

INDEX LEGEND

General Description: Sec. 22-T87N-R15W, NE 1/4 & SE 1/4
 Sec. 23-T87N-R15W, NW 1/4 & SW 1/4
 Surveyor: Kyle J. Helland
 Surveying Company/ Return To: Helland Engineering & Surveying, Ltd.
 6109 Chancellor Drive
 Cedar Falls, Iowa 50613-6916
 (319)-266-0161

Instrument #: 2021-3023
 12/10/2021 11:30:34 AM Total Pages: 10
 PL SURVEY PLAT
 Recording Fee: \$ 52.00
 Travis Case, Recorder, Grundy County Iowa

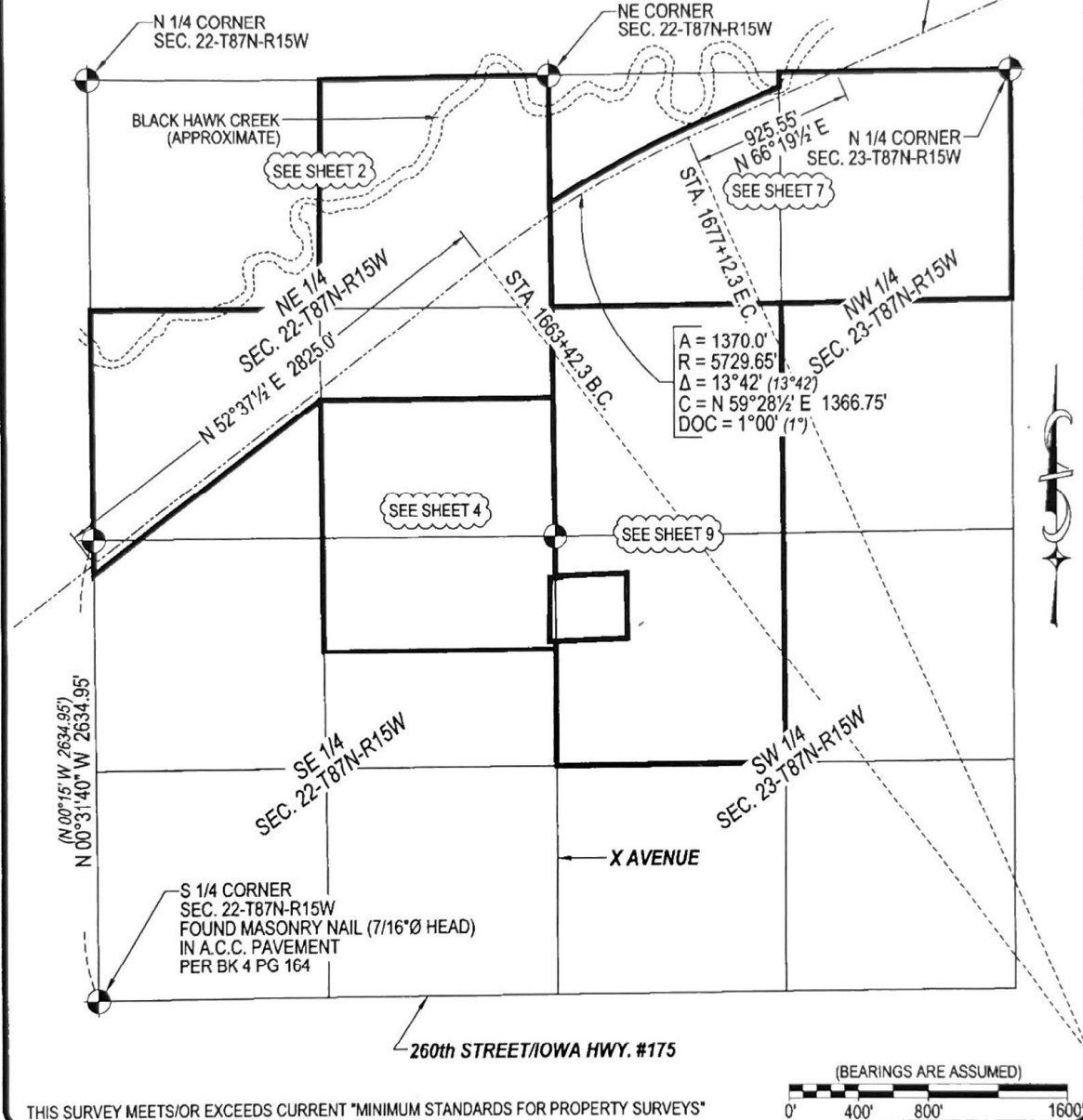
Survey Requested By: Stuart Gordon
 Proprietor: Sieh Terra, Ltd.

ity Recorder's use.

