

Location: Section 20, T-70N, R-20W SW¹₄SW¹₄
Section 19, T-70N, R-20W SE¹₄SE¹₄ Parcel "A"
Requestor: Ryan Carlile, Ag & Business Legal Strategies
Proprietor: Mark A. & Joyce L. Brown, Assigned: Allison B. Brown
Surveyor: Todde W. Folkerts, P.L.S. #13651
Surveyor
Company: Folkerts Engineering, Inc.
Return To: 1203 Ilion Avenue, Chariton, Iowa 50049
(641) 203-0309

Folkerts Engineering, Inc. 1203 Ilion Avenue, Chariton, Iowa 50049 Phone (641) 203-0309

NW Corner SW¹₄SW¹₄
Section 20, T-70N, R-20W
Set 1/2"x30 iron rebar
with red cap #13651.

PLAT OF SURVEY

Parcel "A"

SW¹₄SW¹₄ of Section 20, T-70N, R-20W
SE¹₄SE¹₄of Section 19, T-70N, R-20W

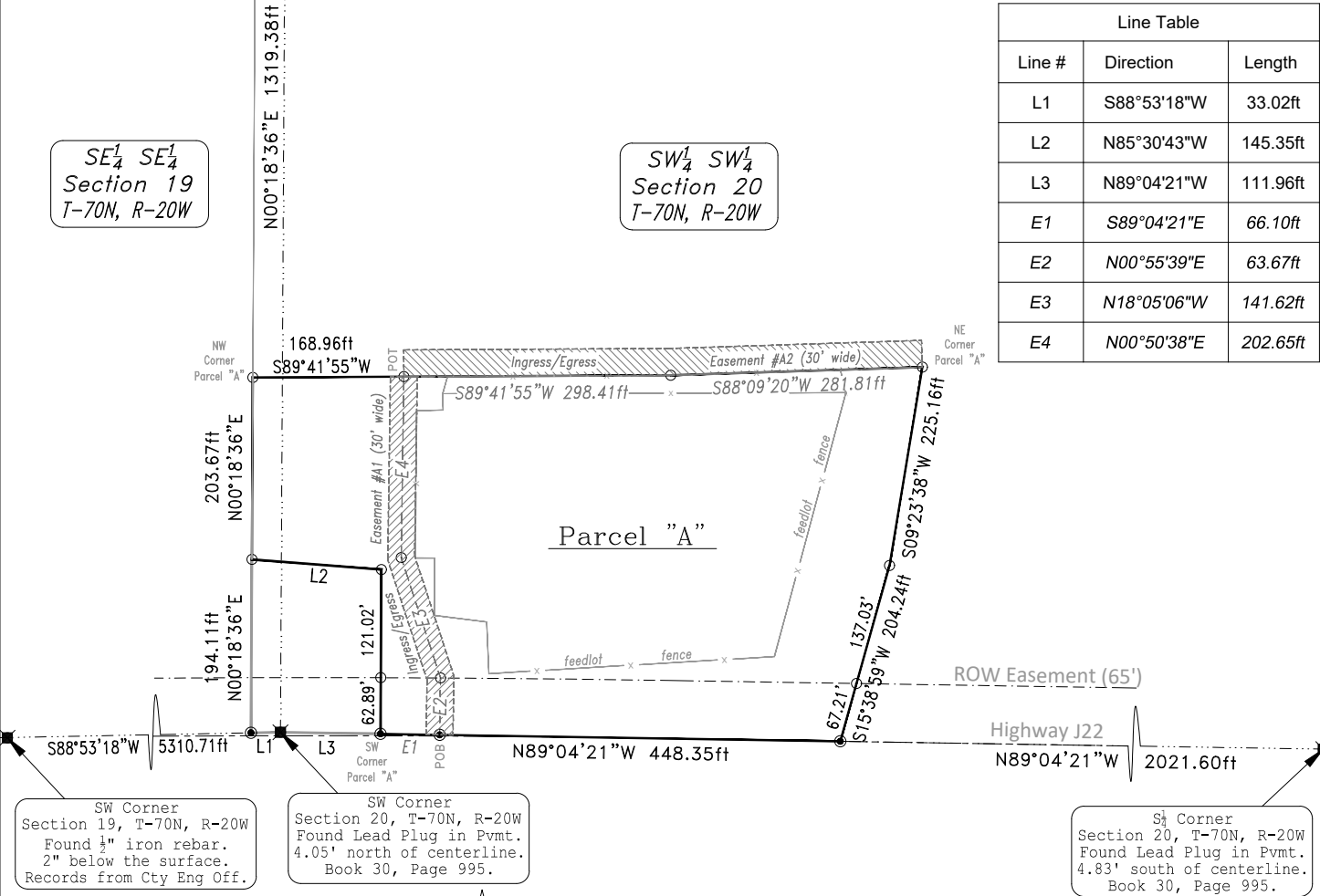
DESCRIPTION: Ingress/Egress Easement #A1

