

INDEX LEGEND

General Description:

Surveyor:

Surveying Company/

Return To:

Sec. 1-T90N-R18W, NE FRL 1/4 & SW 1/4

Kyle J. Helland

Helland Engineering & Surveying, Ltd.

6109 Chancellor Drive

Cedar Falls, Iowa 50613-6916

(319)-266-0161

Survey Requested By:

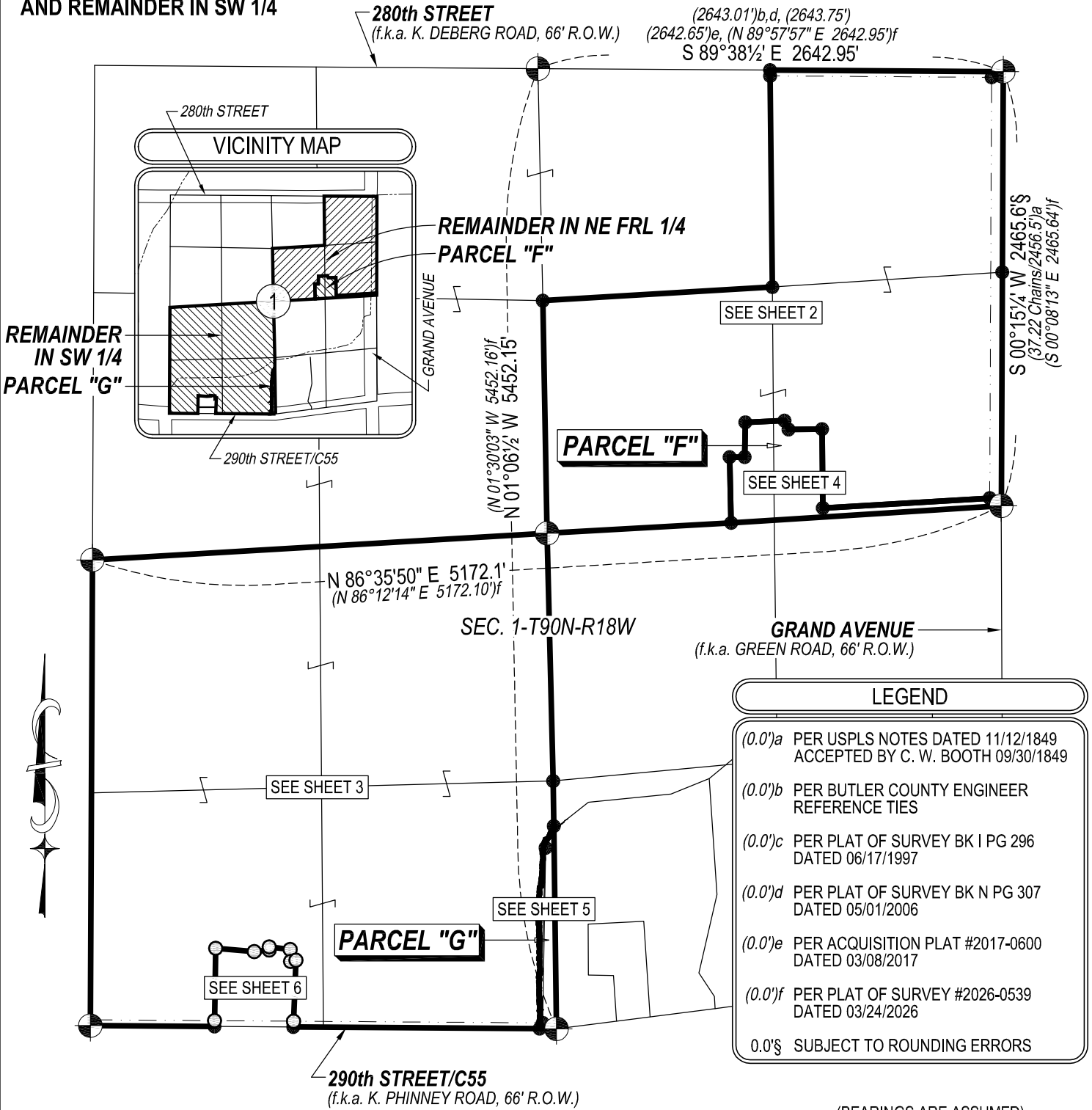
Proprietor:

David Blum/Peoples Company

Johnson Acres, Ltd

Reserved for County Recorder's use.