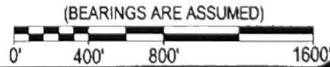
CENTERLINE FORMER CHICAGO & NORTH WESTERN TRANSPORTATION CO. (f.k.a. CHICAGO GREAT WESTERN RAILWAY CO.) (TRACKS REMOVED)

SEE SHEET 6 FOR DESCRIPTION OF PARCEL "799-B"
 SEE SHEET 8 FOR LEGEND & LOCATION MAP

Dates of Survey: 10/25/2021, 11/17/2021 and 11/22/2021



THIS SURVEY MEETS/OR EXCEEDS CURRENT *MINIMUM STANDARDS FOR PROPERTY SURVEYS*



HELLAND ENGINEERING & SURVEYING, LTD.
 6109 Chancellor Drive
 Cedar Falls, Iowa 50613-6916
 (319)-266-0161

SHEET 1 OF 10

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212 (OO) RECORDED AS FILE NAME: 21-239.DWG
 SCALE: 1" = 800' PROJECT # 21-239 DRAWN BY: JPH
 OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)



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.
 Kyle J. Helland
 License Number 23212
 My license renewal date is December 31, 2021.
 All pages or sheets are covered by this seal except:

PLAT OF SURVEY OF PART OF NE 1/4 & PART OF SE 1/4 SEC. 22-T87N-R15W PART OF NW 1/4 & PART OF SW 1/4 SEC. 23-T87N-R15W GRUNDY COUNTY, IOWA FOR SIEH TERRA, LTD.

PARCEL "799-B"
 43.80 ACRES
 w/ 0.04 ACRES
 43.76 ACRES NET



N 1/2 NE 1/4 SE 1/4
 SEC. 22-T87N-R15W

PROPOSED
 20' INGRESS/EGRESS EASEMENT #3

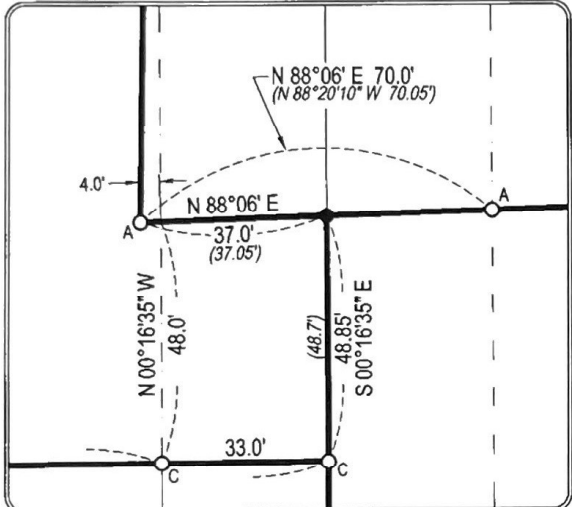
N 89°58'¼" W 30.2'
 (N 89°44' W 30.15')

PROPOSED
 INGRESS/
 EGRESS
 EASEMENT #4

N 89°58'¼" W 60.55'
 (N 89°44' W 60.5')

INGRESS/EGRESS EASEMENT
 PER BK 2003 PG 0820
 DATED 02/28/2003

DETAIL "C" (NOT TO SCALE)



PARCEL "691A"
 PLAT OF SURVEY
 BK 73-F PG 17
 DATED 12/09/2002

PARCEL "692A"
 PLAT OF SURVEY
 BK 73-F PG 17
 DATED 12/09/2002

(S 01°05'15" W 362.0')
 S 00°47'¼" W 362.0'

N 00°16'35" W

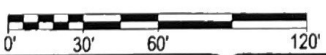
33.0' R.O.W.

