47'59"E ALONG THE WEST LINE OF SAID E 1/2, NE 1/4, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE N37°15'01"E, A DISTANCE OF 486.61 FEET TO THE NORTH LINE OF SAID E 1/2, NE 1/4; THENCE S89°29'58"E ALONG THE NORTH LINE OF SAID E 1/2, NE 1/4, A DISTANCE OF 1028.79 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S89°37'09"E ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 2239.89 FEET; THENCE S35°46'09"W, A DISTANCE OF 2922.59 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 526.58 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 550.00 FEET, CHORD BEARING OF S63°11'50"W, A CHORD LENGTH OF 506.70 FEET, AND DELTA ANGLE OF 54°51'23"; THENCE N89°22'28"W, A DISTANCE OF 501.95 FEET; THENCE S88°23'03"W, A DISTANCE OF 514.03 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 125.60 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET, CHORD BEARING OF S43°24'29"W, A CHORD LENGTH OF 113.09 FEET, AND DELTA ANGLE OF 89°57'08"; THENCE S01°34'06"E, A DISTANCE OF 310.38 FEET; THENCE S04°39'24"W, A DISTANCE OF 404.73 FEET; THENCE S15°21'09"W, A DISTANCE OF 205.65 FEET; THENCE S30°36'19"W, A DISTANCE OF 77.38 FEET; THENCE S61°00'17"W, A DISTANCE OF 73.42 FEET; THENCE S30°34'34"W, A DISTANCE OF 153.68 FEET TO THE WEST LINE OF SAID E 1/2, SE 1/4; THENCE N00°47'59"W ALONG THE WEST LINE OF SAID E 1/2, SE 1/4 AND WEST LINE OF SAID E 1/2, NE 1/4, A DISTANCE OF 3474.34 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 161.85 ACRES, INCLUDING 7.51 ACRES OF PUBLIC ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS OF RECORD.

**PARCEL C DESCRIPTION:**

PARCEL C, LOCATED IN SECTION 28, AND THE EAST 1/2 (E 1/2) OF THE NORTHEAST 1/4 (NE 1/4) AND THE EAST 1/2 (E 1/2) OF THE SOUTHEAST 1/4 IN SECTION 29, ALL IN TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD, SAID MONUMENT BEING THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S89°37'09"E ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2239.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°37'09"E ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 348.02 FEET; THENCE S00°22'51"W, A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S 60TH AVENUE WEST; THENCE S31°02'42"E, A DISTANCE OF 37.56 FEET; THENCE S14°32'42"E, A DISTANCE OF 191.52 FEET; THENCE S16°06'13"E, A DISTANCE OF 946.28 FEET; THENCE S16°52'25"E, A DISTANCE OF 935.10 FEET; THENCE S19°42'37"E, A DISTANCE OF 313.41 FEET; THENCE S69°09'00"W, A DISTANCE OF 59.88 FEET; THENCE S17°23'43"E, A DISTANCE OF 125.55 FEET; THENCE N73°49'08"E, A DISTANCE OF 84.85 FEET; THENCE S17°43'21"E, A DISTANCE OF 201.92 FEET; THENCE S14°51'36"E, A DISTANCE OF 207.98 FEET; THENCE S12°38'45"E, A DISTANCE OF 372.64 FEET; THENCE S16°29'03"E, A DISTANCE OF 506.73 FEET; THENCE S14°45'23"E, A DISTANCE OF 584.90 FEET; THENCE S16°25'23"E, A DISTANCE OF 574.24 FEET; THENCE S18°44'21"E, A DISTANCE OF 199.68 FEET; THENCE S11°37'12"E, A DISTANCE OF 95.03 FEET; THENCE S34°42'34"E, A DISTANCE OF 64.98 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE S89°13'09"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1458.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S89°13'09"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 2613.57 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE S89°29'45"W ALONG THE SOUTH LINE OF SAID E 1/2, SE 1/4, A DISTANCE OF 1311.58 FEET TO THE SOUTHWEST CORNER OF SAID E 1/2, SE 1/4; THENCE N00°47'59"W, A DISTANCE OF 1460.98 FEET; THENCE N30°34'34"E, A DISTANCE OF 153.68 FEET; THENCE N61°00'17"E, A DISTANCE OF 73.42 FEET; THENCE N30°36'19"E, A DISTANCE OF 77.38 FEET; THENCE N15°21'09"E, A DISTANCE OF 205.65 FEET; THENCE N04°39'24"E, A DISTANCE OF 404.73 FEET; THENCE N01°34'06"E, A DISTANCE OF 310.38 FEET; THENCE NORTHEASTERLY A DISTANCE OF 125.60 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET, CHORD BEARING OF N43°24'29"E, A CHORD LENGTH OF 113.09 FEET, AND DELTA ANGLE OF 89°57'08"; THENCE N88°23'03"E, A DISTANCE OF 514.03 FEET; THENCE S89°22'28"E, A DISTANCE OF 501.95 FEET; THENCE NORTHEASTERLY A DISTANCE OF 526.58 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 550.00 FEET, CHORD BEARING OF N63°11'50"E, A CHORD LENGTH OF 506.70 FEET, AND DELTA ANGLE OF 54°51'23"; THENCE N35°46'09"E, A DISTANCE OF 2922.59 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 398.73 ACRES, INCLUDING 0.88 ACRES OF PUBLIC ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS OF RECORD.

