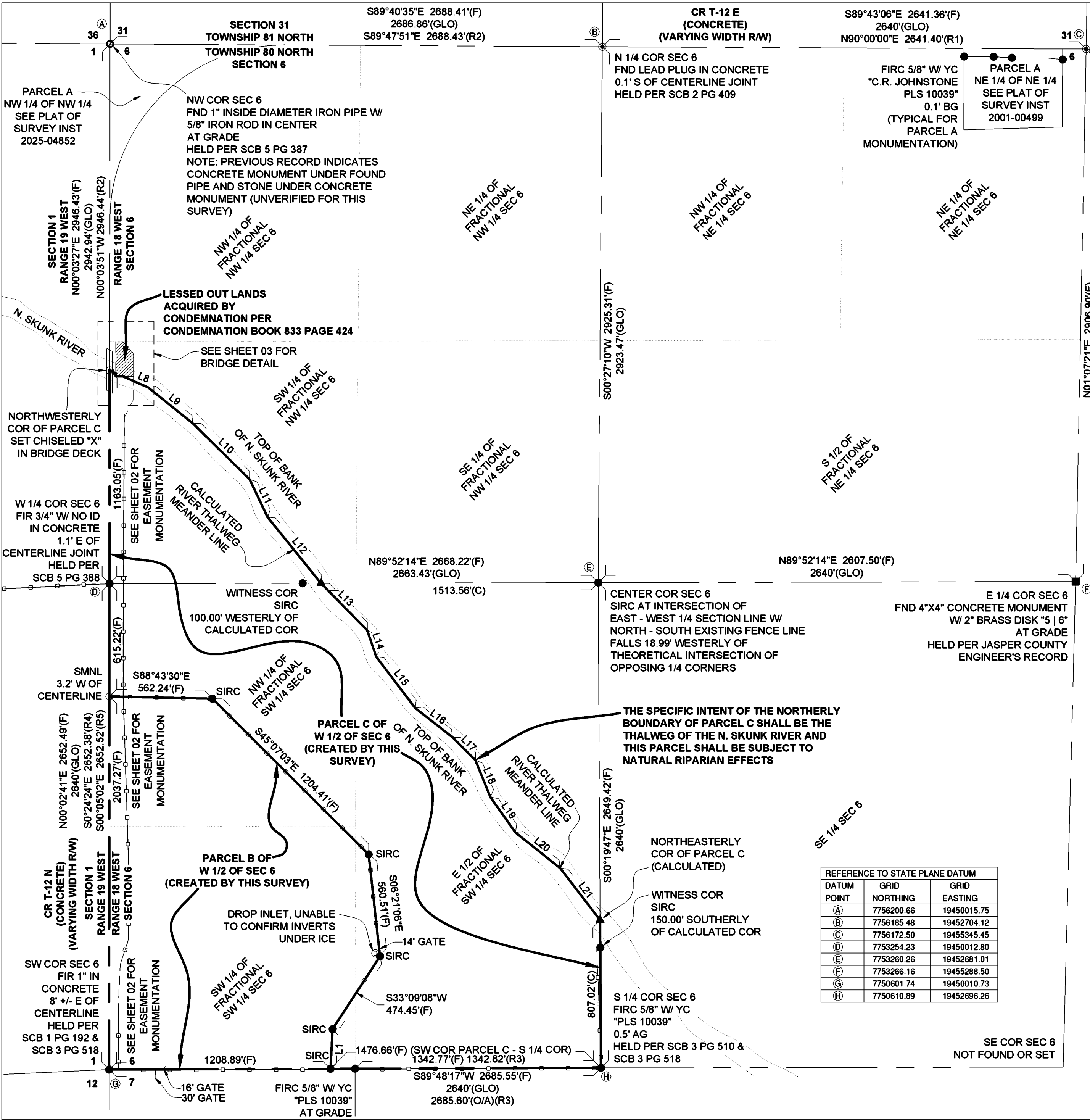




PLAT OF SURVEY OF
PARCELS B & C
WITHIN THE WEST 1/2 OF
SECTION 6, TOWNSHIP 80 NORTH, RANGE 18 WEST
KELLOGG TOWNSHIP
JASPER COUNTY, IOWA

Sheet Index
Sheet 01 - Section 6 Parent Tract Boundary
Sheet 02 - Easement Boundary Monumentation Detail
Sheet 03 - Bridge Detail
Sheet 04 - Boundary Descriptions / Acreage Tabulation

0 400 800
1 Inch = 400 Feet

Parent Tract Boundary Description (as taken from Warranty Deed recorded in File Number 2011-00006019)

The West Half of Section 6, Township 80 North, Range 18 West of the 5th P.M., Jasper County, Iowa, lying South and West of the center of the new channel of Skunk River as now located, EXCEPT that part condemned by Jasper County, Iowa as shown in Condemnation recorded in Book 833, page 424 in the office of the Recorder of said County.

