

INDEX LEGEND
LOCATION: PART NE 1/4 - NW 1/4, PART NE 1/4, PART SE 1/4 - NW 1/4 &
N 6 ACRES - NW 1/4 - SE 1/4 - SECTION 15-83-13
REQUESTOR: NOVAK LAND, LLC
PROPRIETOR: NOVAK LAND, LLC
SURVEYOR: ANTHONY D. FREDERICK, PLS #21103
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: tfrederick@hart-frederick.com (319) 545-7215

HFC HART-FREDERICK CONSULTANTS P.C.
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone (319) 545-7215

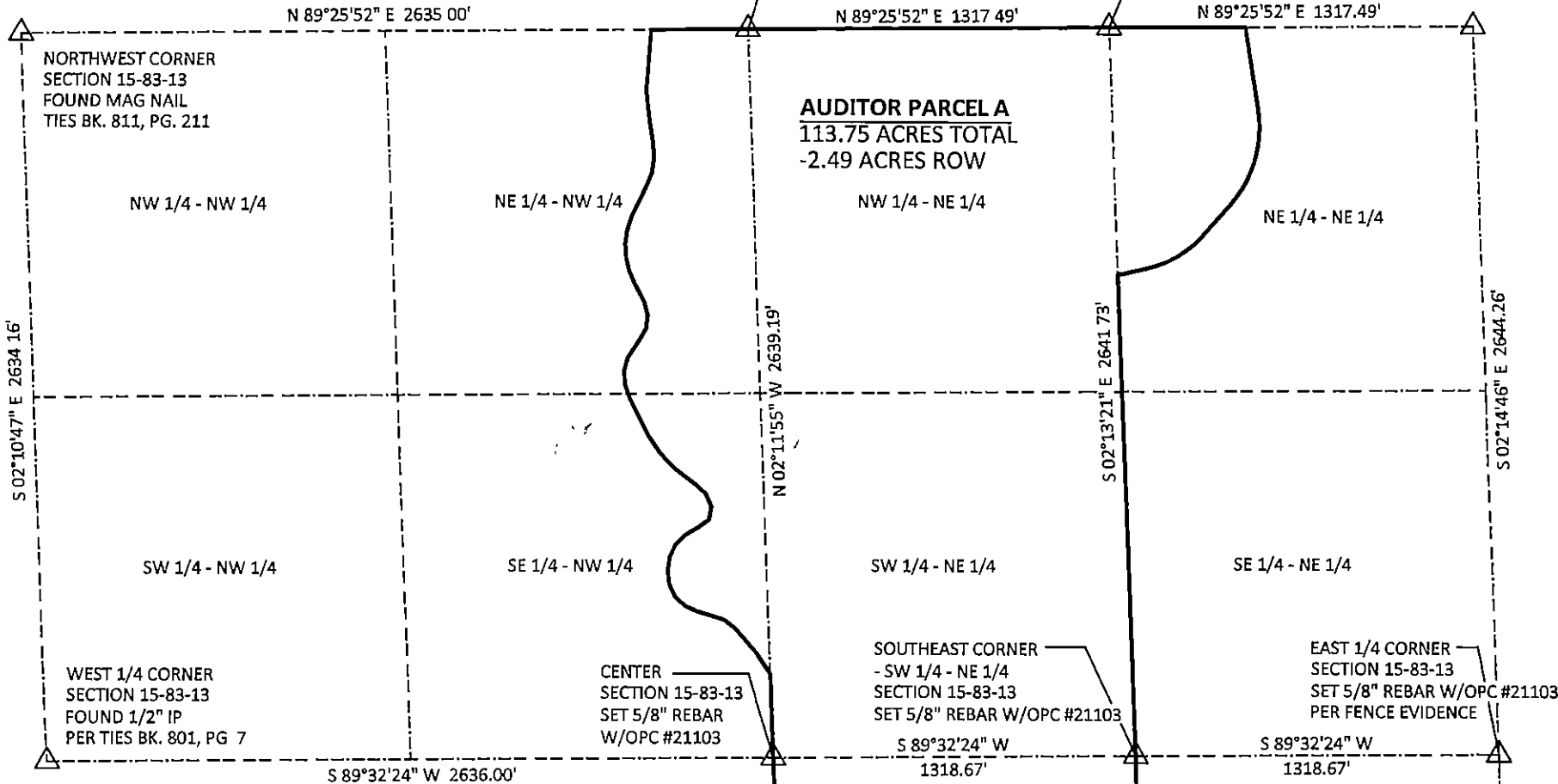
LEGEND

△ GOVERNMENT CORNER
— PROPERTY/BOUNDARY LINES
--- SECTION LINES

NORTH 1/4 CORNER
SECTION 15-83-13
FOUND GIN SPIKE
TIES BK. 811, PG. 211

NORTHEAST CORNER
- NW 1/4 - NE 1/4
SECTION 15-83-13
FOUND GIN SPIKE
TIES BK. 811, PG. 210

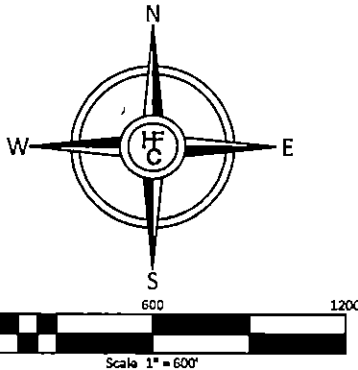
NORTHEAST CORNER
SECTION 15-83-13
CALC POSITION OF STONE
PER TIES BK. 811, PG. 210



AUDITOR PARCEL A

AUDITOR PARCEL A IS A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, PART NORTHEAST 1/4, PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 & THE NORTH 6 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 15, TOWNSHIP 83 NORTH, RANGE 13 WEST OF THE 5TH P.M., TAMA COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 13 WEST; THENCE N 89°25'52" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 1813.42 FEET; THENCE S 08°55'49" E, A DISTANCE OF 303.31 FEET; THENCE SOUTHERLY 376.98 FEET ALONG THE ARC OF A 423.65 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE 364.66 FOOT CHORD BEARS S 16°33'41" W; THENCE S 42°03'10" W, A DISTANCE OF 152.15 FEET; THENCE SOUTHWESTERLY 225.45 FEET ALONG THE ARC OF A 371.92 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 222.01 FOOT CHORD BEARS S 59°25'06" W; THENCE S 76°47'01" W, A DISTANCE OF 114.24 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4; THENCE S 02°13'21" E ALONG SAID EAST LINE, A DISTANCE OF 1744.76 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S 02°17'46" E ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 191.86 FEET; THENCE S 89°32'24" W, A DISTANCE OF 1319.