

|                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------|
| INDEX LEGEND                                                                                                                                       |
| LOCATION<br>PARCEL 'D' BEING PART OF THE<br>NE 1/4 AND THE NW FRL. 1/4 ALL<br>BEING IN SEC. 31-T99N-R17W OF THE<br>5TH P.M., MITCHELL COUNTY, IOWA |
| PROPRIETOR<br>PHYLLIS DONAHUE REVOCABLE TRUST                                                                                                      |
| SURVEY REQUESTED BY<br>DAVID DONAHUE                                                                                                               |
| SURVEYOR COMPANY<br>STARK SURVEYING INC.<br>1622 S. TAFT AVE.<br>MASON CITY, IOWA, 50401<br>PHONE: 641-423-7947                                    |
| RETURN TO:<br>BENJAMIN STARK<br>1622 S. TAFT AVE.<br>MASON CITY, IOWA, 50401                                                                       |



Document 2022 1544  
Book 2022 Page 1544 Type PLAT Pages 2  
Date 8/26/2022 Time 12:07:29PM  
Rec Amt \$12.00  
CHK  
PRF

PAT SKUSTER, RECORDER  
MITCHELL COUNTY IOWA

PLAT OF SURVEY

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'D' BEING PART OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHWEST FRACTIONAL QUARTER (NW FRL. 1/4) ALL BEING IN SECTION 31-T99N-R17W OF THE 5TH P.M. MITCHELL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTHWEST CORNER (NW COR.) OF SAID SECTION THIRTY-ONE (31);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S00°05'52"E 2593.86 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL. 1/4) OF SAID SECTION THIRTY-ONE (31) TO THE NORTHERLY LINE OF THE SOUTHERLY THREE (3) RODS OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL. 1/4) AND NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-ONE (31) AS DESCRIBED IN DOCUMENT NUMBER 2016 63 THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE;

THENCE S89°50'14"E (270°15'23") 3473.58 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY RAILROAD RIGHT OF WAY (R.O.W.) LINE (FORMERLY ILLINOIS CENTRAL);

THENCE N33°44'02"W 3132.04 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY (R.O.W.) LINE TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-ONE (31);

THENCE S89°54'18"W 390.86 FEET ALONG SAID NORTHERLY LINE TO THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION THIRTY-ONE (31);

THENCE S89°59'13"W 1347.80 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL. 1/4) OF SAID SECTION THIRTY-ONE (31) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'D' CONTAINS 155.41 ACRES INCLUDING 1.38 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DOCUMENTS USED FOR THIS SURVEY  
PLATS: BK.4-PLAT PG.121-122, DOC.#2015 3, DOC.#2020 316, DOC.#2018 1660  
CERTS: DOC.#2015 6, DOC.#2018 957, DOC.#2018 964, BK.6-PLAT PG.109  
DOC.#2015 127, BK.5-PLAT PG.280, BK.6-PLAT PG.111, BK.6-PLAT PG.112,  
BK.5-PLAT PG.274, BK.6-PLAT PG.110, BK.4-PLAT PG.110, DOC.#2014 2086,  
BK.5-PLAT PG.279, BK.5-PLAT PG.277  
DEED: DOC.#2016 63

SURVEYOR'S NOTES:  
1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

|               |          |
|---------------|----------|
| DATE SURVEYED | 6-16-22  |
| SCALE:        | AS SHOWN |
| PROJECT NO.:  | 22255    |
| 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*  
Benjamin Stark

