

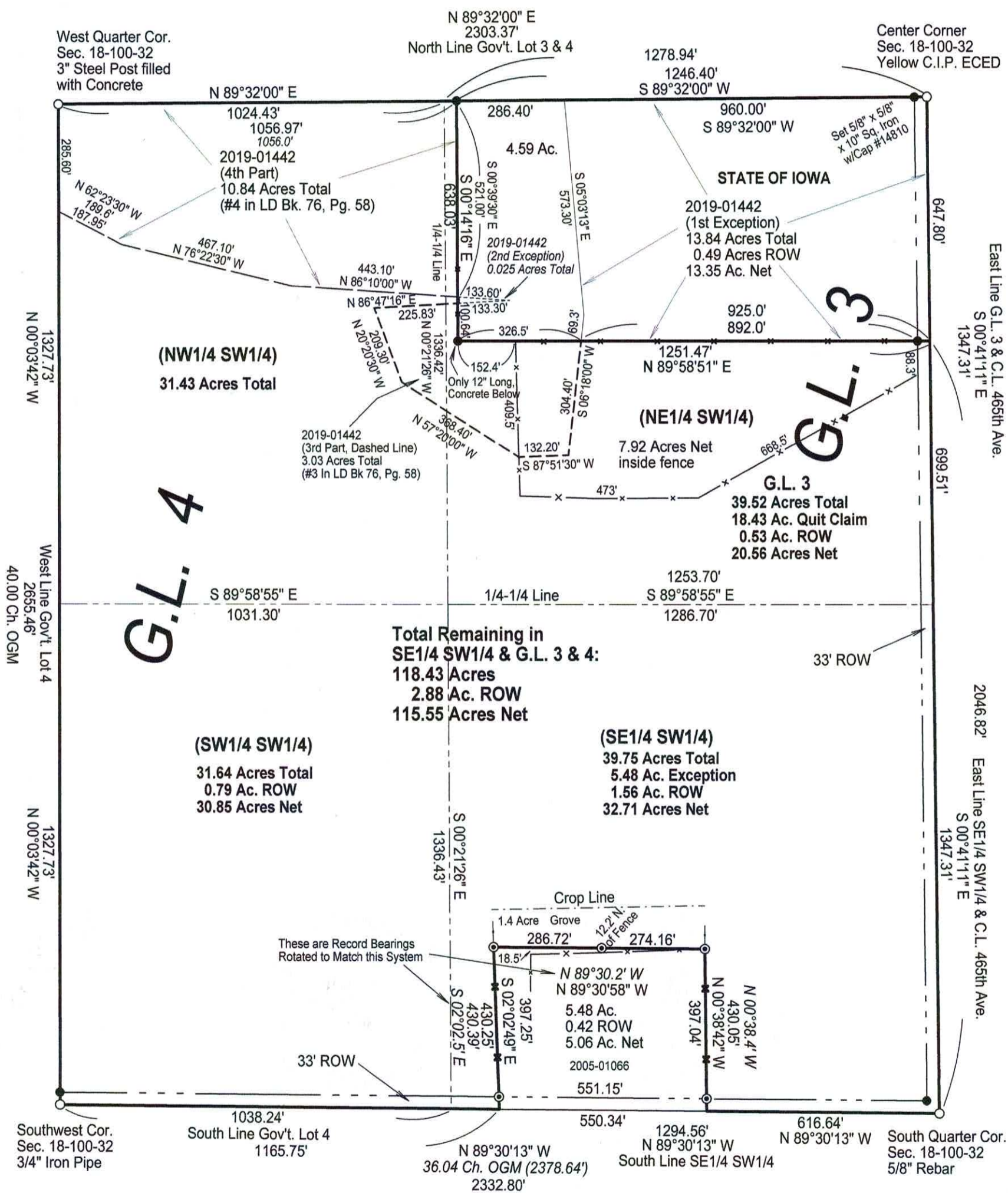
**PROJECT NO.** 1939  
**LOCATION:** Part of the SW1/4 of Sec. 18-100-32, Emmet County, Iowa  
**REQUESTOR:** Midwest Land Management, P.O. Box 909, Spencer, IA  
**OWNER:** Wilma Vigdal  
**SURVEYOR:** E. JOHN WITTNEBEN  
**SURVEY COMPANY:** WITTNEBEN SURVEYING, INC. 303 W. 2nd St. N. ESTHERVILLE, IA 51334 712-362-4797  
**SURVEY:** 11/02/2019  
**DRAWN:** 11/15/2019  
**SCALE:** 1" = 300'  
**SHEET:** 1 of 2