SEE SHEET 2 FOR DETAILS OF PARCEL "F" & NE FRL 1/4, SEE SHEET 3 FOR DETAILS OF PARCEL "G" & SW 1/4, SEE SHEET 4 FOR DETAILS OF PARCEL "F", SEE SHEET 5 FOR DETAILS OF PARCEL "G", SEE SHEET 6 FOR DESCRIPTION OF PARCEL "F" & SEE SHEET 7 FOR DESCRIPTIONS OF PARCEL "G", REMAINDER IN NE FRL 1/4 AND REMAINDER IN SW 1/4



THIS SURVEY MEETS/OR EXCEEDS CURRENT "MINIMUM STANDARDS FOR PROPERTY SURVEYS"



HELLAND ENGINEERING & SURVEYING, LTD.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
(319)-266-0161

SHEET 1 OF 7

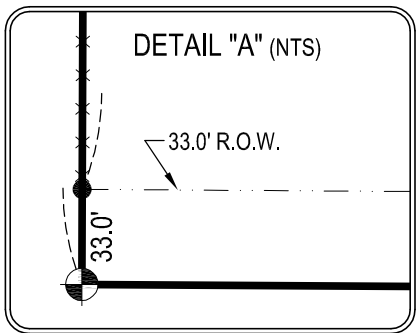
● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00')RECORDED AS FILE NAME: 26-192.DWG
SCALE: 1" = 800' PROJECT # 26-192 DRAWN BY: JPH
OPCPLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)



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.

Kyle J. Helland
License Number 23212
My license renewal date is December 31, 2027.
All pages or sheets are covered by this seal except:

PLAT OF SURVEY
OF
PART OF NE FRL 1/4 & PART OF SW 1/4
SEC. 1-T90N-R18W
BUTLER COUNTY, IOWA
FOR
JOHNSON ACRES, LTD



(N 86°12'14" E 2586.64')f
N 86°39'1/2" E 2587.65'

W 1/4 CORNER
SEC. 1-T90N-R18W
FOUND NO. 4 REBAR
w/YPC #9962
PER #2026-0543

NW 1/4 SW 1/4
40.08 ACRES

EXISTING OCCUPIED
FENCE (APPROXIMATE, TYPICAL)

CENTER
SEC. 1-T90N-R18W
FOUND LIMESTONE
0.8'±N-Sx0.6'±E-W (TOP VIEW)
SET NO. 4 REBAR w/OPC #23212 ABOVE
FOUND NO. 5 REBAR w/ALUMINUM CAP #27466
2.7' NORTH & 1.15' WEST OF LIMESTONE

NE 1/4 SW 1/4
41.48 ACRES

FENCE ALONG EAST LINE
OF NE 1/4 SW 1/4 IS
IN POOR REPAIR

SE CORNER
NE 1/4 SW 1/4

REMAINDER
157.47 ACRES
w/ 1.59 ACRES R.O.W.
155.88 ACRES NET

SW 1/4
SEC. 1-T90N-R18W

SE 1/4 SW 1/4
39.84 ACRES
w/0.93 ACRES R.O.W.

PARCEL "G"
SEE SHEET 5

S 1/4 CORNER
SEC. 1-T90N-R18W
FOUND IRREGULAR
SHAPED STEEL PIN
IN 2 1/2" o.d. STEEL GAS PIPE
(ASSUMED BEARING
FOR PARCEL "G")

PARCEL "A"
PLAT OF SURVEY
BK I PG 296
DATED 06/17/1997

SEE SHEET 6

S 89°37'05" E
705.4'
705.0'

S 89°37'05" E
448.5'
447.65'

S 89°37'05" E
1415.15'
1398.8'

SW CORNER
SEC. 1-T90N-R18W
FOUND NO. 4 REBAR
PER BK I PG 176
(SEE DETAIL "A")

N 89°37'05" W 2647.95'
(39.96 Chains/2637.4')a
(2648.01')b, (2647.90')c

TO MEANDER POINT A

290th STREET/C55
(f.k.a. K. PHINNEY ROAD, 66' R.O.W.)

