

INDEX LEGEND
LOCATION PARCEL 'A' BEING THE NW 1/4 OF THE NE 1/4 AND NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 SEC. 10-T85N-R20W OF THE 5TH P.M., AND THE NW 1/4 OF THE NW 1/4 AND SW 1/4 NW 1/4 SEC. 11-T85N-R20W OF THE 5TH P.M., ALL BEING IN MARSHALL COUNTY, IOWA
PROPRIETOR EDWARD OCHYLSKI, TRUSTEE OF THE EDWARD OCHYLSKI REVOCABLE TRUST U/A/D 11/7/86
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 THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 10-T85N-R20W OF THE 5TH P.M. AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) IN SECTION 11-T85N-R20W OF THE 5TH P.M. ALL BEING IN MARSHALL COUNTY, IOWA ALSO REFERENCED AS BEING PART OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10-T85N-R20W OF THE 5TH P.M. AND THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11-T85N-R20W OF THE 5TH P.M. ALL BEING IN MARSHALL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION TEN (10);

THENCE ON AN IOWA ZONE NINE (9) REGIONAL COORDINATE SYSTEM BEARING OF N89°58'56"E 2636.42 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TEN (10) TO THE NORTHEAST CORNER (NE COR.) THEREOF;

THENCE S89°58'47"E 1324.74 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION ELEVEN (11) TO THE NORTHEAST CORNER (NE COR.) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION ELEVEN (11);

THENCE S00°07'34"E 2639.25 FEET ALONG THE EASTERLY LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION ELEVEN (11) TO THE SOUTHEAST CORNER (SE COR.) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION ELEVEN (11);

THENCE N89°55'16"W 1308.97 FEET ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION ELEVEN (11) TO THE EAST QUARTER CORNER (E 1/4 COR.) OF SAID SECTION TEN (10);

THENCE N89°49'36"W 1322.22 FEET ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TEN (10) TO THE NORTHEAST CORNER (NE COR.) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10);

THENCE S00°02'57"W 125.00 FEET ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10);

THENCE N59°37'47"W 1536.26 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TEN (10);

THENCE N00°17'45"W 1981.40 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 231.47 ACRES INCLUDING 3.10 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

SURVEYOR'S NOTES:

1) IaRCS ZONE 9 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY

PLATS: DOC.#9504764, DOC.#2017-00001883,
CERTS: ENGINEER RECORDS, DOC.#2010-0000104, DOC.#9920996,
DOC.#9504765
DEED: DOC.#201300006238

DATE SURVEYED	6-30-23
SCALE:	AS SHOWN
PROJECT NO.:	23266
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2