**INDEX LEGEND**

**GRAPHIC SCALE**

## PLAT OF SURVEY

SEE SHEET 2 OF 2 FOE DESCRIPTIONS



**Total Remaining in SE1/4 SW1/4 & G.L. 3 & 4:**  
**118.43 Acres**  
**2.88 Ac. ROW**  
**115.55 Acres Net**

**LEGEND**

- Found Monument As Noted
- Set 5/8"x30" Yellow C.I.P. #14810
- ⊙ Found Yellow C.I.P. #9017
- 430.09' Record Dimension
- Existing Fenceline
- OGM Original Government Measure
- ROW Right-of-Way

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.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

E. John Wittneben, L.S. No. 14810  
 My License Renewal Date Is: 12/31/2020  
 Sheets Covered By This Seal: 1

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<b>LOCATION:</b> Iowa	Part of the SW1/4 of Sec. 18-100-32, Emmet County,	
<b>REQUESTOR:</b> 51301	Midwest Land Management, P.O. Box 909, Spencer, IA	
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	303 W. 2nd St. N.	<b>SCALE:</b> 1" = 300'
	ESTHERVILLE, IA 51334	<b>SHEET:</b> 2 of 2
	712-362-4797	

**GRAPHIC SCALE**

## DESCRIPTIONS

SEE SHEET 1 OF 2 FOR PLAT OF SURVEY

**SURVEYOR'S NOTE:**

- 1.) THE PROPERTY SURVEYED PRESENTED SOME UNUSUAL CIRCUMSTANCES IN THE DESCRIPTION PER SCAN 2019-01442 AS COMPARED TO OCCUPATION ON THE GROUND. MOST OF THE PROBLEM DEALS WITH THE TRACT OWNED BY THE STATE OF IOWA IN THE NORTHEASTERLY CORNER OF GOVERNMENT LOT 3. THE REFERENCED DESCRIPTION ONLY EXEMPTS THE 13.84 ACRE TRACT AS SHOWN ON SHEET ONE OF THIS PLAT. HOWEVER, THE BIRGE LAKE MASTER PROPERTY PLAT (Can be viewed at the Emmet County Engineer's Office) CLEARLY SHOWS THE ADDITIONAL 4.59 ACRES AS BEING SOVERIGN TO THE STATE. THERE IS A SMALL TRIANGULAR TRACT WITHIN THIS 4.59 ACRES EXEMPTED BY THE DESCRIPTION WHICH CONTAINS 0.025 ACRES. AFTER REVIEWING THIS WITH THE CLIENT AND THE ATTORNEY FOR THE OWNER, IT WAS DECIDED TO QUIT CLAIM ALL THE PROPERTY NORTH AND EAST OF THE EXISTING FENCES TO THE STATE WHICH BASICALLY LEAVES THE STATE WHERE THEY ALREADY ARE WHILE ALLOWING THE OWNERS DEED TO EXEMPT WHAT APPEARS TO ALREADY BE STATE PROPERTY. THE BEARING ON THE MOST WESTERLY LINE OF THE QUIT CLAIM DIFFERS FROM THAT OF THE DEED AS IT COVERS THE FENCED AREA AND THE ANGLE-IRON CORNER POST OF THIS TRACT IS ABOUT 5 FEET FURTHER WEST THAN RECORD CALLS.
- 2.) THE DASHED LINES REPRESENT THE ORIGINAL DESCRIPTION, PARTS 3 AND 4 WHICH ARE NOT REQUIRED AS THEY ARE ALREADY PART OF GOVERNMENT LOTS 3 AND 4 WHICH MAKES THEM REDUNDANT. STILL, THEY ARE SHOWN ON THE PLAT SO EVERYONE CAN FOLLOW WHAT HAS BEEN DONE. THE SECOND EXCEPTION, AS NOTED ON THE PLAT FOR THE 0.025 ACRE PIECE IS SHOWN FOR THE SAME REASON AS IT IS BEING GIVEN TO THE STATE.
- 3.) THE FOLLOWING DESCRIPTION IS NOT A GIVING OR TAKING OF LAND, OTHER THAN AS DESCRIBED IN THE QUIT CLAIM TO THE STATE, AND FOLLOWS AS MANY OF THE ORIGINAL CALLS AS POSSIBLE.
- 4.) THE BEARING SYSTEM OF THIS PLAT IS ROTATED TO MEET THE GIVEN DESCRIPTIONS FROM THE DEED IN SCAN 2019-01442 AND THEREFORE HAS A DIFFERENT BEARING SYSTEM FOR THE FINAL EXEMPTION OF 5.48 ACRE TRACT ON THE SOUTH ROAD, SEE SCAN 2005-01066 AND PLAT IN SURVEY BOOK 11, PAGE 5, OFFICE OF THE EMMET COUNTY RECORDER. THIS IS THE SAME TRACT, JUST A DIFFERENT BEARING SYSTEM.
- 5.) GOVERNMENT LOT 4 IS ESSENTIALLY THE W1/2 OF THE SW1/4 AND IS SHOWN SPLIT SO THE NUMBER OF ACRES PER ALIQUOT PART CAN BE LISTED AS REQUIRED.