0' 200' 400' 800'



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SHEET 3 OF 7

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00') RECORDED AS FILE NAME: 26-192-2.DWG
SCALE: 1" = 400' PROJECT # 26-192 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE FRL 1/4 & PART OF SW 1/4
SEC. 1-T90N-R18W
BUTLER COUNTY, IOWA
FOR
JOHNSON ACRES, LTD

PARCEL "E"
PLAT OF SURVEY
#2026-0539
DATED 03/24/2026

SEE DETAIL "C"

PARCEL "G"
2.14± ACRES
w/ 0.07 ACRES R.O.W.
2.07± ACRES NET

1193±
THREAD OF CREEK
(APPROXIMATE,
AS OF 07/14/2026)

SW 1/4
SEC. 1-T90N-R18W

EXISTING OCCUPIED
FENCE
(TYPICAL,
APPROXIMATE))

33.0' R.O.W.

SEE DETAIL "D"
S 89°37'05" E
1415.15'

2647.95'
N 89°37'05" W

N 28°19' E 37.35'

290th STREET
(f.k.a. K. PHINNEY ROAD, 66' R.O.W.)

FENCE IS
EAST OF LINE

FENCE IS EAST OF LINE

FENCE IS WEST OF LINE

DETAIL "C" (SCALE: 1" = 50')

MEANDER POINT
(TYPICAL)

MP C

N 20°43'¼" E 131.85'

FOUND NO. 5 REBAR
w/DAMAGED RPC
N 01°06'20" W 1104.0'
(N 01°30'03" W 1103.99')f
FROM S 1/4 CORNER

MEANDER LINE

MP B

N 00°57'½" E
993.9'

N 86°75'
N 28°07' E

1117.7'

S 00°46'25" E 1150.7'

PARCEL "D"
PLAT OF SURVEY
#2026-0539
DATED 03/24/2026

SE 1/4
SEC. 1-T90N-R18W

PARCEL "B"
PLAT OF SURVEY
#2026-0539
DATED 03/24/2026

DETAIL "D" (SCALE: 1" = 50')

MEANDER LINE

MP A

S 89°37'05" E
78.35'

PARCEL "G"
P.O.B.

96.5'

FOUND NO. 5 REBAR
w/RPC #27466
0.15' NORTH & 0.2' WEST
OF CORNER

S 1/4 CORNER
SEC. 1-T90N-R18W
FOUND IRREGULAR
SHAPED STEEL PIN
IN 2½" o.d. STEEL
GAS PIPE

0' 75' 150' 300'



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SHEET 5 OF 7

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00') RECORDED AS FILE NAME: 26-192-4.DWG
SCALE: 1" = 150' PROJECT # 26-192 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE FRL 1/4 & PART OF SW 1/4
SEC. 1-T90N-R18W
BUTLER COUNTY, IOWA
FOR
JOHNSON ACRES, LTD

THIS PLAT REPRESENTS A SURVEY OF PARCEL "F"

That part of the Southeast Quarter of the Northeast Fractional Quarter (SE 1/4 NE FRL 1/4) and part of the Southwest Quarter of the Northeast Fractional Quarter (SW 1/4 NE FRL 1/4), all in Section No. 1, Township No. 90 North, Range No. 18 West of the Fifth Principal Meridian, Butler County, Iowa, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Northeast Fractional Quarter, point falls in a drainage channel;

thence along the South line of said Southeast Quarter of the Northeast Fractional Quarter South 86°19'35" West a distance of 1,291.8 feet to the Southeast corner of said Southwest Quarter of the Northeast Fractional Quarter, point being a set 1/2" rebar with license #23212;

thence along the South line of said Southwest Quarter of the Northeast Fractional Quarter South 86°44'40" West a distance of 245.8 feet to a set 1/2" rebar with license #23212;

thence North 01°17 3/4' West a distance of 373.25 feet to a set 1/2" rebar with license #23212;

thence North 89°48' East a distance of 85.25 feet to a set 1/2" rebar with license #23212;

thence North 01°11' East a distance of 197.15 feet to a set 1/2" rebar with license #23212;

thence North 87°29 1/2' East a distance of 222.15 feet to a set 1/2" rebar with license #23212;

thence South 24°51' East a distance of 55.25 feet to a set 1/2" rebar with license #23212;

thence North 89°28' East a distance of 190.15 feet to a set 1/2" rebar with license #23212;

thence South 00°35 1/2' East a distance of 447.75 feet to a set 1/2" rebar with license #23212;

thence North 86°36'35" East a distance of 1,015.75 feet to the East line of said Northeast Fractional Quarter;