SEE DETAIL "C"
 SE CORNER
 N 1/2 NE 1/4 SE 1/4

(1302.25')
 1302.3

S 89°34'35" W 1335.3'
 (S 89°50'¼" W 1335.25')

33.0' R.O.W.



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SHEET 5 OF 10

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
 (00')RECORDED AS FILE NAME: 21-239-B-2.DWG
 SCALE: 1" = 60' PROJECT # 21-239 DRAWN BY: JPH
 OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
 OF
 PART OF NE ¼ & PART OF SE ¼ SEC. 22-T87N-R15W
 PART OF NW ¼ & PART OF SW ¼ SEC. 23-T87N-R15W
 GRUNDY COUNTY, IOWA
 FOR
 SIEH TERRA, LTD.

THIS PLAT REPRESENTS A SURVEY OF PARCEL "799-B"

All that part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and all that part of the North Half of the Northeast Quarter of the Southeast Quarter (N 1/2 NE 1/4 SE 1/4) all in Section No. 22, Township No. 87 North, Range No. 15 West of the Fifth Principal Meridian, Grundy County, Iowa, described as follows:

Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter, point being a found 1/2" rebar in standard concrete monument;
thence along the East line of said Northeast Quarter of the Southeast Quarter South 00°16'35" East a distance of 231.75 feet to the Northeast corner of Parcel "691A" per Plat of Survey dated 12/09/2002 recorded in Book 73-F Page 17 in the Office of the Grundy County Recorder, point being a set 1/2" rebar with license #23212;
thence along the North line of said Parcel "691A" North 89°58'3/4" West a distance of 30.2 feet to the Northwest corner of said Parcel "691A", point being a found 1/2" rebar with license #6505;
thence along the West line of said Parcel "691A" South 00°47'3/4" West a distance of 362.0 feet to the Southwest corner of said Parcel "691A", point being a found 1/2" rebar with license #6505;
thence along the South line of said Parcel "691A" North 89°06' East a distance of 37.0 feet to the Southeast corner of said Parcel "691A", also being on the East line of said Northeast Quarter of the Southeast Quarter, point being a set 1/2" rebar with license #23212;
thence along said East line South 00°16'35" East a distance of 48.85 feet to the Southeast corner of the said North Half of Northeast Quarter of the Southeast Quarter, point being a found 1/2" rebar with license #16264;
thence along the South line of said North Half of the Northeast Quarter of the Southeast Quarter South 89°34'35" West a distance of 1,335.3 feet to the Southwest corner of said North Half of the Northeast Quarter of the Southeast Quarter, point being a found 3"Ø steel corner post in P.C.C. base;
thence along the West line of said North Half of the Northeast Quarter of the Southeast Quarter North 00°18'40" West distance of 645.5 feet to the Southwest corner of said Southeast Quarter of the Northeast Quarter, point being a found 1/2" rebar with license #16264;
thence along the West line of said Southeast Quarter of the Northeast Quarter North 00°27'1/4" West a distance of 792.15 feet to the Southeasterly right-of-way line of former Chicago and North Western Transportation Company (f.k.a. Chicago Great Western Railway Company), point being a set 1/2" rebar with license #23212;
thence North 89°34'35" East a distance of 1,335.7 feet to the East line of said Southeast Quarter of the Northeast Quarter, point being a set 1/2" rebar with license #23212;
thence along the East line of said Southeast Quarter of the Northeast Quarter South 00°27' East a distance of 796.25 feet to the point of beginning.
Containing 43.80 acres including 0.04 acres of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Parcel letter approved by County Auditor's Office.

DESCRIPTION OF INGRESS/EGRESS EASEMENT #3

The East 20.0 feet in even width of the above described Parcel "799-B" lying North of Parcel "691A" per Plat of Survey dated 12/09/2002 recorded in Book 73-F Page 17 in the Office of the Grundy County Recorder. Containing 20,560 sq. ft.

DESCRIPTION OF INGRESS/EGRESS EASEMENT #4

That part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) in Section No. 23, Township No. 87 North, Range No. 15 West of the Fifth Principal Meridian, Grundy County, Iowa, described as follows:

Beginning at the Northwest corner of Parcel "692A" per Plat of Survey dated 12/09/2002 recorded in Book 73-F Page 17 in the Office of the Grundy County Recorder;
thence along the West line of said Northwest Quarter of the Southwest Quarter North 00°16'35" West a distance of 100.0 feet;
thence South 14°17'3/4" East a distance of 103.2 feet to the North line of said Parcel "692A";
thence along said North line North 89°58'3/4" West a distance of 25.0 feet to the point of beginning.
Containing 1,250 sq. ft.