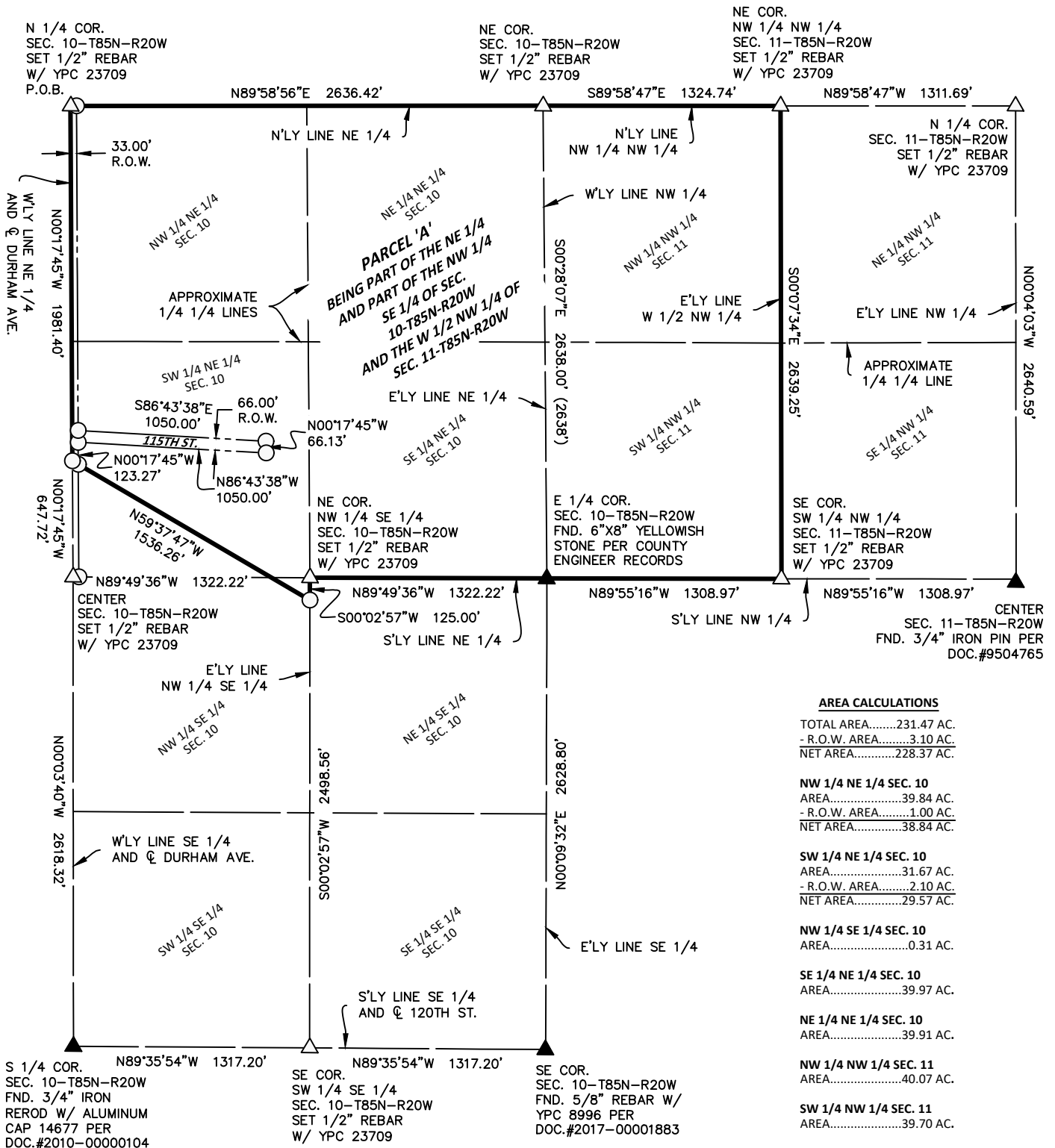


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Benjamin Stark Date
License number 23709 Sheets covered by this seal: 2
My license renewal date is December 31, 2023

***STARK
SURVEYING
INC.***

PLAT OF SURVEY



AREA CALCULATIONS

TOTAL AREA.....	231.47 AC.
- R.O.W. AREA.....	3.10 AC.
NET AREA.....	228.37 AC.

NW 1/4 NE 1/4 SEC. 10	
AREA.....	39.84 AC.
- R.O.W. AREA.....	1.00 AC.
NET AREA.....	38.84 AC.

SW 1/4 NE 1/4 SEC. 10	
AREA.....	31.67 AC.
- R.O.W. AREA.....	2.10 AC.
NET AREA.....	29.57 AC.

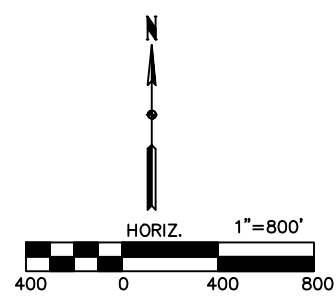
NW 1/4 SE 1/4 SEC. 10	
AREA.....	0.31 AC.

SE 1/4 NE 1/4 SEC. 10	
AREA.....	39.97 AC.

NE 1/4 NE 1/4 SEC. 10	
AREA.....	39.91 AC.

NW 1/4 NW 1/4 SEC. 11	
AREA.....	40.07 AC.

SW 1/4 NW 1/4 SEC. 11	
AREA.....	39.70 AC.



DATE SURVEYED	6-30-23
SCALE:	AS SHOWN
PROJECT NO.:	23266
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

SURVEYOR'S NOTES:

1) 10RCS ZONE 9 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY
 PLATS: DOC.#9504764, DOC.#2017-00001883,
 CERTS: ENGINEER RECORDS, DOC.#2010-00000104, DOC.#9920996, DOC.#9504765
 DEED: DOC.#201300006238

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 TBAR MONUMENT UNLESS NOTED (65) LOT NUMBER
▲	FOUND SECTION CORNER AS NOTED (0.00') RECORD MEASUREMENT
⊗	SET MAG NAIL
⊠	FOUND 5/8" REBAR W/ BPC 24510

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