*8-22-22*  
Date

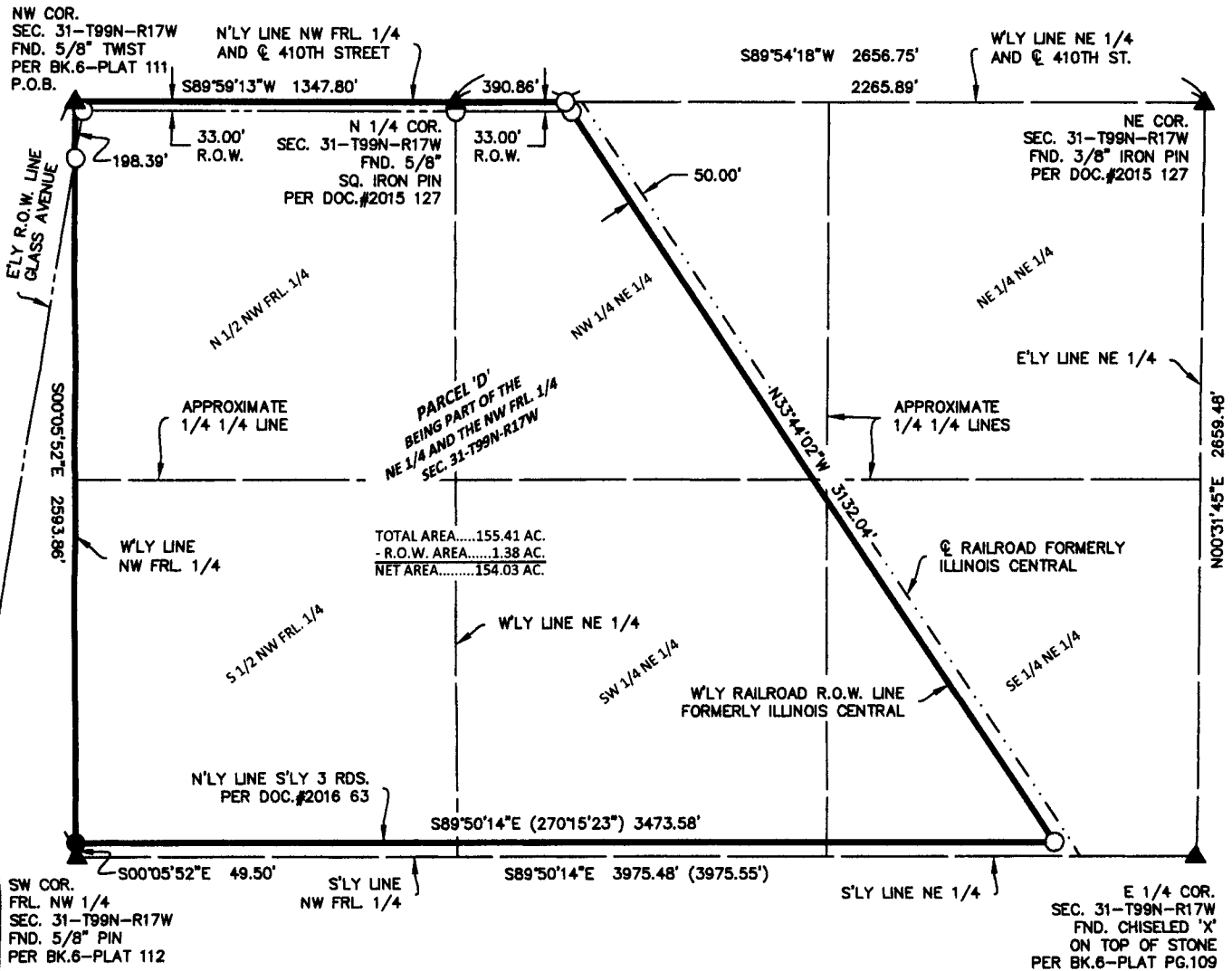
License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2023

STARK  
SURVEYING  
INC.

# PLAT OF SURVEY



## AREA CALCULATIONS

N 1/2 NW FRL 1/4  
AREA.....40.96 AC.  
- R.O.W. AREA.....1.08 AC.  
NET AREA.....39.88 AC.

S 1/2 NW FRL 1/4  
AREA.....39.49 AC.

NW 1/4 NE 1/4  
AREA.....25.27 AC.  
- R.O.W. AREA.....0.30 AC.  
NET AREA.....24.97 AC.