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4; THENCE N 02°11'55" W ALONG SAID WEST LINE, A DISTANCE OF 191.85 FEET TO THE CENTER OF SECTION 15, THENCE N 02°11'55" W ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 305.73 FEET; THENCE N 34°40'59" W, A DISTANCE OF 85.00 FEET; THENCE N 41°18'31" W, A DISTANCE OF 125.00 FEET; THENCE N 52°43'36" W, A DISTANCE OF 50.00 FEET; THENCE N 73°01'13" W, A DISTANCE OF 100.00 FEET; THENCE N 66°46'36" W, A DISTANCE OF 50.00 FEET; THENCE N 47°46'27" W, A DISTANCE OF 50.00 FEET; THENCE N 24°43'20" W, A DISTANCE OF 50.00 FEET; THENCE N 06°48'07" W, A DISTANCE OF 50.00 FEET; THENCE N 08°59'17" E, A DISTANCE OF 50.00 FEET; THENCE N 26°21'21" E, A DISTANCE OF 50.00 FEET; THENCE N 46°21'07" E, A DISTANCE OF 50.00 FEET; THENCE N 58°59'47" E, A DISTANCE OF 50.00 FEET; THENCE N 55°13'13" E, A DISTANCE OF 50.00 FEET; THENCE N 09°47'53" E, A DISTANCE OF 50.00 FEET; THENCE N 24°01'40" W, A DISTANCE OF 50.00 FEET; THENCE N 47°28'54" W, A DISTANCE OF 50.00 FEET; THENCE N 52°48'02" W, A DISTANCE OF 100.00 FEET; THENCE N 43°05'40" W, A DISTANCE OF 75.00 FEET; THENCE N 34°00'56" W, A DISTANCE OF 75.00 FEET; THENCE N 27°03'18" W, A DISTANCE OF 150.00 FEET; THENCE N 18°18'23" W, A DISTANCE OF 50.00 FEET; THENCE N 04°50'31" W, A DISTANCE OF 50.00 FEET; THENCE N 15°38'58" E, A DISTANCE OF 50.00 FEET; THENCE N 33°45'46" E, A DISTANCE OF 75.00 FEET; THENCE N 29°24'23" E, A DISTANCE OF 50.00 FEET; THENCE N 06°39'51" E, A DISTANCE OF 50.00 FEET; THENCE N 14°54'28" W, A DISTANCE OF 50.00 FEET; THENCE N 28°11'05" W, A DISTANCE OF 75.00 FEET; THENCE N 23°22'31" W, A DISTANCE OF 50.00 FEET; THENCE N 13°34'57" W, A DISTANCE OF 50.00 FEET; THENCE N 02°58'37" W, A DISTANCE OF 50.00 FEET; THENCE N 08°12'45" E, A DISTANCE OF 50.00 FEET; THENCE N 17°46'27" E, A DISTANCE OF 50.00 FEET; THENCE N 26°04'50" E, A DISTANCE OF 125.00 FEET; THENCE N 21°39'32" E, A DISTANCE OF 50.00 FEET; THENCE N 08°37'53" E, A DISTANCE OF 50.00 FEET; THENCE N 02°46'29" W, A DISTANCE OF 50.00 FEET; THENCE N 08°43'14" W, A DISTANCE OF 100.00 FEET; THENCE N 06°03'08" W, A DISTANCE OF 100.00 FEET; THENCE N 04°19'58" E, A DISTANCE OF 221.18 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4; THENCE N 89°25'52" E ALONG SAID NORTH LINE, A DISTANCE OF 351.25 FEET TO THE POINT OF BEGINNING, CONTAINING 113.75 ACRES OF WHICH 2.49 ACRES ARE EXISTING COUNTY ROAD RIGHT OF WAY AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