**PARCEL D DESCRIPTION:**

PARCEL D, LOCATED IN SECTION 33, TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHWEST CORNER OF SAID SECTION 33; THENCE N89°13'09"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 2613.57 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE S89°13'09"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1458.80 FEET; THENCE S26°17'08"E, A DISTANCE OF 155.03 FEET; THENCE S31°28'24"E, A DISTANCE OF 204.49 FEET; THENCE S19°49'12"E, A DISTANCE OF 163.59 FEET; THENCE S14°31'09"E, A DISTANCE OF 279.91 FEET; THENCE S19°47'37"E, A DISTANCE OF 621.00 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE S36°49'36"W, A DISTANCE OF 1091.81 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE S01°13'59"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 459.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE S00°14'01"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2661.30 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S89°30'28"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 292.06 FEET TO THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY, IOWA; THENCE S89°21'29"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1028.92 FEET TO THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S89°27'13"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1585.76 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE S89°24'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1056.99 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N00°11'20"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1325.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N00°19'40"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 662.25 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N89°17'47"E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 658.17 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N00°12'30"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 662.81 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N89°14'45"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 656.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N00°14'13"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1326.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N00°11'36"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1325.75 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 489.86 ACRES, SUBJECT TO EASEMENTS OF RECORD.

DRAWN DATE: 7/19/2024

REV DATE: 9/16/24

DRAWN BY: N CARTER

SCALE: -

PAGE 6 OF 9

PROJECT #24-104

**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
- CM CONCRETE MONUMENT
- ROW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- POB POINT OF BEGINNING

# PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA

**PARCEL E DESCRIPTION:**

PARCEL E, LOCATED IN THE SOUTHWEST 1/4, NW 1/4, SECTION 27, THE EAST 1/2 OF SECTION 28, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A 1/2" IRON ROD, SAID MONUMENT BEING THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S89°07'53"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 292.92 FEET TO THE POINT OF BEGINNING; THENCE S00°46'44"E, A DISTANCE OF 269.62 FEET; THENCE N89°32'04"E, A DISTANCE OF 77.45 FEET; THENCE S01°14'35"W, A DISTANCE OF 432.88 FEET; THENCE S00°07'47"E, A DISTANCE OF 329.18 FEET; THENCE S03°26'41"E, A DISTANCE OF 196.86 FEET; THENCE S23°09'40"E, A DISTANCE OF 128.72 FEET; THENCE S45°13'49"E, A DISTANCE OF 427.79 FEET; THENCE S64°44'18"E, A DISTANCE OF 100.12 FEET; THENCE S87°03'31"E, A DISTANCE OF 161.89 FEET; THENCE N85°46'39"E, A DISTANCE OF 177.18 FEET; THENCE N68°25'48"E, A DISTANCE OF 123.34 FEET; THENCE N45°53'30"E, A DISTANCE OF 248.82 FEET; THENCE N70°24'08"E, A DISTANCE OF 320.11 FEET; THENCE N71°57'07"E, A DISTANCE OF 148.44 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S00°18'13"E ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 27, A DISTANCE OF 1299.24 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S89°13'58"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1303.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S00°13'01"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2618.05 FEET TO THE NORTHEAST CORNER OF SAID SECTION 33; THENCE N89°33'40"E ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2609.84 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°43'20"E ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 1327.49 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S89°29'44"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 2617.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE S89°18'28"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 652.31 FEET; THENCE N19°47'37"W, A DISTANCE OF 621.00 FEET; THENCE N14°31'09"W, A DISTANCE OF 68.94 FEET; THENCE N74°20'54"E, A DISTANCE OF 298.53 FEET; THENCE N11°57'55"W, A DISTANCE OF 304.02 FEET; THENCE N83°36'56"W, A DISTANCE OF 93.00 FEET; THENCE N10°15'18"W, A DISTANCE OF 312.86 FEET; THENCE N86°16'13"W, A DISTANCE OF 39.05 FEET; THENCE N00°06'02"W, A DISTANCE OF 227.50 FEET; THENCE N85°30'50"W, A DISTANCE OF 102.24 FEET; THENCE N30°49'26"W, A DISTANCE OF 350.24 FEET; THENCE N17°21'42"W, A DISTANCE OF 735.54 FEET; THENCE N35°52'47"E, A DISTANCE OF 99.84 FEET; THENCE N00°13'19"W, A DISTANCE OF 192.27 FEET; THENCE S89°06'58"E, A DISTANCE OF 592.99 FEET; THENCE N69°49'27"E, A DISTANCE OF 130.24 FEET; THENCE N03°10'17"W, A DISTANCE OF 182.93 FEET; THENCE N09°52'45"E, A DISTANCE OF 383.92 FEET; THENCE N67°15'53"W, A DISTANCE OF 418.07 FEET; THENCE N41°43'11"W, A DISTANCE OF 465.35 FEET; THENCE N32°48'52"W, A DISTANCE OF 557.65 FEET; THENCE N37°33'25"W, A DISTANCE OF 188.31 FEET; THENCE N01°50'52"W, A DISTANCE OF 812.82 FEET; THENCE N01°43'25"W, A DISTANCE OF 207.96 FEET; THENCE N03°54'36"W, A DISTANCE OF 405.84 FEET; THENCE N89°28'41"E, A DISTANCE OF 187.04 FEET; THENCE N01°33'39"W, A DISTANCE OF 167.42 FEET; THENCE N39°30'38"E, A DISTANCE OF 119.84 FEET; THENCE N02°57'02"W, A DISTANCE OF 105.96 FEET; THENCE N25°41'36"W, A DISTANCE OF 151.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 60TH AVENUE WEST; THENCE N00°52'07"W, A DISTANCE OF 54.99 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N89°07'53"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1174.22 FEET; TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 276.10 ACRES, INCLUDING 2.37 ACRES OF ROAD RIGHT-OF-WAY EASEMENT, SUBJECT TO EASEMENTS OF RECORD.