Surveyor's Report:

- 1) The bearings and coordinates shown are based on the North American Datum of 1983, Adjustment of 2011, Epoch of 2010.00 and the Iowa Regional Coordinate System, Zone 9 (Newton) utilizing United States Survey Foot measurement.
- 2) This survey was prepared without the benefit of title abstract. There may be additional easements, reservations, and restriction items not depicted hereon that may be revealed by a search of the public records.
- 3) All references to official records denote the Official Records of Jasper County, Iowa.
- 4) This survey plat is intended to be plotted on 18" X 24" sheeting. Attention is directed that reproduction or copying may alter the graphic scale of this document. Users must verify graphic scale prior to reliance upon any scaled data.
- 5) The effect of rounding must be considered when relying upon data depicted herein.
- 6) The thalweg of the North Skunk River is intended to be the northerly boundary of Parcel C. At the time of survey, the river is partially iced over and partially open water. For safety, it was impractical to attempt to locate the main channel or edges of water. The top of banks on both sides were field located and a calculated meander line has been generated to approximately split the top of banks. This methodology yields an approximate geometry line for acreage tabulation but shall not govern the natural boundary of Parcel C being the river thalweg.
- 7) Parcel C shall be subject to natural riparian effects along the northerly boundary and the boundary shall be considered ambulatory subject to these effects.
- 8) Upon reviewing aerial mosaics provided by Iowa Department of Natural Resources collected during the late 1930s and early 1940s, it is apparent that the North Skunk River was artificially straightened presumably to control flooding and increase tillable acreage. This survey assumes that the record boundary description "lying South and West of the center of the new channel of Skunk River as now located" is harmonious with the present location of the North Skunk River.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S02°50'36"W	216.72'(F)
L8	S66°28'02"E	149.44'(C)
L9	S51°14'26"E	313.92'(C)
L10	S45°28'14"E	435.74'(C)
L11	S25°22'03"E	228.40'(C)
L12	S38°55'09"E	464.10'(C)
L13	S44°28'06"E	360.38'(C)
L14	S18°48'01"E	152.10'(C)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L15	S37°18'10"E	351.66'(C)
L16	S51°48'14"E	259.15'(C)
L17	S45°00'45"E	176.16'(C)
L18	S22°11'02"E	218.30'(C)
L19	S35°20'03"E	236.22'(C)
L20	S51°21'09"E	311.84'(C)
L21	S37°38'06"E	358.20'(C)

RECORD MEASUREMENT ABBREVIATIONS	
(GLO) = General Land Office Sectionalized Land Survey	(R5) = Plat Measurement per Instrument 2025-03136
(R1) = Plat Measurement per Instrument 2001-00499	(E1) = Public Highway Easement per Book 787 Page 439
(R2) = Plat Measurement per Instrument 2025-04852	(E2) = Public Highway Easement per Book 787 Page 442
(R3) = Plat Measurement per Instrument 2006-00001118	(E3) = Public Highway Easement per Book 787 Page 445
(R4) = Plat Measurement per Instrument 2020-00000852	(E4) = Jasper County Condemnation per Book 833 Page 424

I hereby certify that this land surveying document was prepared and the related surveying work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. This document has been electronically signed and sealed pursuant to Iowa Statute 554D & Iowa Administrative Code 193C Subsection 6.1(5). The electronic signature must be intact and inspected for authenticity to be considered sealed. The signing surveyor hereby disclaims liability from reliance upon beyond those parties certified to within the Index Legend. This document may not be modified or reused without expressed written consent from Christopher J. Bosshart.

