

PROJECT NO.
2166

INDEX LEGEND

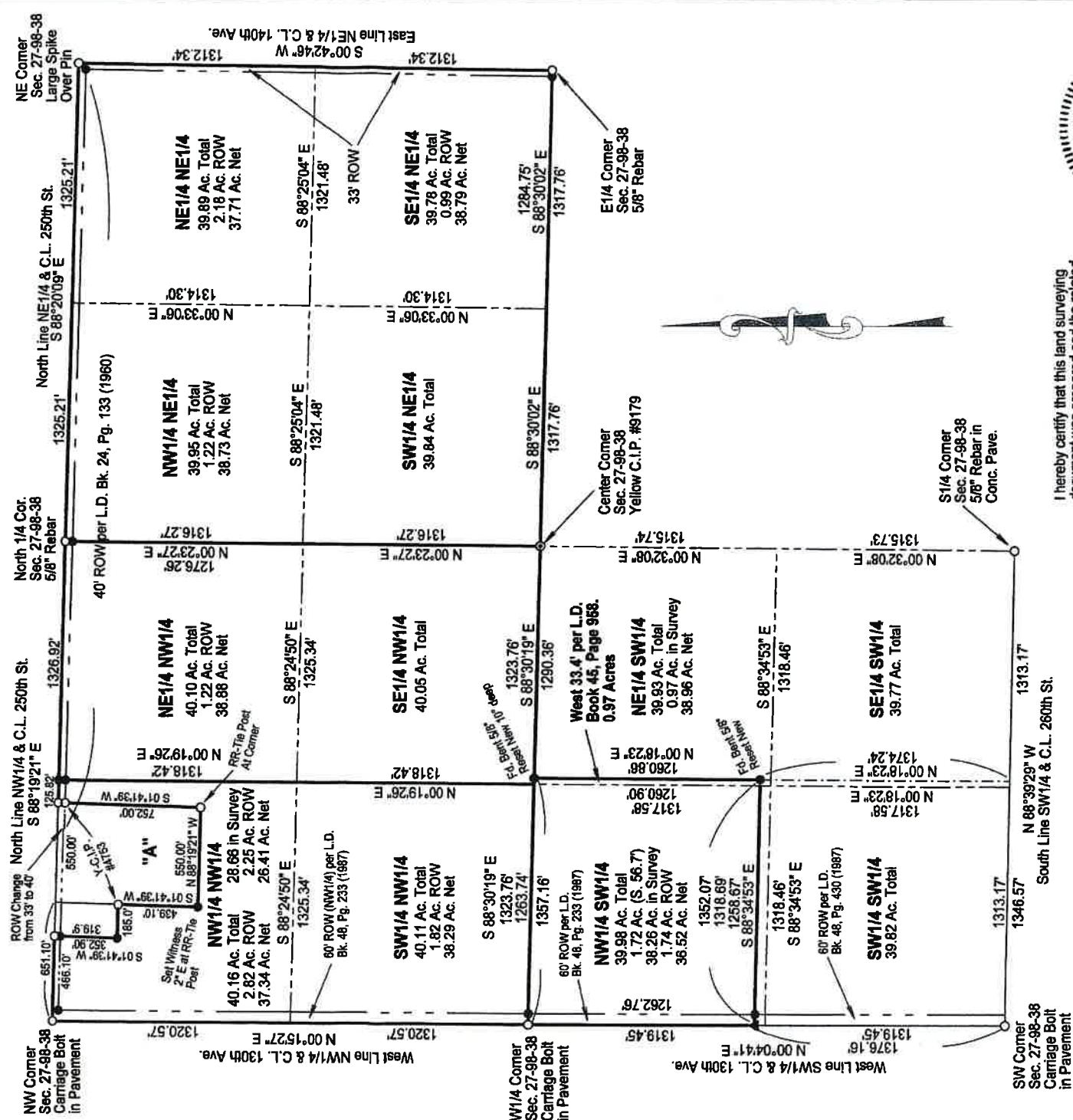
The N1/2 & Pt. NW1/4 SW1/4, Sec. 27-98-38, Dickinson County, IA
 Midwest Land, P.O. Box 933, Spencer, IA 51301
 Owner: Stoney Creek Farms
 Surveyor: E. JOHN WITTNEBEN
 Survey Company: WITTNEBEN SURVEYING, INC. DRAWN: 10/16/2021
 303 W. 2nd St. N. ESTHERVILLE, IA 51334
 712-362-4797