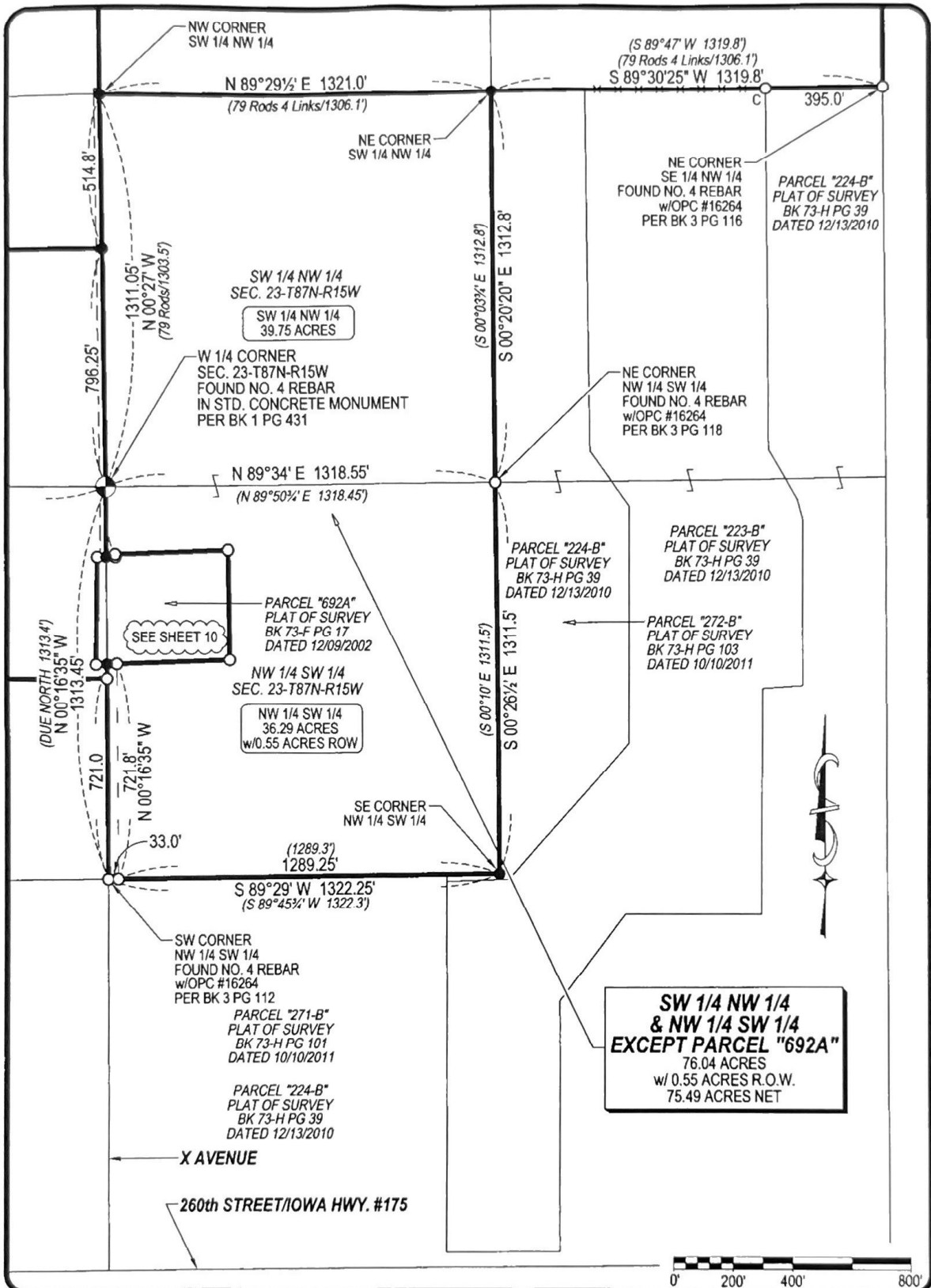


HELLAND ENGINEERING & SURVEYING, LTD.
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SHEET 6 OF 10

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00) RECORDED AS FILE NAME: 21-239-B-2.DWG
SCALE: N/A PROJECT # 21-239 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE 1/4 & PART OF SE 1/4 SEC. 22-T87N-R15W
PART OF NW 1/4 & PART OF SW 1/4 SEC. 23-T87N-R15W
GRUNDY COUNTY, IOWA
FOR
SIEH TERRA, LTD.