SW 1/4 NE 1/4  
AREA.....38.50 AC.

SE 1/4 NE 1/4  
AREA.....11.19 AC.

## SURVEYOR'S NOTES:

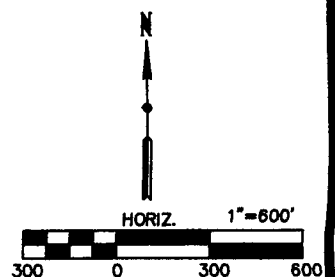
1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

## DOCUMENTS USED FOR THIS SURVEY

PLATS: BK.4-PLAT PG.121-122, DOC.#2015 3, DOC.#2020 316, DOC.#2018 1660  
CERTS: DOC.#2015 6, DOC.#2018 957, DOC.#2018 964, BK.6-PLAT PG.109  
DOC.#2015 127, BK.5-PLAT PG.280, BK.6-PLAT PG.111, BK.6-PLAT PG.112,  
BK.5-PLAT PG.274, BK.6-PLAT PG.110, BK.4-PLAT PG.110, DOC.#2014 2086,  
BK.5-PLAT PG.279, BK.5-PLAT PG.277  
DEED: DOC.#2016 63

## 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 1/2" REBAR W/ YPC 11306 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR W/ OPC 19211
- ⑥5 LOT NUMBER
- (0.00") RECORD MEASUREMENT



|               |          |
|---------------|----------|
| DATE SURVEYED | 6-16-22  |
| SCALE:        | AS SHOWN |
| PROJECT NO.:  | 22255    |
| DRAWN BY:     | BVS      |
| CHECKED BY:   | BVS      |
| SHEET         | 2 of 2   |

*STARK*  
*SURVEYING*  
*INC.*

## INDEX LEGEND

## LOCATION

PARCEL 'E' - PARCEL 'H' ALL BEING PART OF THE E 1/2 NE 1/4 AND PART OF LOT 6 OF THE SUBD. OF THE SE 1/4 ALL BEING IN SEC. 36-T99N-R18W OF THE 5TH P.M., MITCHELL COUNTY, IOWA

## PROPRIETOR

PHYLLIS DONAHUE REVOCABLE TRUST

## SURVEY REQUESTED BY

DAVID DONAHUE

## 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



Document 2022 1571

Book 2022 Page 1571 Type PLAT Pages 2

Date 9/01/2022 Time 12:37:33PM

Rec Amt \$12.00

CHK  
PRF

PAT SKUSTER, RECORDER  
MITCHELL COUNTY IOWA

## PLAT OF SURVEY

## DESCRIPTION PARCEL 'E'

A PARCEL OF LAND DESIGNATED AS PARCEL 'E' BEING PART OF LOT SIX (6) IN THE SOUTHEAST QUARTER (SE 1/4) AND ALSO PART OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) ALL IN SECTION 36-T99N-R18W OF THE 5TH P.M. MITCHELL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N57°55'39"W 315.40 FEET TO THE NORTHERLY BOUNDARY AS DESCRIBED IN DOCUMENT NUMBER 2016 63 THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE; THENCE S57°16'01"W (S56°45'54"W) 942.30 FEET ALONG SAID NORTHERLY BOUNDARY TO THE SOUTHWEST CORNER (SW COR.) OF PARCEL 'B' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2020 316 THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE; THENCE S00°16'35"E (S0°46'46"E) 975.40 FEET ALONG THE EASTERLY LINE AND SOUTHERLY EXTENSION OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN SAID DOCUMENT NUMBER 2020 316 TO THE SOUTHWEST CORNER (SW COR.) OF SAID LOT SIX (6) THAT IS ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S89°40'07"E 1062.65 FEET (64 RODS) ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER (SE COR.) NORTHWEST QUARTER (NW 1/4) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-SIX (36) SAID CORNER IS ALSO THE SOUTHEAST CORNER (SE COR.) OF SAID LOT SIX (6); THENCE N16°34'12"W 1002.40 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT SIX (6); THENCE S89°45'41"E 280.50 FEET (17 RODS) TO THE EASTERLY LINE OF SAID LOT SIX (6) AND THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE N00°19'15"W 364.00 FEET (22 RODS) ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'E' CONTAINS 28.03 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

