

INDEX LEGEND - PLAT OF SURVEY

LOCATION: SW 1/4 Section 12, Township: 95 N,  
Range: 38 W, Clay County, IA

REQUESTOR: Shane Brant, Midwest Land Management

PROPRIETOR: Nelson, H E Inc % Denver Nelson  
5240 Blackberry  
Eureka, CA 95503

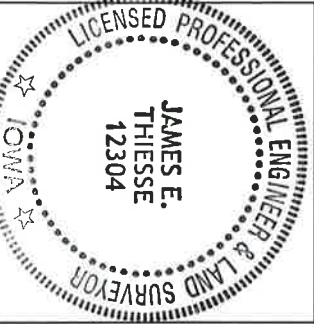
SURVEYOR: James E Thiesse,  
KRUSE, CATE & NELSON, P.C.,  
2303 W 18th Street, Spencer, IA  
1-(712)-262-3468

DESCRIPTION (PARCEL G):

A parcel of land in the West Half of the Southwest Quarter of Section 12, Township 95 North, Range 38 West of the Fifth Principal Meridian, Clay County, Iowa, described as follows to wit: Beginning at the northwest corner of the Southwest Quarter of Section 12, Township 95 North, Range 38 West of the Fifth Principal Meridian, Clay County, Iowa, and running from this point north 88° 58' 49" east (north 88 degree 58 minutes 49 seconds east) along the north line of said Southwest Quarter a distance of 283.07 feet to the west line of an existing parcel described by the Deed recorded in Book H-1, Page 374, Clay County, Iowa Recorder's Office; thence south 01° 24' 45" east a distance of 80.80 feet to the southwest corner of said existing parcel; thence south 89° 41' 33" east along the south line of said existing parcel a distance of 779.41 feet to a point on the west line of fourth avenue located 99.0 feet south of the north line of said Southwest Quarter (said point also being the southwest corner of the Fourth Addition to the town of Royal); thence south 89° 35' 30" east along the south line of the Fourth Addition to the town of Royal a distance of 288.48 feet to the east line of the West Half of said Southwest Quarter; thence south 01° 43' 51" east a distance of 2531.62 feet to the southeast corner of said West Half; thence south 88° 28' 43" west a distance of 1322.94 feet to the southwest corner of said Section 12; thence north 02° 18' 42" west a distance of 2649.72 feet to the point of beginning. All bearings stated in this description are based on the assumption that the south line of the Southwest Quarter of said Section 12 has a bearing of south 88° 28' 43" west. The area of the above described parcel of land is 78.816 acres which includes 3.042 acres of Highway Right-of-Way, 50 feet in width, along the west line of the above described Parcel of land.

DESCRIPTION (PARCEL H):

A parcel of land in Southwest Quarter of Section 12, Township 95 North, Range 38 West of the Fifth Principal Meridian, Clay County, Iowa, described as follows to wit: Beginning at the southeast corner of the Southwest Quarter of Section 12, Township 95 North, Range 38 West of the Fifth Principal Meridian, Clay County, Iowa, and running from this point north 01° 08' 41" west (north 01 degree 08 minutes 41 seconds west) along the east line of said Southwest Quarter a distance of 300.00 feet; thence south 88° 28' 43" west a distance of 66.00 feet; thence north 01° 08' 41" west a distance of 2188.45 feet to the southeast corner of the Fourth Addition to the town of Royal; thence north 89° 35' 30" west along the south line of the Fourth Addition to the town of Royal a distance of 826.20 feet to the west line of Second Avenue; thence north 00° 31' 16" east a distance of 16.00 feet to the southeast corner of Block 2 of the Fourth Addition to the town of Royal; thence north 89° 35' 30" west a distance of 301.76 feet to the southwest corner of said Block 2 (being located on the east line of Third Avenue); thence south 00° 39' 18" west along the east line of Third Avenue a distance of 16.00 feet to the south line of the Fourth Addition to the town of Royal; thence north 89° 35' 30" west along the south line of the Fourth Addition to the town of Royal a distance of 155.29 feet to the west line of the East Half of said Southwest Quarter; thence south 01° 43' 51" east a distance of 2531.62 feet to the southwest corner of said East Half; thence north 88° 28' 43" east a distance of 1322.94 feet to the point of beginning. All bearings stated in this description are based on the assumption that the south line of the Southwest Quarter of said Section 12 has a bearing of north 88° 28' 43" east. The area of the above described parcel of land is 73.732 acres which includes 0.939 acres of Highway Right-of-Way, varying in width, along the east line of the above described Parcel of land.



CERTIFICATE:  
I hereby certify that this land surveying document was prepared by me 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.

*James E Thiesse* 12/19/2024  
James E Thiesse, L.S. No. 12304 DATE  
My license renewal date is December 31, 2025  
Pages covered by this seal: 2