**SW 1/4 NW 1/4
& NW 1/4 SW 1/4
EXCEPT PARCEL "692A"**
76.04 ACRES
w/ 0.55 ACRES R.O.W.
75.49 ACRES NET



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SHEET 9 OF 10

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00) RECORDED AS FILE NAME: 21-239-D.DWG
SCALE: 1" = 400' PROJECT # 21-239 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE 1/4 & PART OF SE 1/4 SEC. 22-T87N-R15W
PART OF NW 1/4 & PART OF SW 1/4 SEC. 23-T87N-R15W
GRUNDY COUNTY, IOWA
FOR
SIEH TERRA, LTD.

**SW 1/4 NW 1/4
& NW 1/4 SW 1/4
EXCEPT PARCEL "692A"**
76.04 ACRES
w/ 0.55 ACRES R.O.W.
75.49 ACRES NET

W 1/4 CORNER
SEC. 23-T87N-R15W
FOUND NO. 4 REBAR
IN STD. CONCRETE MONUMENT
PER BK 1 PG 431

PROPOSED
INGRESS/EGRESS
EASEMENT #4

PROPOSED
20' INGRESS/EGRESS
EASEMENT #3

N 89°58'¼" W 60.55'
(N 89°44' W 60.5')

(S 88°16'30" W 381.8')
S 88°00' W 381.75'

S 03°59' E 9.55'
(S 03°58' E 9.5')

N 89°58'¼" W 30.35'
(N 89°44' W 30.35')

88°42'½"
(88°42'30")

PARCEL "691A"
PLAT OF SURVEY
BK 73-F PG 17
DATED 12/09/2002

(S 01°05'15" W 362.0)
S 00°47'42" W 362.0

PARCEL "692A"
PLAT OF SURVEY
BK 73-F PG 17
DATED 12/09/2002

INGRESS/EGRESS EASEMENT
PER BK 2003 PG 0820
DATED 02/28/2003

33.0' R.O.W.

N 88°06' E 33.0'
(N 88°20'10" E 33.05')

91°14"
(91°13'50")

N 00°42'½" W 369.55'
(N 00°26' W 369.5)

A

A

N 88°03' E 381.25'
(N 88°20'10" E 381.25')

NW 1/4 SW 1/4
SEC. 23-T87N-R15W

A

C

C

33.0' R.O.W.

X AVENUE

THIS RETRACEMENT PLAT REPRESENTS A SURVEY OF
The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) in
Section No. 23, Township No. 87 North, Range No. 15 West of the
Fifth Principal Meridian, Grundy County, Iowa,
AND
The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) in
in Section No. 23, Township No. 87 North, Range No. 15 West of the
Fifth Principal Meridian, Grundy County, Iowa, EXCEPT Parcel "692A"
per Plat of Survey dated 12/09/2002 recorded in Book 73-F Page 17 in
the Office of the Grundy County Recorder
Containing 76.04 acres including 0.55 acres of right-of-way.

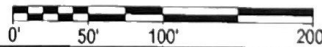
Subject to restrictions, easements, covenants, ordinances, and limited
access provisions of record and not of record.

PLAT OF SURVEY
BK 73-H PG 36
DATED 12/13/2010

N 00°16'35" W 721.0'

672.15'

N 00°16'35" W 721.8'



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SHEET 10 OF 10

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00) RECORDED AS FILE NAME: 21-239-D-2.DWG
SCALE: 1" = 100' PROJECT # 21-239 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE ¼ & PART OF SE ¼ SEC. 22-T87N-R15W
PART OF NW ¼ & PART OF SW ¼ SEC. 23-T87N-R15W
GRUNDY COUNTY, IOWA
FOR
SIEH TERRA, LTD.