

INDEX LEGEND

LOCATION

PARCEL 'C' PART OF THE SE 1/4 NE 1/4 S29-T98N-R15W OF THE 5TH P.M. MITCHELL COUNTY, IOWA

PROPRIETOR

JUNE M. JAHNEL AND CAROLYN PALSIC AS TRUSTEES OF THE JUNE M. JAHNEL REVOCABLE TRUST

SURVEY REQUESTED BY CAROLYN PALSIC

SURVEYOR COMPANY

STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947

RETURN TO:

BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401



Document 2018 2605

Book 2018 Page 2605 Type PLAT Pages 2 Date 12/21/2018 Time 10:39:53AM Rec Amt \$12.00

CHK PRF

PAT SKUSTER, RECORDER MITCHELL COUNTY IOWA

PLAT OF SURVEY

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'C' IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29-T98N-R15W OF THE 5TH P.M. MITCHELL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE EAST QUARTER CORNER (E 1/4 COR.) OF SAID SECTION TWENTY-NINE (29);

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-NINE (29) AND THE NORTHERLY RIGHT OF WAY (R.O.W.) LINE OF TROPHY AVENUE S89°12'12"W 853.18 FEET TO THE CENTERLINE OF SAID TROPHY AVENUE;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE AND ALONG A CURVE 37.40 FEET CONCAVE NORTHEASTERLY WITH A RADIUS OF 136.90 FEET, A CHORD BEARING AND DISTANCE OF N42°20'27"W 37.29 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE N34°31'01"W 583.66 FEET;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE AND ALONG A CURVE 226.11 FEET CONCAVE NORTHEASTERLY WITH A RADIUS OF 384.27 FEET, A CHORD BEARING AND DISTANCE OF N17°37'36"W 223.29 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE N00°44'11"W 411.87 FEET TO THE SOUTHERLY LINE OF THE EXCEPTION AS DESCRIBED IN DOCUMENT NUMBER 2012-381 FOUND AT THE MITCHELL COUNTY RECORDER'S OFFICE ;

THENCE ALONG SAID SOUTHERLY LINE S89°22'51"E 206.75 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTION;

THENCE ALONG THE EASTERLY LINE OF SAID EXCEPTION N00°31'13"E 193.82 FEET (NORTH 12 RODS) TO THE NORTHEAST CORNER OF SAID EXCEPTION AND THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-NINE (29);

THENCE ALONG SAID NORTHERLY LINE N89°30'36"E 1078.60 FEET TO THE NE CORNER (NE COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-NINE (29) AND THE CENTERLINE OF UNDERWOOD AVENUE;

THENCE ALONG SAID CENTERLINE AND THE EASTERLY LINE OF THE (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-NINE (29) S00°13'33"W 1322.06 FEET TO THE POINT OF BEGINNING (P.O.B.

SAID PARCEL 'C' CONTAINS 35.09 ACRES INCLUDING 2.55 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DOCUMENTS USED FOR THIS SURVEY

PLATS: DOC.#2000-653 CERTS: DOC.#2011-2134, DOC.#2004-001417, DOC.#2011-2125 DEED: DOC.#2012-381, BK.73 PG.231, BK.73 PG.296

SURVEYOR'S NOTES:

- 1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY. 2) I COULD NOT FIND ANY INFORMATION ON TROPHY ROAD. THE LOCATION WAS DETERMINED BY DOING AN AS-BUILT SURVEY OF THE ROAD, TOP BANKS, AND FENCELINES. 3) I HELD THE W'LY LINE OF THE SE 1/4 NE 1/4 AS THE W'LY R.O.W. LINE PER DOC.#2000-653, AND HELD THE S'LY LINE OF THE SE 1/4 NE 1/4 AS THE N'LY R.O.W. LINE. 4) THE CORNERS THAT FALL IN THE GRAVEL ROAD WILL BE SET IN THE SPRING OF 2019. 5) HELD THE FENCELINE TO HONOR LINES OF OCCUPATION FOR BK.73 PG.231 AND THE EXCEPTION IN DOC.#2012-381. THE AREA EQUALS THE SAME AS THE DEED CALLS FOR.

Table with 2 columns: Field Name, Value. Includes DATE SURVEYED 11-27-18, SCALE: AS SHOWN, PROJECT NO.: 181218, DRAWN BY: BVS, CHECKED BY: BVS, SHEET 1 of 2



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 Land Surveyor under the laws of the State of Iowa.

Signature of Benjamin Stark

Date 12-17-18

Benjamin Stark

Date

License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2019

STARK SURVEYING INC.