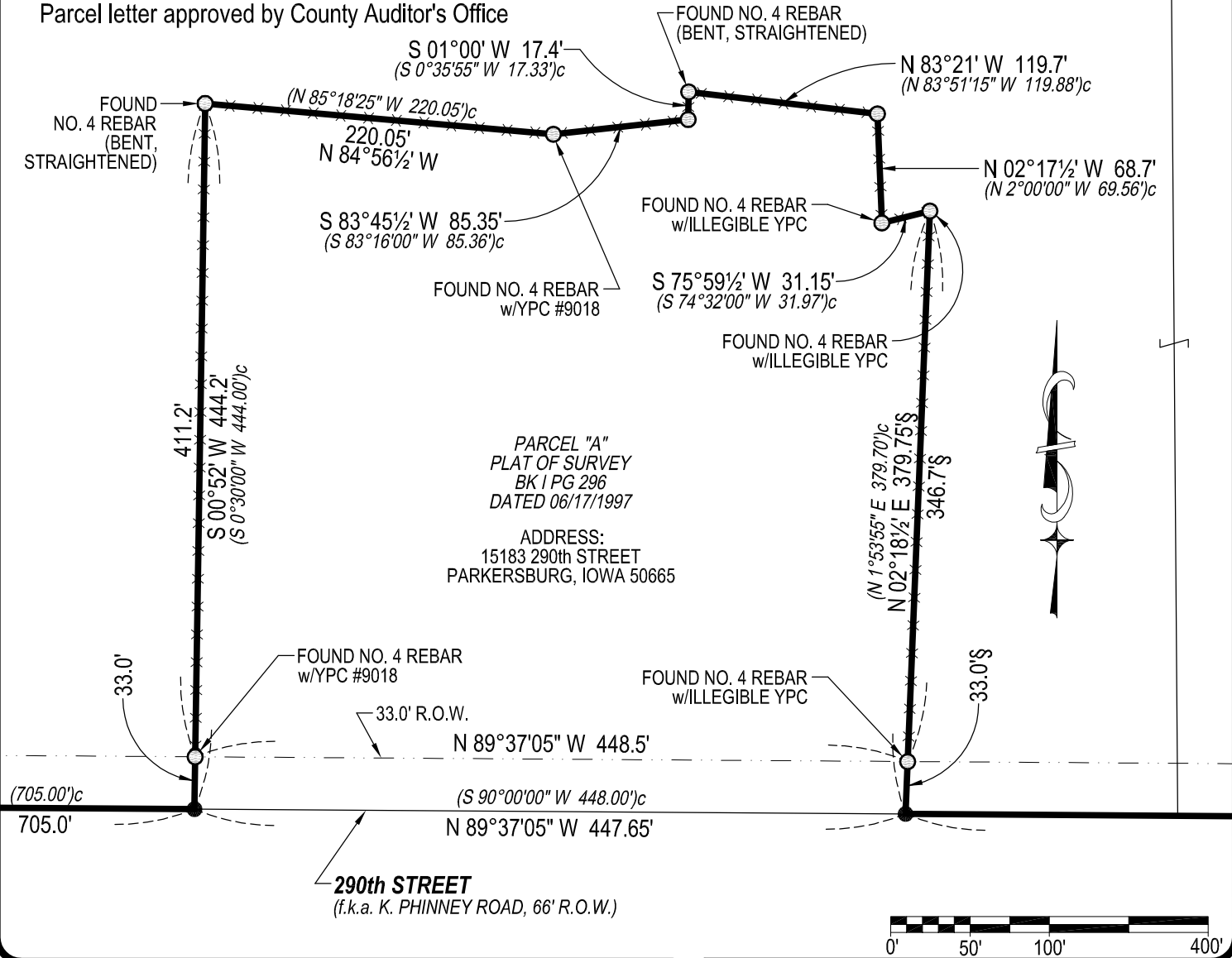
thence along said East line South 00°15 1/4' West a distance of 47.55 feet to the point of beginning.

