

**INDEX LEGEND**

**LOCATION**  
 PARCEL 'A' BEING PART OF THE  
 NW 1/4 SEC. 26-T95N-R24W  
 HANCOCK COUNTY, IOWA

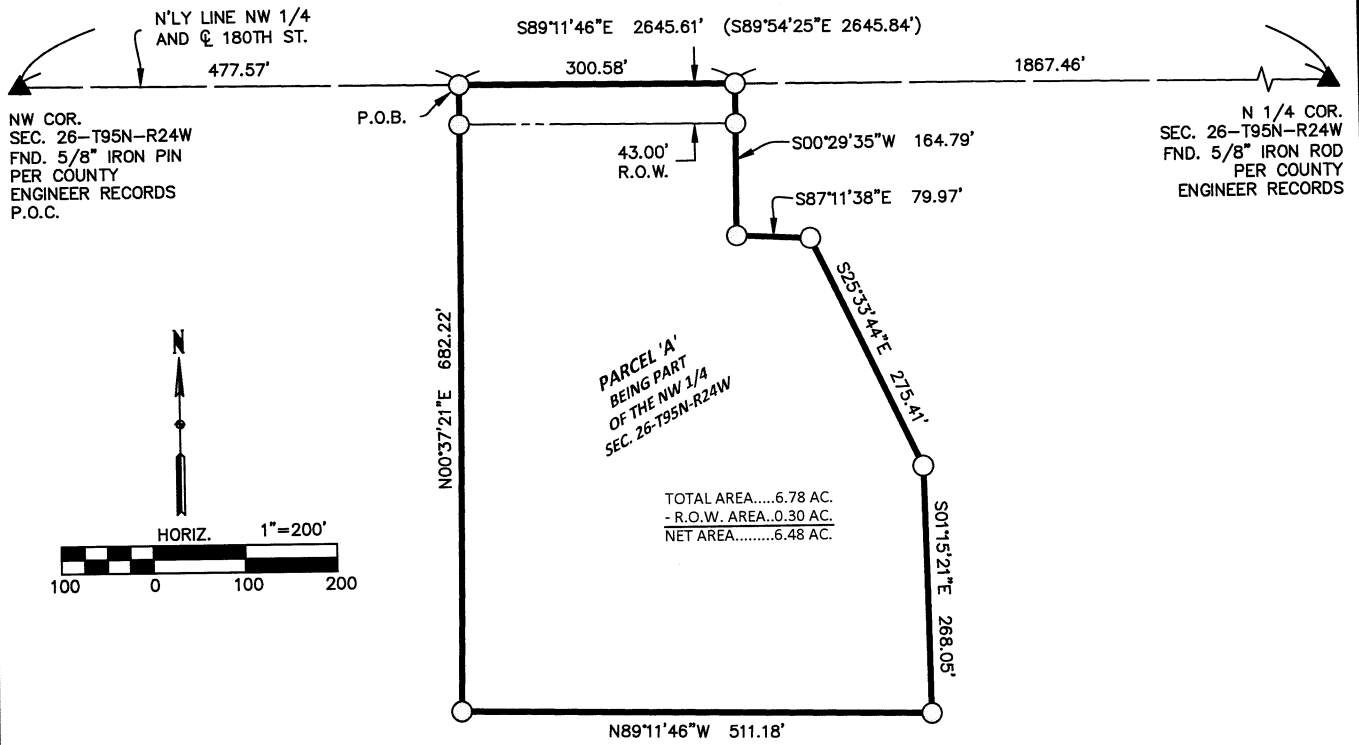
**PROPRIETOR**  
 ROBERT W. BUCKLEY

**SURVEY REQUESTED BY**  
 CHASE DUESENBERG

**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

# PLAT OF SURVEY



## DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26-T95N-R24W OF THE 5TH P.M. HANCOCK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER (NW COR.) OF SAID SECTION TWENTY-SIX (26);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S89°11'46"E (S89°54'25"E) 477.57 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-SIX (26) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID NORTHERLY LINE S89°11'46"E (S89°54'25"E) 300.58 FEET;

THENCE S00°29'35"W 164.79 FEET;

THENCE S87°11'38"E 79.97 FEET;

THENCE S25°33'44"E 275.41 FEET;

THENCE S01°15'21"E 268.05 FEET;

THENCE N89°11'46"W 511.18 FEET PARALLEL WITH SAID NORTHERLY LINE;

THENCE N00°37'21"E 682.22 FEET TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 6.78 ACRES INCLUDING 0.30 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

## 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 (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**

1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**

PLATS: BK. 4 PG. 318  
 CERTS: COUNTY ENGINEER RECORDS  
 DEED: INSTR. #21-2292  
 EASEMENT: BK. 60 PG. 254

DATE SURVEYED	2-13-23
SCALE:	AS SHOWN
PROJECT NO.:	23216
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



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.

*Benjamin Stark*  
 Benjamin Stark  
 Date 2-24-23

License number 23709 Sheets covered by this seal: 1  
 My license renewal date is December 31, 2023

**STARK  
 SURVEYING  
 INC.**