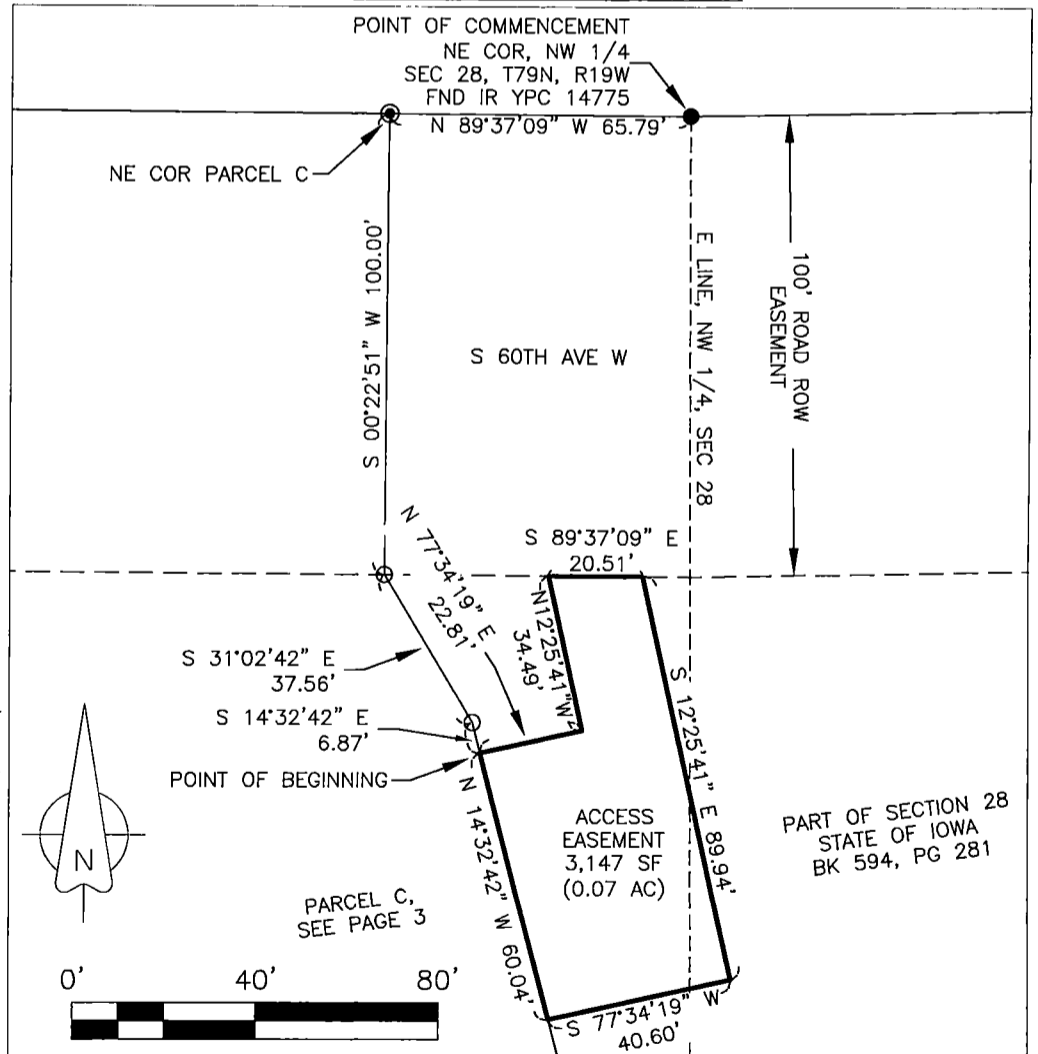
**PARCEL E - AREAS IN 1/4 1/4:**

- SECTION 27:  
SW 1/4, NW 1/4 = 31.93 AC (THIS AREA IS ZONED "COMMERCIAL")
- SECTION 28:  
NW 1/4, NE 1/4 = 7.55 AC (INCLUDING 0.21 ACRES ROAD ROW)  
NE 1/4, NE 1/4 = 32.25 AC (INCLUDING 2.16 ACRES ROAD ROW)  
SE 1/4, NE 1/4 = 38.66 AC  
SW 1/4, NE 1/4 = 6.22 AC  
NE 1/4, SE 1/4 = 24.28 AC  
SE 1/4, SE 1/4 = 33.13 AC  
SW 1/4, SE 1/4 = 0.03 AC
- SECTION 33:  
NE 1/4, NE 1/4 = 22.31 AC
- SECTION 34:  
NW 1/4, NW 1/4 = 39.89 AC  
NE 1/4, NW 1/4 = 39.85 AC

**PARCEL C ACCESS EASEMENT DESCRIPTION:**

A TRACT OF LAND IN THE NORTH 1/2 OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE N89°37'09"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 65.79 FEET; THENCE S00°22'51"W, A DISTANCE OF 100 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 60TH AVENUE WEST; THENCE S31°02'42"E, A DISTANCE OF 37.56 FEET; THENCE S14°32'42"E, A DISTANCE OF 6.87 FEET TO THE POINT OF BEGINNING; THENCE N77°34'19"E, A DISTANCE OF 22.81 FEET; THENCE N12°25'41"W, A DISTANCE OF 34.49 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°37'09"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.51 FEET; THENCE S12°25'41"E, A DISTANCE OF 89.94 FEET; THENCE S77°34'19"W, A DISTANCE OF 40.60 FEET; THENCE N14°32'42"W, A DISTANCE OF 60.04 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3,147 SQUARE FEET, OR 0.07 ACRES.