Containing 7.30 acres including 0.07 acres of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The East line of said Northeast Fractional Quarter is assumed to bear South 00°15 1/4' West for this description.

Parcel letter approved by County Auditor's Office



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SHEET 6 OF 7

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00')RECORDED AS FILE NAME: 26-192-6.DWG
SCALE: 1" = 100' PROJECT # 26-192 DRAWN BY: JPH
OPCPLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE FRL 1/4 & PART OF SW 1/4
SEC. 1-T90N-R18W
BUTLER COUNTY, IOWA
FOR
JOHNSON ACRES, LTD

THIS PLAT REPRESENTS A SURVEY OF PARCEL "G"

That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) in Section No. 1, Township No. 90 North, Range No. 18 West of the Fifth Principal Meridian, Butler County, Iowa, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southwest Quarter, point being a found irregular steel pin inside a 2½"o.d. steel gas pipe;

thence along the South line of said Southeast Quarter of the Southwest Quarter North 89°37'05" West a distance of 96.5 feet to the thread of an existing creek (being in the approximate center of an existing box culvert), point being a set ½" rebar with license #23212 [thence along a meander line North 28°19' East a distance of 37.35 feet to the Northerly right-of-way of 290th Street/C55, point being a set ½" rebar with license #23212 (meander point A); thence along a meander line North 00°57½' East a distance of 993.9 feet to a set ½" rebar with license #23212 (meander point B); thence along a meander line North 20°43¼' East a distance of 131.85 feet to the East line of said Southeast Quarter of the Southwest Quarter, point being a set ½" rebar with license #23212 (meander point C); thence along said East line South 00°46'25" East a distance of 21 feet more or less to the thread of an existing creek];

thence along said thread Northerly a distance of 1,193 feet more or less to the East line of said Southeast Quarter of the Southwest Quarter;

thence along said East line South 00°46'25" East a distance of 1,130 feet more or less to the point of beginning.

Containing 2.14 acres more or less including 0.07 acres more or less of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The South line of said Southeast Quarter of the Southwest Quarter is assumed to bear North 89°37'05" West for this description.

Parcel letter approved by County Auditor's Office

THIS PLAT REPRESENTS A SURVEY OF REMAINDER (SW 1/4)

All of the Southwest Quarter (SW 1/4) in Section No. 1, Township No. 90 North, Range No. 18 West of the Fifth Principal Meridian, Butler County, Iowa,

EXCEPT Parcel "A" per Plat of Survey recorded in Book I Page 296 dated 06/17/1997 in the Office of the Butler County Recorder,

AND EXCEPT Parcel "G" as described above.

Containing 157.47 acres including 1.59 acres of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

THIS PLAT REPRESENTS A SURVEY OF REMAINDER (NE FRL 1/4)

The Northeast Fractional Quarter of the Northeast Fractional Quarter (NE FRL 1/4 NE FRL 1/4), the Southwest Quarter of the Northeast Fractional Quarter (SW 1/4 NE FRL 1/4), and the Southeast Quarter of the Northeast Fractional Quarter (SE 1/4 NE FRL 1/4) all in Section No. 1, Township No. 90 North, Range No. 18 West of the Fifth Principal Meridian, Butler County, Iowa, described as follows:

EXCEPT Parcel "F" as described on Sheet 6.

Containing 107.43 acres including 4.62 acres of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Dates of Survey: 07/09/2026, 07/13/2026 & 07/14/2026



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SHEET 7 OF 7

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00')RECORDED AS FILE NAME: 26-192-6.DWG
SCALE: N/A PROJECT # 26-192 DRAWN BY: JPH
OPCPLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE FRL 1/4 & PART OF SW 1/4
SEC. 1-T90N-R18W
BUTLER COUNTY, IOWA
FOR
JOHNSON ACRES, LTD