A 30.00 foot wide parcel of land in Parcel "A" of the SW¹₄SW¹₄ of Section 20, T-70N, R-20W of the 5th P.M., Wayne County, Iowa, being 15.00 feet on each side of the following described centerline:
Commencing at the SW Corner of said Parcel "A", Thence S89°04'21"E 66.10 feet along the south line of the SW¹₄SW¹₄ of said Section 20 to the Point Of Beginning, Thence N00°55'39"E 63.67 feet, Thence N18°05'06"W 141.62 feet, Thence N00°50'38"E 202.65 feet to the Point Of Termination on the north line of said Parcel "A".
Containing 0.28 acres, more or less, including 0.04 acres of existing right-of-way easement.

DESCRIPTION: Ingress/Egress Easement #A2

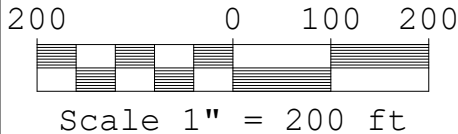
A 30.00 foot wide parcel of land in the SW¹₄SW¹₄of Section 20, T-70N, R-20W of the 5th P.M., Wayne County, Iowa, being on the north side of the following described centerline:
Beginning at the NE Corner of said Parcel "A", Thence S88°09'20"W 281.81 feet along the north line of Parcel "A" of the SW¹₄SW¹₄of said Section 20, Thence S89°41'55"W 298.41 feet along the north line of Parcel "A" of the SW¹₄SW¹₄of said Section 20 to the Point Of Termination. Containing 0.40 acres, more or less.

Line Table		
Line #	Direction	Length
L1	S88°53'18"W	33.02ft
L2	N85°30'43"W	145.35ft
L3	N89°04'21"W	111.96ft
E1	S89°04'21"E	66.10ft
E2	N00°55'39"E	63.67ft
E3	N18°05'06"W	141.62ft
E4	N00°50'38"E	202.65ft



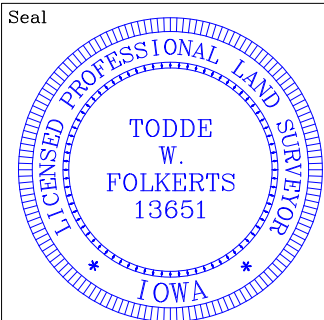
LEGEND

- Found Iron Rebar or Pipe
- Set 1/2"x30" Iron Rebar w/cap #13651 Red
- Found Stone/Iron Section Corner as noted
- ⊠ Set Section Corner as noted
- ⚓ Found R.O.W. Rail
- Found Iron Pipe



OWNER OF RECORD: Mark A. & Joyce L. Brown, Assigned: Allison B. Brown
SURVEY REQUESTED BY: Ryan Carlile, Ag & Business Legal Strategies

BASIS OF BEARINGS: Iowa Regional Coordinate System, Zone 12



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.

(signature) (date)
Todde W. Folkerts, P.E. & P.L.S. License No. 13651

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: 2 of 2

Allison Brown
J22 Highway
Promise City, Iowa 52583

Date 1/15/22 Drawn By twf No. 22-02