GRAPHIC SCALE



PLAT OF SURVEY

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, EXCEPT PARCEL "A" AND EXCEPT A PARCEL AS DESCRIBED IN LAND DEED BOOK 42, PAGE 146, OFFICE OF THE DICKINSON COUNTY RECORDER, REMAINDER CONTAINING 68.77 ACRES INCLUSIVE OF 4.07 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY OF RECORD.
 THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, CONTAINING 80.15 ACRES INCLUSIVE OF 1.22 ACRES OF PUBLIC ROAD RIGHT-OF-WAY ALONG THE NORTHERLY 40.00 FEET THEREOF.
 THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, CONTAINING 159.46 ACRES INCLUSIVE OF 4.39 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY ALONG THE NORTHERLY 40.00 FEET AND ALONG THE EASTERLY 33.00 FEET THEREOF.
 THE NORTH 36.26 ACRES OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, CONTAINING 1.74 ACRES OF PUBLIC ROAD RIGHT-OF-WAY ALONG THE WESTERLY 60.00 FEET THEREOF, AND THE WESTERLY 33.4 FEET OF THE NORTHERLY 1260.86 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, CONTAINING 0.97 ACRES.



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: *E. John Wittneben* Date: 10-18-21
 E. John Wittneben, L.S. No. 14810
 My License Renewal Date is: 12/31/2022
 Sheets Covered By This Seal: 1

LEGEND

- Found Monument As Noted
- Set 5/8"x30" Yellow C.I.P. #14810
- ⊙ Found Yellow C.I.P. #9179
- ▲ Set Mag-Nail in Pavement
- 66' Record Dimension
- *- Existing Fenceline
- ROW Right-of-Way

PLAT OF SURVEY

PARCEL "D"