**QUIT CLAIM DEED TO THE STATE OF IOWA:**

PART OF GOVERNMENT LOT 3 IN SECTION 18, TOWNSHIP 100 NORTH, RANGE 32 WEST OF THE 5th P.M., EMMET COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER CORNER OF SAID SECTION 18 BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION 18; THENCE SOUTH 89°32'00" WEST 1246.40 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°14'16" EAST 638.03 FEET ALONG AN EXISTING FENCE LINE AND THE NORTHERLY EXTENSION THEREOF; THENCE NORTH 89°58'51" EAST 1251.47 FEET ALONG AN EXISTING FENCE LINE TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 00°41'11" WEST 647.80 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 18.43 ACRES INCLUSIVE OF 0.49 ACRES OF PUBLIC ROAD RIGHT-OF-WAY ALONG THE EASTERLY 33.00 FEET THEREOF.

**REMAINDER OF THE SOUTHWEST QUARTER:**

COMMENCING AT THE CENTER CORNER OF SECTION 18, TOWNSHIP 100 NORTH, RANGE 32 WEST OF THE 5th P.M., EMMET COUNTY, IOWA, BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION 18; THENCE SOUTH 89°32'00" WEST 1246.40 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'16" EAST 638.03 FEET ALONG AN EXISTING FENCE LINE AND THE NORTHERLY PROJECTION THEREOF; THENCE NORTH 89°58'51" EAST 1251.47 FEET ALONG AN EXISTING FENCE LINE TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°41'11" EAST 2046.82 FEET ALONG SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 89°30'13" WEST 616.64 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTHEAST CORNER OF A TRACT RECORDED IN SURVEY BOOK 11, PAGE 5, OFFICE OF THE EMMET COUNTY RECORDER; THENCE NORTH 00°38'4" WEST 430.05 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT; THENCE NORTH 89°30'2" WEST 560.88 FEET TO THE NORTHWEST CORNER OF SAID RECORDED TRACT; THENCE SOUTH 02°02'5" EAST 430.39 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 89°30'13" WEST 1165.75 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18 BEING THE SOUTHWEST CORNER OF GOVERNMENT LOT 4; THENCE NORTH 00°03'42" WEST 2655.46 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 4 TO THE WEST QUARTER CORNER OF SAID SECTION 18 BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°32'00" EAST 1056.97 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 4 AND 3 TO THE POINT OF BEGINNING AND CONTAINING 118.43 ACRES INCLUSIVE OF 2.88 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY ALONG THE EASTERLY 33.00 FEET AND ALONG THE SOUTHERLY 33.00 FEET THEREOF.

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.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

E. John Wittneben, L.S. No. 14810  
My License Renewal Date Is: 12/31/2020  
Sheets Covered By This Seal: 1