# PLAT OF SURVEY

NE COR. NW 1/4 NE 1/4  
S29-T98N-R15W  
FND. BRONZE SURVEY  
MARKER #19211  
PER DOC.#2011-2125

NE COR.  
S29-T98N-R15W  
FND. BRONZE SURVEY  
MARKER #19211  
PER DOC.#2011-2125

CURVE TABLE					
CURVE	Δ	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING
C-1	15°39'15"	136.90'	37.40'	37.29'	N 42°20'27" W
C-2	33°42'50"	384.27'	226.11'	223.29'	N 17°37'36" W
C-3	26°01'48"	351.27'	159.60'	158.22'	N 21°30'03" W
C-4	55°42'20"	103.90'	101.01'	97.08'	N 62°56'38" W

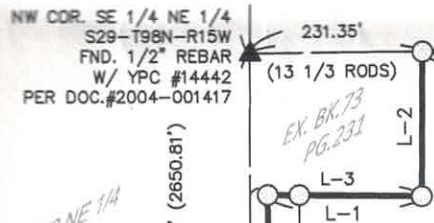
W'LY LINE  
NE 1/4 NE 1/4

NW COR. SE 1/4 NE 1/4  
S29-T98N-R15W  
FND. 1/2" REBAR  
W/ YPC #14442  
PER DOC.#2004-001417

NE COR. SE 1/4 NE 1/4  
S29-T98N-R15W  
SET 1/2" REBAR  
W/ YPC #23709

N89°30'36"E 1309.95' (1310.00')

N89°30'36"E 1078.60'



W 1/2 NE 1/4

SE 1/4 NE 1/4

**PARCEL 'C'**  
PART OF SE 1/4 NE 1/4  
S29-T98N-R15W

**AREA BREAKDOWN**  
TOTAL AREA.....35.09 AC.  
R.O.W. AREA.....2.55 AC.  
NET AREA.....32.54 AC.

W'LY LINE  
SE 1/4 NE 1/4  
AND R.O.W. LINE  
PER DOC.#2000-653

SW COR. SE 1/4 NE 1/4  
S29-T98N-R15W  
SET 1/2" REBAR  
W/ YPC #23709

CENTER  
S29-T98N-R15W  
FND. 1/2" REBAR  
W/ YPC 11442  
PER DOC.#2000-653

W'LY R.O.W. LINE  
UNDERWOOD AVE.

NE'LY R.O.W. LINE  
TROPHY AVE.

S'LY LINE  
SE 1/4 NE 1/4  
AND R.O.W. LINE  
TROPHY AVE.

E'LY LINE NE 1/4  
AND  
UNDERWOOD AVE.

1306.99' (1307.05')

S89°12'12"W 2613.97' (2614.03')

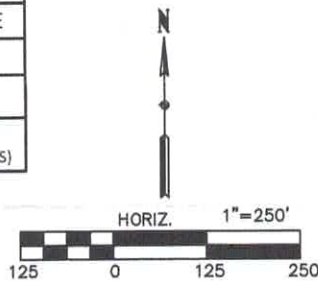
S89°12'12"W 853.18'

E 1/4 COR.  
S29-T98N-R15W  
FND. BRONZE SURVEY  
MARKER #19211  
PER DOC.#2011-2134  
P.O.B.

LINE TABLE		
	BEARING	DISTANCE
L-1	S 89°22'51" E	206.75'
L-2	N 00°31'13" E (NORTH)	193.82' (12 RODS)
L-3	S 89°22'51" E (EAST)	229.89' (13 1/3 RODS)

**SURVEYOR'S NOTES:**

- 1) IdRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
- 2) I COULD NOT FIND ANY INFORMATION ON TROPHY ROAD. THE LOCATION WAS DETERMINED BY DOING AN AS-BUILT SURVEY OF THE ROAD, TOP BANKS, AND FENCELINES.
- 3) I HELD THE W'LY LINE OF THE SE 1/4 NE 1/4 AS THE W'LY R.O.W. LINE PER DOC.#2000-653, AND HELD THE S'LY LINE OF THE SE 1/4 NE 1/4 AS THE N'LY R.O.W. LINE.
- 4) THE CORNERS THAT FALL IN THE GRAVEL ROAD WILL BE SET IN THE SPRING OF 2019.
- 5) HELD THE FENCELINE TO HONOR LINES OF OCCUPATION FOR BK.73 PG.231 AND THE EXCEPTION IN DOC.#2012-381. THE AREA EQUALS THE SAME AS THE DEED CALLS FOR.



DATE SURVEYED	11-27-18
SCALE:	AS SHOWN
PROJECT NO.:	181218
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

## LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- × CUT 'X'
- (0.00') RECORD MEASUREMENT
- ⑥ LOT NUMBER

**DOCUMENTS USED FOR THIS SURVEY**  
PLATS: DOC.#2000-653  
CERTS: DOC.#2011-2134,  
DOC.#2004-001417, DOC.#2011-2125  
DEED: DOC.#2012-381, BK.73 PG.231,  
BK.73 PG.296

STARK  
SURVEYING  
INC.