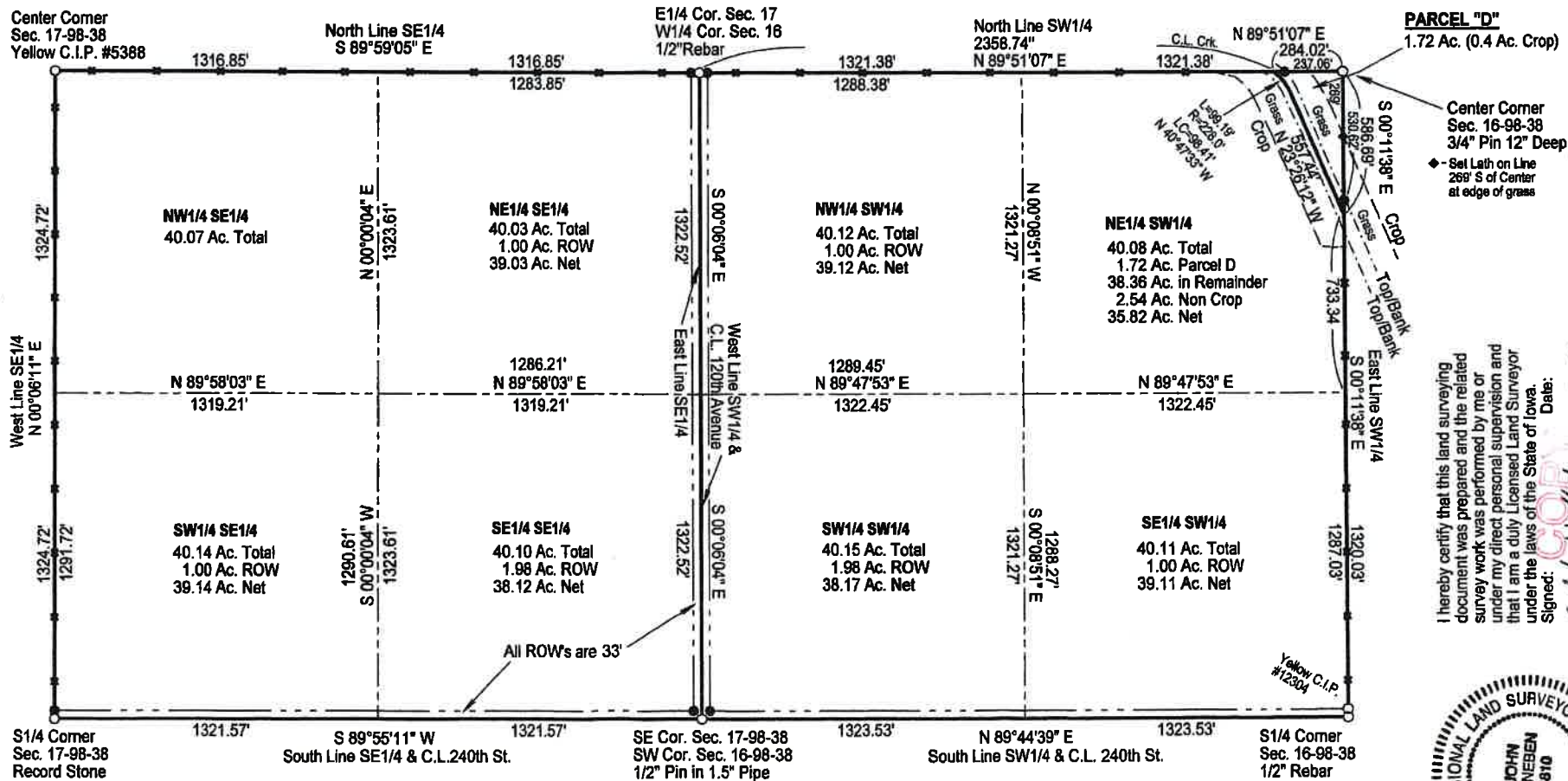
PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER CORNER OF SAID SECTION 16; THENCE SOUTH 00°11'38" EAST 586.69 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO A POINT ON THE CENTERLINE OF STONEY CREEK; THENCE NORTH 23°26'12" WEST 557.44 FEET ALONG THE CENTERLINE OF SAID STONEY CREEK; THENCE NORTHWESTERLY 99.19 FEET ALONG A 228.00 FEET RADIUS CURVE WITH A LONG CHORD OF NORTH 40°47'33" WEST 98.41 FEET ALONG SAID STONEY CREEK CENTERLINE TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°51'07" EAST 284.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.72 ACRES.

THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, CONTAINING 160.34 ACRES INCLUSIVE OF 3.98 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY ALONG THE EASTERLY 33.00 FEET AND ALONG THE SOUTHERLY 33.00 FEET THEREOF.

THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 98 NORTH, RANGE 38 WEST OF THE 5th P.M., DICKINSON COUNTY, IOWA, EXCEPT PARCEL "D", REMAINDER CONTAINING 158.73 ACRES INCLUSIVE OF 3.98 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY ALONG THE WESTERLY 33.00 FEET AND ALONG THE SOUTHERLY 33.00 FEET THEREOF.

LEGEND

- Found Monument As Noted
- Set 5/8"x30" Yellow C.I.P. #14810
- Right-of-Way
- ✚ Existing Fenceline



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: *E. John Wittneben* Date: 10-18-21
 E. John Wittneben, L.S. No. 14810
 My License Renewal Date is: 12/31/2022
 Sheets Covered By This Seal: 1



INDEX LEGEND

PROJECT NO. 2164
 LOCATION: The SE1/4 of Sec. 17 & The SW1/4 of Sec. 16, All in Twp. 98N, Range 38W, Dickinson County, IA
 REQUESTOR: Midwest Land, P.O. Box 909, Spencer, IA 51301
 OWNER: Stoney Creek Farms
 SURVEYOR: E. JOHN WITTNEBEN
 SURVEY COMPANY: WITTNEBEN SURVEYING, INC. DRAWN: 10/16/2021
 303 W. 2nd St. N. ESTHERVILLE, IA 51334
 SCALE: 1" = 500'
 712-362-4797