**PARCEL C ACCESS EASEMENT DETAIL**



DRAWN DATE: 7/19/2024

REV DATE: 9/16/24

DRAWN BY: N CARTER

SCALE: 1" = 40'

PAGE 7 OF 9

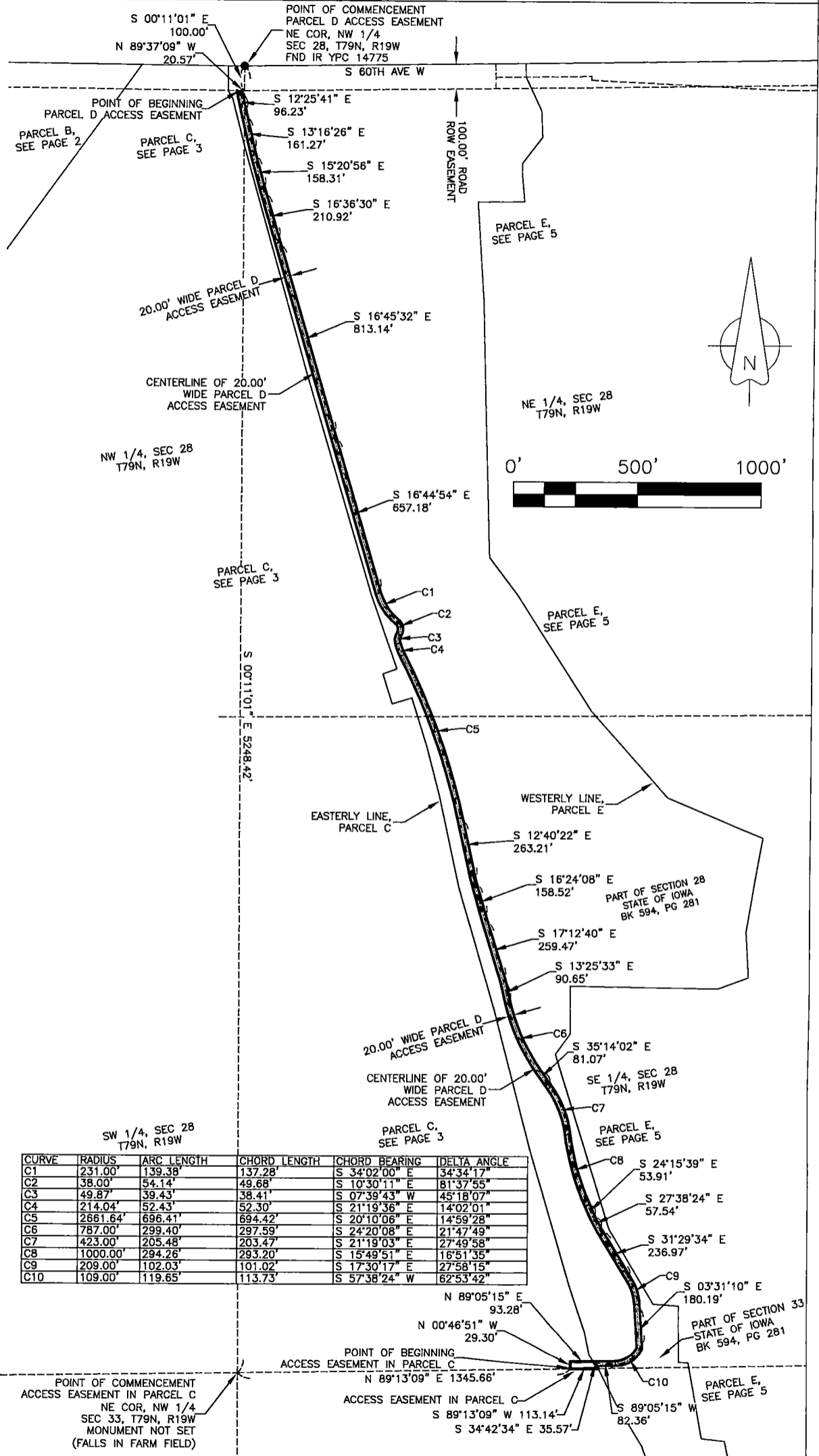
PROJECT #24-104

**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
- CM CONCRETE MONUMENT
- ROW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- POB POINT OF BEGINNING

# PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	231.00'	139.38'	137.28'	S 34°02'00" E	34°34'17"
C2	38.00'	54.14'	49.68'	S 10°30'11" E	81°37'55"
C3	49.87'	39.43'	38.41'	S 07°39'43" W	45°18'07"
C4	214.04'	52.43'	52.30'	S 21°19'36" E	14°02'01"
C5	2681.64'	696.41'	694.42'	S 20°10'06" E	14°59'28"
C6	787.00'	299.40'	297.59'	S 24°20'08" E	21°47'49"
C7	423.00'	205.48'	203.47'	S 21°19'03" E	27°49'58"
C8	1000.00'	294.26'	293.20'	S 15°49'51" E	16°51'35"
C9	209.00'	102.03'	101.02'	S 17°30'17" E	27°58'15"
C10	109.00'	119.65'	113.73'	S 57°38'24" W	62°53'42"

