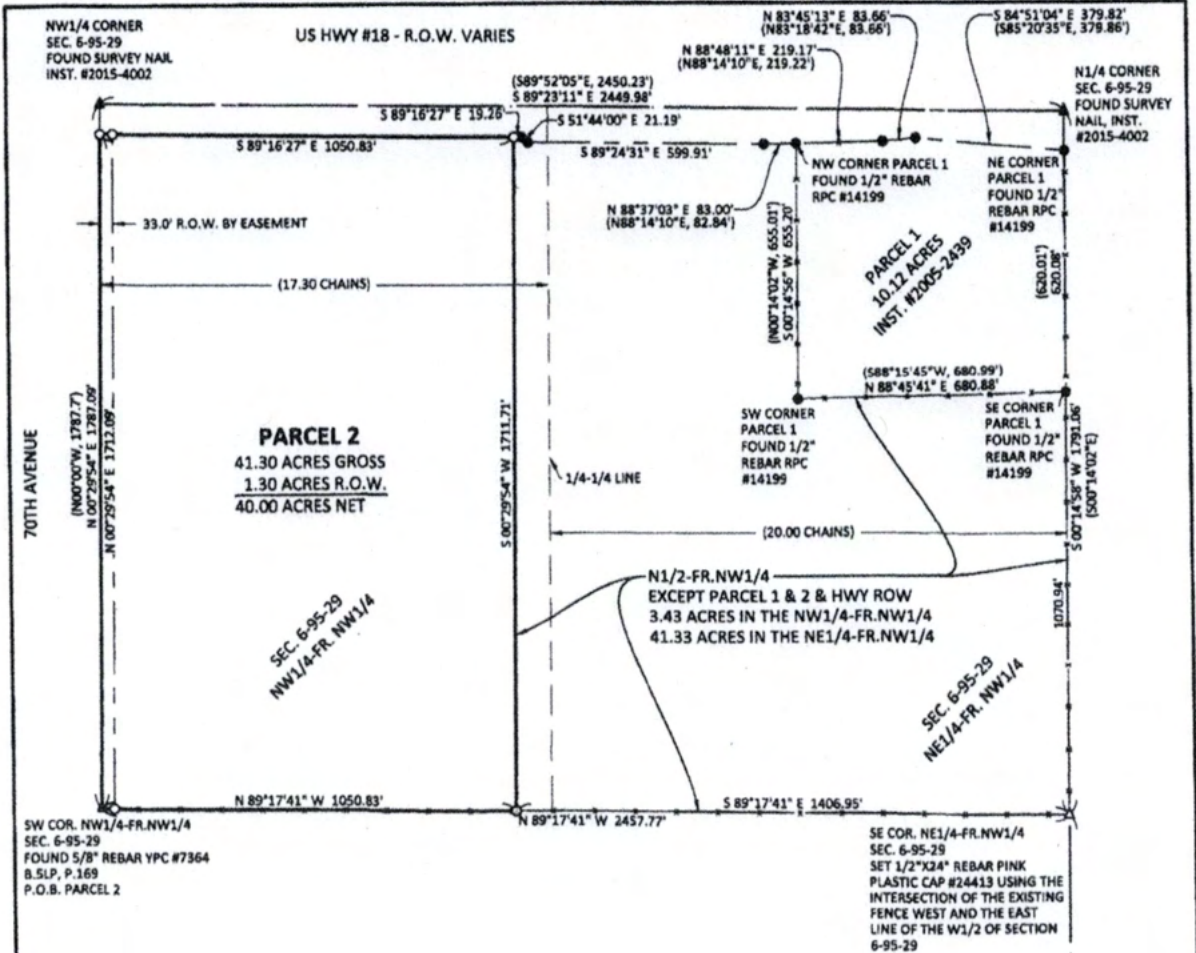


Tract 2 Summary

Document: 2024 2357
 Book: 2024 Page: 2357
 Date: 10/17/2024 at 1:33:41.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Number of Pages: 1
 Rev Transfer Tax: \$0.00
 Karen M. Benschoter Recorder
 Kossuth County, Iowa

INDEX LEGEND	
LOCATION	PART OF THE NW1/4-FR. NW1/4 OF SEC. 6-T95N-R29W, 5TH P.M., KOSSUTH COUNTY, IOWA
REQUESTOR:	MICHELE A. BELL
PROPRIETOR:	MARK R. MONTAG, MARY B. FRIEND, MICHELE A. BELL, COLLEEN LACY
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1809 US HWY 18 EAST, ALGONA, IA 50511 (515) 395-3140

FOR RECORDER USE ONLY



LEGAL DESCRIPTION - PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 95 NORTH, RANGE 29 WEST OF THE 5TH P.M., KOSSUTH COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 6; THENCE N00°29'54"E, 1711.09 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 6 TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18; THENCE S89°16'27"E, 1050.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S00°29'54"W, 1711.71 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 6; THENCE N89°17'41"W, 1050.83 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

NOTES:

- THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
- THIS PLAT MEETS OR EXCEEDS IOWA CODE 355.
- BEARINGS AND DISTANCES SHOWN ARE FROM THE IA STATE PLANE COORDINATE SYSTEM - NORTH ZONE, U.S. SURVEY FOOT.
- RECORD BEARINGS AND DISTANCES SHOWN ARE FROM: BOOK 51P, PAGE 169 INST. #2005-2439 BOOK 91, PAGE 515 BOOK 148, PAGE 212
- PARENT PARCEL DEED OF RECORD IS INST. #2024-1661
- FIELDWORK COMPLETED ON: 2024-10-09
- CLOSEST ADDRESS IS: 706 HWY 18

LEGEND:

- FOUND 5/8" REBAR WITH IADOT ALUMINUM CAP
- SET 1/2"x3/4" REBAR PINK PLASTIC CAP #24413
- ▲ FOUND SECTION CORNER AS NOTED
- △ SECTION CORNER SET AS NOTED
- (R) RECORDED DIMENSION
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- x — FENCE IN PLACE



I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Luke Ahrens

LUKE D. AHRENS, P.L.S.
 LICENSE NUMBER 24413 DATE 10/17/24
 MY LICENSE RENEWAL DATE IS 12/31/2025
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

PLAT OF SURVEY - PARCEL 2
 PART OF THE NW1/4-FR. NW1/4 OF SEC. 6-T95N-R29W, 5TH P.M., KOSSUTH COUNTY, IOWA

BOLTON & MENK

1809 US HWY 18 EAST
 ALGONA, IA 50511
 (515) 395-3140

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