## DESCRIPTION PARCEL 'F'

A PARCEL OF LAND DESIGNATED AS PARCEL 'F' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) AND THE EAST ONE-HALF (E 1/2) NORTHEAST QUARTER (NE 1/4) ALL IN SECTION 36-T99N-R18W OF THE 5TH P.M. MITCHELL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S89°45'41"E 556.67 FEET ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36) TO A POINT AS DESCRIBED IN DOCUMENT NUMBER 2016 63 THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE THAT IS FORTY-SIX (46) RODS FIFTEEN (15) LINKS WEST OF THE SOUTHEAST CORNER (SE COR.) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE N60°53'58"E 408.23 FEET (240°59'51" 408.34 FEET) ALONG THE SOUTHEASTERLY LINE AS DESCRIBED IN THE EXCEPTION IN SAID DOCUMENT NUMBER 2016 63 TO THE NORTHWEST CORNER (NW COR.) OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN BOOK FOUR (4) PLAT PAGES ONE-HUNDRED TWENTY-ONE (121) AND ONE-HUNDRED TWENTY-TWO (122) THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE AND TO THE CENTERLINE OF GLASS AVENUE; THENCE N09°28'37"E 1543.73 FEET ALONG THE CENTERLINE OF GLASS AVENUE AS DESCRIBED AND DEPICTED IN SAID BOOK FOUR (4) PAGES ONE-HUNDRED TWENTY-ONE (121) AND ONE-HUNDRED TWENTY-TWO (122); THENCE N89°53'53"W 1175.54 FEET TO THE WESTERLY LINE OF THE EAST ONE-HALF (E 1/2) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S00°15'59"E 1382.73 FEET TO A POINT THAT IS DESCRIBED IN SAID DOCUMENT NUMBER 2016 63 AS TWENTY-TWO (22) RODS NORTH OF THE SOUTHEAST CORNER (SE COR.) OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S57°16'01"W (S56°45'54"W) 315.85 FEET ALONG THE NORTHERLY LINE AS DESCRIBED IN SAID DOCUMENT NUMBER 2016 63 BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S57°55'39"E 315.40 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'F' CONTAINS 40.93 ACRES INCLUDING 1.18 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

## DESCRIPTION PARCEL 'G'

A PARCEL OF LAND DESIGNATED AS PARCEL 'G' BEING PART OF THE EAST ONE-HALF (E 1/2) NORTHEAST QUARTER (NE 1/4) IN SECTION 36-T99N-R18W OF THE 5TH P.M. MITCHELL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION THIRTY-SIX (36); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°33'22"W 1333.29 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36) TO THE NORTHWEST CORNER (NW COR.) EAST ONE-HALF (E 1/2) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S00°15'59"E 927.19 FEET ALONG THE WESTERLY LINE OF THE EAST ONE-HALF (E 1/2) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S89°53'53"E 1175.54 FEET TO THE CENTERLINE OF GLASS AVENUE AS DESCRIBED AND DEPICTED IN BOOK FOUR (4) PLAT PAGES ONE-HUNDRED TWENTY-ONE (121) AND ONE-HUNDRED TWENTY-TWO (122) THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE; THENCE N09°28'37"E 931.66 FEET ALONG SAID CENTERLINE OF GLASS AVENUE TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'G' CONTAINS 26.59 ACRES INCLUDING 1.69 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