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.

Anthony D. Frederick, P.L.S.
Iowa License Number: 21103
My license renewal date is December 31, 2021.
Pages covered by this seal: THIS SHEET ONLY



BASIS OF BEARING
IOWA RTN NORTH

PLAT OF SURVEY
AUDITOR PARCEL A
PART NE 1/4 - NW 1/4, PART NE 1/4, PART SE 1/4 - NW 1/4 & N 6 ACRES - NW 1/4 - SE 1/4
SECTION 15-83-13
TAMA COUNTY, IOWA

DATE: 12/21 DRN: ADF FLD BK: GPS PROJ. NO: 217276



510 State Street P O Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

- NORTHEAST CORNER
- NW 1/4 - NE 1/4
SECTION 15-83-13
FOUND GIN SPIKE
TIES BK 811, PG. 210

COUNTY ROAD E44

NORTH LINE - NORTHWEST 1/4

LED

·N 89°25'52" E 1813.42' NORTH LINE - NORTHEAST 1/4
1317 49'

495 93'

50' ROW LINE

N 89°25'52" E 1819.34'

AUDITOR PARCEL A
113.75 ACRES TOTAL
-2.49 ACRES ROW

NW 1/4 - NE 1/4
39.92 ACRES TOTAL
-1.51 ACRE ROW

NE 1/4 - NE 1/4
9.10 ACRES TOTAL
-0.57 ACRE ROW

D = 50°59'00"
 CH = S 16°33'41" W
 T = 202.00 FT
 R = 423.65 FT
 L = 376.98 FT
 CL = 364.66 FT

E 1/4 - NW 1/4
2.49 ACRES TOTAL
0.41 AC ROW

-ALONG THE
CENTERLINE OF
SALT CREEK

SE 1/4 - NW 1/4
6.49 ACRES

—ALONG THE
CENTERLINE OF
SALT CREEK

SW 1/4 - NE 1/4
39.94 ACRES

NUMBER	DIRECTION	DISTANCE
L1	S 08°55'49" E	303.31'
L2	S 42°03'10" W	152.15'
L3	N 76°47'01" E	114.24'
L4	S 02°17'46" E	191.86'
L5	N 02°11'55" W	191.85'
L6	N 02°11'55" W	305.73'
L7	N 34°40'59" W	85.00'
L8	N 41°18'31" W	125.00'
L9	N 52°43'36" W	50.00'
L10	N 73°01'13" W	100.00'
L11	N 66°46'36" W	50.00'
L12	N 47°46'27" W	50.00'
L13	N 24°43'20" W	50.00'
L14	N 06°48'07" W	50.00'
L15	N 08°59'17" E	50.00'
L16	N 26°21'21" E	50.00'
L17	N 46°21'07" E	50.00'
L18	N 58°59'47" E	50.00'
L19	N 55°13'13" E	50.00'
L20	N 09°47'53" E	50.00'
L21	N 24°01'40" W	50.00'
L22	N 47°28'54" W	50.00'
L23	N 52°48'02" W	100.00'
L24	N 43°05'40" W	75.00'
L25	N 34°00'56" W	75.00'