Chris Bosshart
Digitally signed by Christopher J. Bosshart
Date: 2026.03.09 09:59:55-05'00'

Christopher J. Bosshart, PLS
License Number 28812
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: 01 - 04 (This document is neither whole nor complete without all pages or sheets)

Bosshart Land Survey, Inc.
1727 Quaker Avenue
Jefferson, Iowa 50129
www.bosshartls.com
Phone: (515) 370 - 4485
Email: info@bosshartls.com

▲ = Calculated Corner
○ = Found Iron Pipe with No Identification (unless otherwise noted)
⊙ = Found Non-Typical Monument (see description)
● = Set 5/8" X 24" Rebar with Yellow Cap "BOSSHART 28812" (unless otherwise noted)
○ = Set Magnetic Nail and Gold Disk "BOSSHART 28812" (unless otherwise noted)

— — — — — Government Section Line
- - - - - Easement Boundary
= = = = = Deed or Property Boundary
- - - - - Fence Line

(C) = Calculated Measurement
(F) = Field Measurement
(O/A) = Overall Measurement
AG = Above Grade
BG = Below Grade
BK = Book
COR = Corner
CR = County Road
FIR = Found Iron Rod
FIRC = Found Iron Rod with Cap
FND = Found
ID = Identification
INST = Instrument

MAG = Magnetic
NL = Nail
O/S = Offset
PG = Page
RT. = Right
SCB = Section Corner Book
SEC = Section
SIRC = Set 5/8" x 24" Iron Rod and Yellow Cap "BOSSHART 28812"
SMNL = Set Magnetic Nail
STA. = Station
W/ = With
YC = Yellow Cap

INDEX LEGEND

County: Jasper

Parcel Identification Number(s): 0906300001

Parcel Previously Described In: 2011-00006019

Survey Requested By: Kent S. Quinn

Proprietor or Owner: Kirke C. Quinn

Surveyor of Record: Christopher J. Bosshart (Iowa Registration Number 28812)

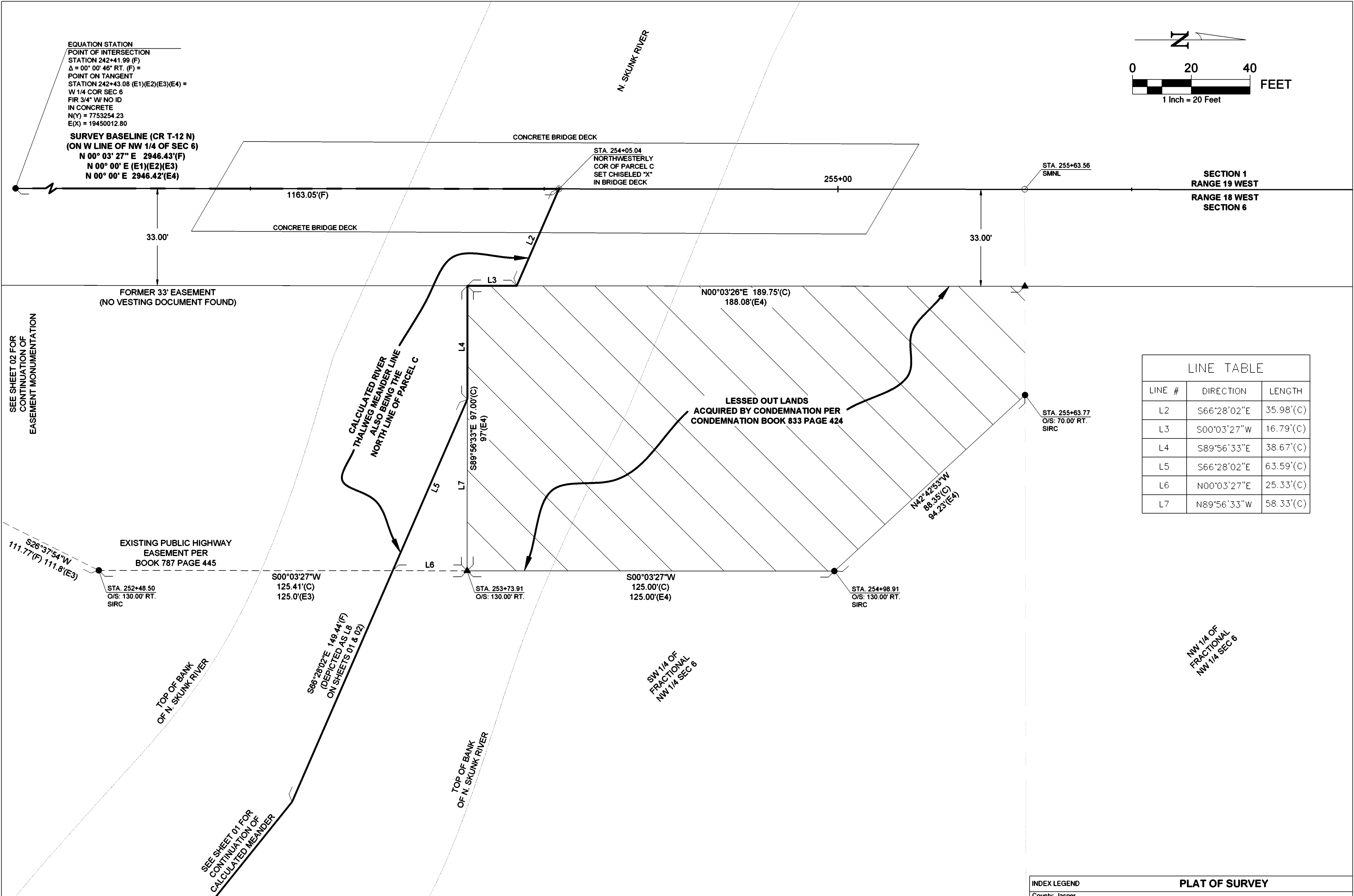
Additional Index Reference(s):