DRAWN DATE: 7/19/2024  
 REV DATE: 9/16/24  
 DRAWN BY: N CARTER  
 SCALE: 1" = 500'  
 PAGE 8 OF 9  
 PROJECT #24-104

**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  
 PPC PINK PLASTIC CAP  
 YPC YELLOW PLASTIC CAP  
 PI POINT OF INTERSECTION  
 CM CONCRETE MONUMENT  
 ROW RIGHT-OF-WAY  
 IR IRON ROD  
 IP IRON PIPE  
 CL CENTERLINE  
 POB POINT OF BEGINNING



## PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D AND PARCEL E IN THE W 1/2, NW 1/4, SEC 27; SEC 28; E 1/4, SEC 29; SEC 33; AND THE N 1/2, NW 1/4, SEC 34, ALL IN T79N, R19W, JASPER COUNTY, IOWA

FLOWAGE, PONDING AND DRAINAGE EASEMENT ("FPDE") #1 DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN FILE 2004-1346, IN THE OFFICE OF THE JASPER COUNTY RECORDER; THENCE S41°36'51"W, A DISTANCE OF 498.02 FEET TO THE POINT OF BEGINNING; THENCE S01°14'35"W, A DISTANCE OF 63.08 FEET; THENCE S00°07'47"E, A DISTANCE OF 79.92 FEET; THENCE N89°09'22"W, A DISTANCE OF 927.02 FEET; THENCE N07°22'16"E, A DISTANCE OF 267.06 FEET; THENCE S81°22'43"E, A DISTANCE OF 904.06 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 4.29 ACRES.

FLOWAGE, PONDING AND DRAINAGE EASEMENT ("FPDE") #2 DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 (NE 1/4) OF SAID SECTION 28; THENCE N00°19'12"W ALONG THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 1118.95 FEET TO THE POINT OF BEGINNING; THENCE S15°24'36"W, A DISTANCE OF 292.65 FEET; THENCE S57°50'08"W, A DISTANCE OF 980.08 FEET; THENCE N77°33'11"W, A DISTANCE OF 169.19 FEET; THENCE N01°27'28"W, A DISTANCE OF 248.94 FEET; THENCE N56°30'19"E, A DISTANCE OF 1152.10 FEET; THENCE S45°13'49"E, A DISTANCE OF 166.47 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 9.40 ACRES.

FLOWAGE, PONDING AND DRAINAGE EASEMENT ("FPDE") #3 DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 (NE 1/4) OF SAID SECTION 28; THENCE S01°13'01"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°13'01"E ALONG SAID EAST LINE, A DISTANCE OF 135.41 FEET; THENCE N68°48'45"W, A DISTANCE OF 554.47 FEET; THENCE N09°52'45"E, A DISTANCE OF 103.38 FEET; THENCE N67°15'53"W, A DISTANCE OF 418.07 FEET; THENCE N41°43'11"W, A DISTANCE OF 257.40 FEET; THENCE N41°31'19"E, A DISTANCE OF 319.59 FEET; THENCE S34°09'37"E, A DISTANCE OF 199.11 FEET; THENCE S22°30'58"E, A DISTANCE OF 134.99 FEET; THENCE S55°20'21"E, A DISTANCE OF 827.04 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 5.76 ACRES.

DRAWN DATE: 7/19/2024

REV DATE: 9/16/24

DRAWN BY: N CARTER

SCALE: -

PAGE 9 OF 9

PROJECT #24-104

**SYMBOLS LEGEND:**

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

● SET MAG NAIL

● FOUND MONUMENT AS NOTED

M MEASURED DISTANCE

ROW RIGHT-OF-WAY

R RECORDED DISTANCE

IR IRON ROD

PPC PINK PLASTIC CAP

IP IRON PIPE

YPC YELLOW PLASTIC CAP

CL CENTERLINE

PI POINT OF INTERSECTION

PDB POINT OF

CM CONCRETE MONUMENT

BEGINNING