## DESCRIPTION PARCEL 'H'

A PARCEL OF LAND DESIGNATED AS PARCEL 'H' BEING PART OF THE EAST ONE-HALF (E 1/2) NORTHEAST QUARTER (NE 1/4) IN SECTION 36-T99N-R18W OF THE 5TH P.M. MITCHELL COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION THIRTY-SIX (36); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S09°28'37"W 2475.39 FEET ALONG THE CENTERLINE OF GLASS AVENUE AS DESCRIBED AND DEPICTED IN BOOK FOUR (4) PLAT PAGES ONE-HUNDRED TWENTY-ONE (121) AND ONE-HUNDRED TWENTY-TWO (122) THAT IS ON FILE AT THE MITCHELL COUNTY RECORDER'S OFFICE TO THE NORTHWEST CORNER OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN SAID BOOK FOUR (4) PLAT PAGES ONE-HUNDRED TWENTY-ONE (121) AND ONE-HUNDRED TWENTY-TWO (122); THENCE N60°53'58"E 46.32 FEET (240°59'51" 46.32 FEET) ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 'A'; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF PARCEL 'A' S89°46'22"E 197.88 FEET (270°00'00" 198.00 FEET); THENCE S00°05'43"E 173.26 FEET (0°00'00" 173.25 FEET) ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 'A' TO THE NORTHERLY LINE OF THE SOUTHERLY THREE (3) RODS OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE S89°45'41"E 173.37 FEET (270°19'58" 173.25 FEET) ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-SIX (36); THENCE N00°05'52"W 2593.86 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'H' CONTAINS 12.03 ACRES INCLUDING 1.79 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

## DOCUMENTS USED FOR THIS SURVEY

PLATS: BK.4-PLAT PG.121-122, DOC.#2015 3, DOC.#2020 316, DOC.#2018 1660  
CERTS: DOC.#2015 6, DOC.#2018 957, DOC.#2018 964, BK.6-PLAT PG.109  
DOC.#2015 127, BK.5-PLAT PG.280, BK.6-PLAT PG.111, BK.6-PLAT PG.112,  
BK.5-PLAT PG.274, BK.6-PLAT PG.110, BK.4-PLAT PG.110, DOC.#2014 2086,  
BK.5-PLAT PG.279, BK.5-PLAT PG.277  
DEED: DOC.#2016 63

## SURVEYOR'S NOTES:

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

DATE SURVEYED 6-16-22

SCALE: AS SHOWN

PROJECT NO.: 22255

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*  
Benjamin Stark

8-22-22  
Date

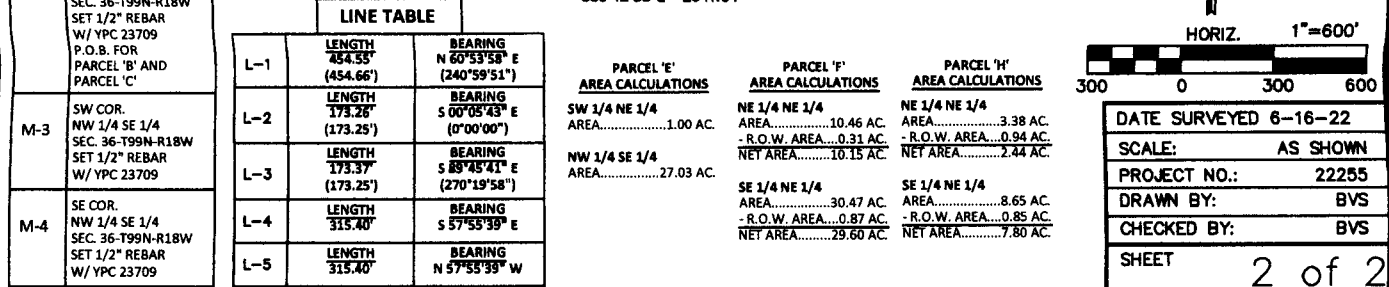
License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2023

*STARK*  
*SURVEYING*  
*INC.*

# PLAT OF SURVEY



*STARK  
SURVEYING  
INC.*