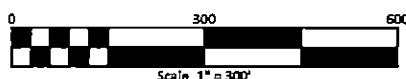
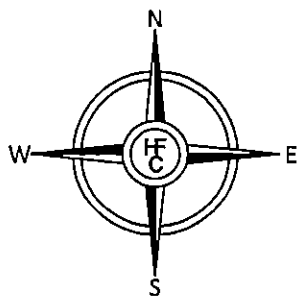
NUMBER	DIRECTION	DISTANCE
L26	N 27°03'18" W	150.00'
L27	N 18°18'23" W	50.00'
L28	N 04°50'31" W	50 00'
L29	N 15°38'58" E	50.00'
L30	N 33°45'46" E	75 00'
L31	N 29°24'23" E	50.00'
L32	N 06°39'51" E	50.00'
L33	N 14°54'28" W	50.00'
L34	N 28°11'05" W	75.00'
L35	N 23°22'31" W	50.00'
L36	N 13°34'57" W	50.00'
L37	N 02°58'37" W	50.00'
L38	N 08°12'45" E	50.00'
L39	N 17°46'27" E	50.00'
L40	N 26°04'50" E	125.00'
L41	N 21°39'32" E	50.00'
L42	N 08°37'53" E	50.00'
L43	N 02°46'29" W	50.00'
L44	N 08°43'14" W	100.00'
L45	N 06°03'08" W	100.00'
L46	N 04°19'58" E	221.18'
L47	S 02°11'55" E	50.02'
L48	S 08°55'49" E	50.54'
L49	N 04°19'58" E	50.18'
L50	N 89°25'52" E	351 25'
L51	N 89°25'52" E	356.96'

CENTER
SECTION 15-83-13
SET 5/8" REBAR
W/OPC #21103

NW 1/4 - SE 1/4
5.81 ACRES

S 89°32'24" W 1319.00'

— SOUTHEAST CORNER
- SW 1/4 - NE 1/4
SECTION 15-83-13
SET 5/8" REBAR W/OPC #21103



LEGEND

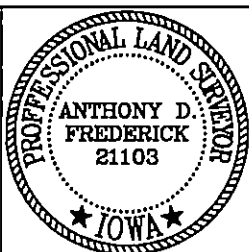
-  GOVERNMENT CORNER
 SET 5/8" IRON ROD W/OCP #21103
 CUT "X" IN CONCRETE
 NOT SET IN CREEK
(R) RECORDED DIMENSIONS
(M) MEASURED DIMENSIONS
——— PROPERTY/BOUNDARY LINES
- - - - - RIGHT-OF-WAY LINES
- - - - - SECTION LINES
- - - - - LOT LINES PLATTED OR BY DEED

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.

Anthony D Frederick, P.L.S.
Iowa License Number: 2110
My license renewal date is 12/31/2014
Pages covered by this seal

Date _____

THIS SHEET ONLY



BASIS OF BEARING
IOWA RTN NORTH

PLAT OF SURVEY
AUDITOR PARCEL A
PART NE 1/4 - NW 1/4, PART NE 1/4, PART SE 1/4 - NW 1/4
& N 6 ACRES - NW 1/4 - SE 1/4
SECTION 15-83-13
TAMA COUNTY, IOWA

DATE. 12/21

DRN: ADF

FLD BK

GPS

PROJ NO.	217276
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PAGE 2 OF 2

\\2021 SURVEYS\217276 Novak Land LLC\DRAWING\217276.DWG, 12/10/2021 8:13:46 AM, BICOH MP C3004ex PCL 6(SOUTH)