Plat of Surveys: Instrument 2001-00499, Instrument 2006-00001118, Instrument 2020-00000852, Instrument 2025-03136, Instrument 2025-04852

Right of Way Documents: Book 787 Page 439, Book 787 Page 442, Book 787 Page 445, Book 833 Page 424

Section Corner Records: Book 1 Page 192, Book 2 Page 409, Book 3 Page 510, Book 3 Page 518, Book 5 Page 387, Book 5 Page 388

Warranty Deed: Instrument 2011-00006019



See Sheet 01 of 04 for certification and signature

Bridge Detail

Christopher J. Bosshart, PLS
License Number 28812
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: 01 - 04 (This document is neither whole nor complete without all pages or sheets)

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Additional Index Reference(s):
See Sheet 01 of 04

PLAT OF SURVEY

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Boundary Description of Parcel B of the West 1/2 of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa

A parcel of land located in the West 1/2 of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa lying southerly and westerly of Parcel C of the West 1/2 of said Section 6, as created by this Plat of Survey, being more specifically described as:

BEGIN at the Southwest corner of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa; THENCE run northerly along the West line of the Southwest 1/4 of said Section 6, North 00° 02' 41" East a distance of 2037.27 feet to a point of deflection along the West line of Parcel C of the West 1/2 of said Section 6, as created by this Plat of Survey; THENCE run easterly and southerly along said West line of Parcel C the following five (5) courses:

- 1) South 88° 43' 30" East a distance of 562.24 feet
- 2) South 45° 07' 03" East a distance of 1204.41 feet
- 3) South 06° 21' 06" East a distance of 560.51 feet
- 4) South 33° 09' 08" West a distance of 474.45 feet
- 5) South 02° 50' 36" West a distance of 216.72 feet to the South line of the Southwest 1/4 of said Section 6, also being the southwesterly corner of said Parcel C;

THENCE run westerly along the South line of the Southwest 1/4 of said Section 6, South 89° 48' 17" West a distance of 1208.89 feet to the POINT OF BEGINNING. Containing 56.28 acres and subject to easements apparent or of record.

The above described parcel shall hereafter be known as Parcel B of the West 1/2 of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa.

Boundary Description of Parcel C of the West 1/2 of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa

A parcel of land located in the West 1/2 of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa being generally described as that part of the West 1/2 of said Section 6 lying southerly of the thalweg of the North Skunk River and lying northerly and easterly of Parcel B of the West 1/2 of said Section 6, as created by this Plat of Survey, EXCEPT that part condemned by Jasper County, Iowa as shown in Condemnation recorded in Book 833, Page 424, Official Records of Jasper County, Iowa. Said parcel being more specifically described as:

COMMENCE at the Southwest corner of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa; THENCE run northerly along the West line of the Southwest 1/4 of said Section 6, North 00° 02' 41" East a distance of 2037.27 feet to the POINT OF BEGINNING, said point also being the Northwest corner of Parcel B of the West 1/2 of said Section 6, as created by this Plat of Survey; THENCE continue northerly along the West line of the Southwest 1/4 of said Section 6, North 00° 02' 41" East a distance of 615.22 feet to the West 1/4 Corner of said Section 6; THENCE run northerly along the West line of the Northwest 1/4 of said Section 6, North 00° 03' 27" East a distance of 1163.05 feet to the intersection of the West line of the Northwest 1/4 of said Section 6 and the thalweg of the North Skunk River, of note this boundary description approximates the location of the thalweg of the North Skunk River by field locations of the existing river top of banks, in all instances the physical location of the thalweg shall govern over calculated courses; THENCE run southeasterly along the thalweg of the North Skunk River, South 66° 28' 02" East a distance of 35.98 feet to the intersection of said thalweg with the West line of that part condemned by Jasper County, Iowa as shown in Condemnation recorded in Book 833, Page 424, Official Records of Jasper County, Iowa; THENCE run southerly along the West line of said condemnation, South 00° 03' 27" West a distance of 16.79 feet to the Southwest corner of said condemnation; THENCE run easterly along the South line of said condemnation, South 89° 56' 33" East a distance of 38.67 feet to the intersection of the South line of said condemnation with the thalweg of the North Skunk River; THENCE run southeasterly along said thalweg the following fourteen (14) courses:

- 1) South 66° 28' 02" East a distance of 149.44 feet
- 2) South 51° 14' 26" East a distance of 313.92 feet
- 3) South 45° 28' 14" East a distance of 435.74 feet
- 4) South 25° 22' 03" East a distance of 228.40 feet
- 5) South 38° 55' 09" East a distance of 464.10 feet
- 6) South 44° 28' 06" East a distance of 360.38 feet
- 7) South 18° 48' 01" East a distance of 152.10 feet
- 8) South 37° 18' 10" East a distance of 351.66 feet
- 9) South 51° 48' 14" East a distance of 259.15 feet
- 10) South 45° 00' 45" East a distance of 176.16 feet
- 11) South 22° 11' 02" East a distance of 218.30 feet
- 12) South 35° 20' 03" East a distance of 236.22 feet
- 13) South 51° 21' 09" East a distance of 311.84 feet
- 14) South 37° 38' 06" East a distance of 358.20 feet to the intersection of the thalweg of the North Skunk River and the East line of the Southwest 1/4 of said Section 6;

THENCE run southerly along the East line of the Southwest 1/4 of said Section 6, South 00° 19' 47" East a distance of 807.02 feet to the South 1/4 Corner of said Section 6; THENCE run westerly along the South line of the Southwest 1/4 of said Section 6, South 89° 48' 17" West a distance of 1476.66 feet to the southeasterly corner of Parcel B of the West 1/2 of said Section 6, as created by this Plat of Survey; THENCE run northerly and then westerly along the East and North lines of said Parcel B the following five (5) courses:

- 1) North 02° 50' 36" East a distance of 216.72 feet
- 2) North 33° 09' 08" East a distance of 474.45 feet
- 3) North 06° 21' 06" West a distance of 560.51 feet
- 4) North 45° 07' 03" West a distance of 1204.41 feet
- 5) North 88° 43' 30" West a distance of 562.24 feet to the POINT OF BEGINNING.

Containing 92.46 acres more or less and subject to easements apparent or of record.

The above described parcel shall hereafter be known as Parcel C of the West 1/2 of Section 6, Township 80 North, Range 18 West of the Fifth Principal Meridian, Jasper County, Iowa.

Acres By Lotting

Lot Totals	Gross Acres	Road Acres	Net Acres
Parcel B of the W 1/2	56.28 Acres	3.84 Acres	52.44 Acres
Parcel C of the W 1/2	92.46 Acres	3.29 Acres	89.17 Acres

Note: By requirement of state statute, acreage shall be reported by quarter section. When reported by quarter section, rounding errors can accrue. Lot total as shown above shall be held when rounding errors are present.

Acres By Aliquot Part

Section 6 Southwest 1/4 of the Southwest 1/4			
	Gross Acres	Road Acres	Net Acres
Parcel B of the W 1/2	39.91 Acres	2.42 Acres	37.49 Acres
Parcel C of the W 1/2	0.99 Acres	0.00 Acres	0.99 Acres

Section 6 Northwest 1/4 of the Southwest 1/4			
	Gross Acres	Road Acres	Net Acres
Parcel B of the W 1/2	14.67 Acres	1.42 Acres	13.25 Acres
Parcel C of the W 1/2	25.84 Acres	1.06 Acres	24.78 Acres

Section 6 East 1/2 of the Southwest 1/4			
	Gross Acres	Road Acres	Net Acres
Parcel B of the W 1/2	1.70 Acres	0.00 Acres	1.70 Acres
Parcel C of the W 1/2	47.40 Acres	0.00 Acres	47.40 Acres

Section 6 Southwest 1/4 of the Northwest 1/4			
	Gross Acres	Road Acres	Net Acres
Parcel C of the W 1/2	18.23 Acres	2.23 Acres	16.00 Acres

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