

INDEX LEGEND
LOCATION PARCEL 'B' BEING PART OF THE SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 SEC. 10-T85N-R20W OF THE 5TH P.M., 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 'B' BEING 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) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 10-T85N-R20W OF THE 5TH P.M. 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., IN MARSHALL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING (P.O.B.) AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID SECTION TEN (10);
 - THENCE ON AN IOWA ZONE NINE (9) REGIONAL COORDINATE SYSTEM BEARING OF N00°03'40"W 2618.32 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10) TO THE CENTER OF SAID SECTION TEN (10);
 - THENCE N00°17'45"W 647.72 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TEN (10);
 - THENCE S59°37'47"E 1536.26 FEET TO THE EASTERLY LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10);
 - THENCE S00°02'57"W 2498.56 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER (SE COR.) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10);
 - THENCE N89°35'54"W 1317.20 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10) TO THE POINT OF BEGINNING (P.O.B.).
- SAID PARCEL 'B' CONTAINS 87.33 ACRES INCLUDING 3.44 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

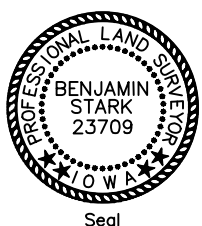
SURVEYOR'S NOTES:

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.#2010-00000104, 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

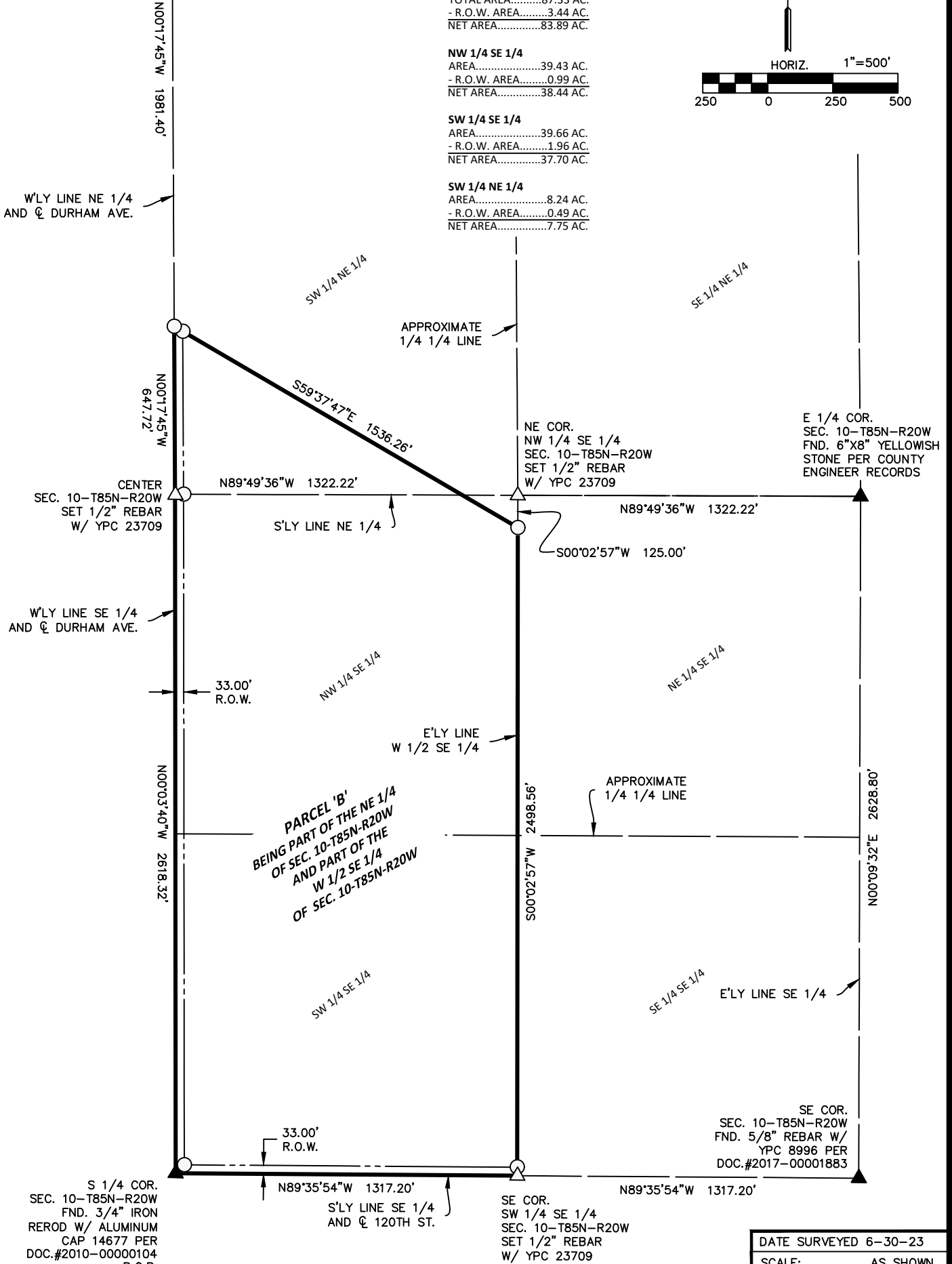
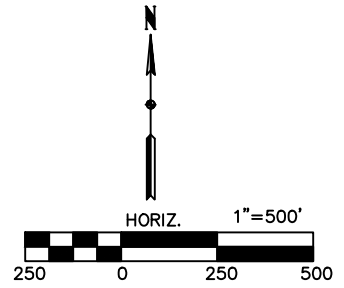
N 1/4 COR.
SEC. 10-T85N-R20W
SET 1/2" REBAR
W/ YPC 23709

AREA CALCULATIONS
TOTAL AREA.....87.33 AC.
- R.O.W. AREA.....3.44 AC.
NET AREA.....83.89 AC.

NW 1/4 SE 1/4
AREA.....39.43 AC.
- R.O.W. AREA.....0.99 AC.
NET AREA.....38.44 AC.

SW 1/4 SE 1/4
AREA.....39.66 AC.
- R.O.W. AREA.....1.96 AC.
NET AREA.....37.70 AC.

SW 1/4 NE 1/4
AREA.....8.24 AC.
- R.O.W. AREA.....0.49 AC.
NET AREA.....7.75 AC.



SURVEYOR'S NOTES:

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DATE SURVEYED	6-30-23
SCALE:	AS SHOWN
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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 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

**STARK
SURVEYING
INC.**