

INDEX LEGEND

PLAT OF SURVEY PARCELS A & B

COUNTY: IDA

PARCELS: A & B

SECTION: 35

TOWNSHIP: T-89-N

RANGE: R-40-W 5TH P.M.

ALIQUOT PART: E 1/2

PROPRIETOR: DOUGLAS KIES

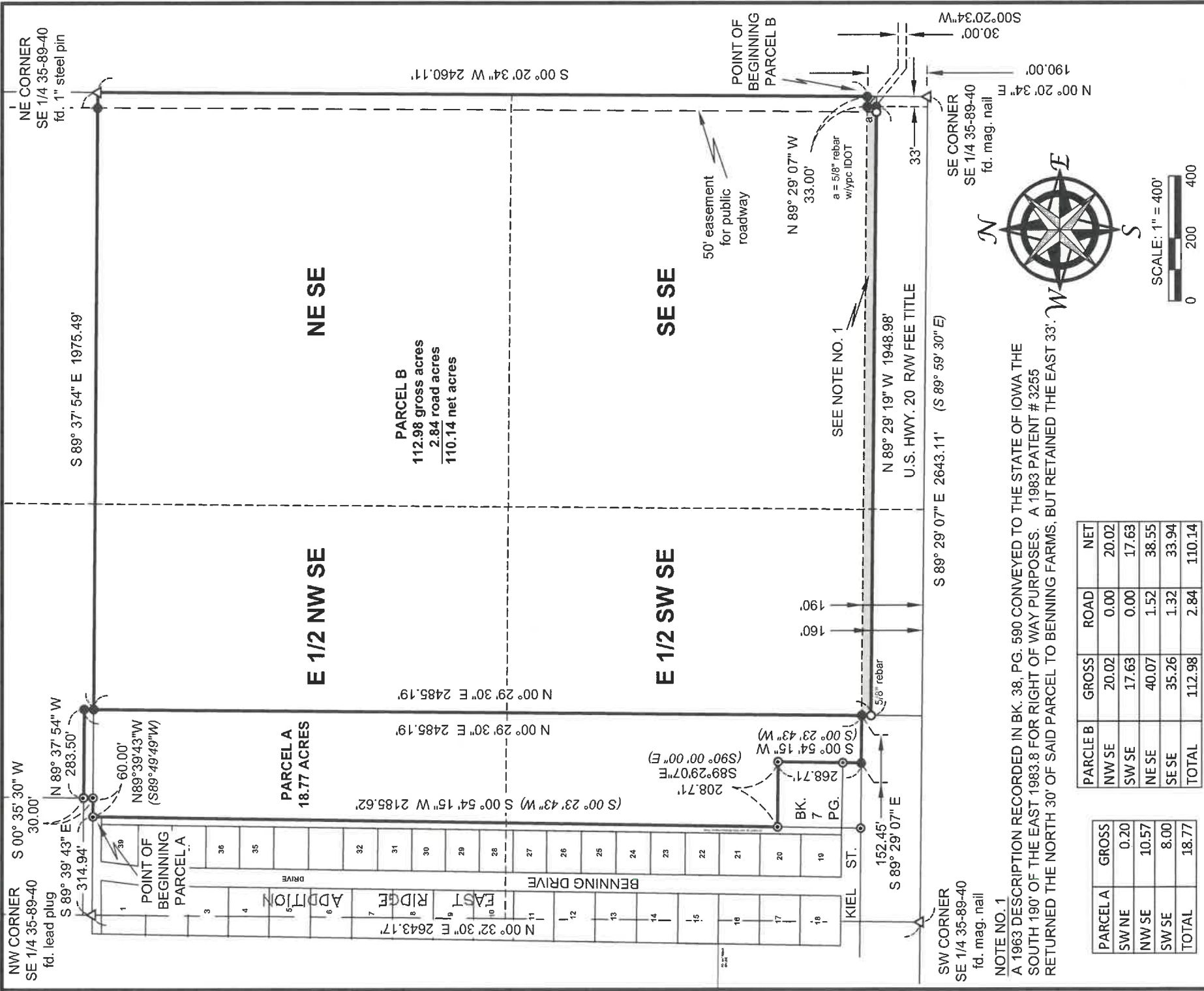
SURVEY PREPARED FOR: DOUGLAS KIES

SURVEY PREPARED BY: J. SCOTT SHEVEL IOWA PLS NO. 11810

COMPANY NAME: ISG

ADDRESS: 1725 N. LAKE AVE, STORM LAKE, IA. 50588

PHONE: 712-732-7745



ISG

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Land Surveying
Environmental
Planning
www.isg-nc.com

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.

J. Scott Shevel
11810
IOWA
LICENSED LAND SURVEYOR

J. Scott Shevel
License Number 11810
My License renewal date is December 31, 2023
Pages covered by this seal 2

7/14/22
Date:

LEGEND OF SYMBOLS/ABBREVIATIONS

○ CORNERS FOUND (monuments as described on plat)

● CORNERS FOUND (1/2" rebar w/rpc no. 11810)

● CORNERS SET (1/2" rebar w/rpc no. 11810)

▲ SECTION CORNER FOUND (monuments as described)

100.00' MEASURED

(100.00') RECORDED AS

rpc RED PLASTIC CAP

ypc YELLOW PLASTIC CAP

I+S GROUP

PN: 22-27151

Drawn: JSS

Sheet 1 OF 2

Surveyed by: JSS

Surveyed: 7/11/22

Revised:

Drawing Name:

DESCRIPTION PARCEL A

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W ½ SE ¼) AND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW ¼ NE ¼) ALL SECTION 35, TOWNSHIP 89 NORTH, RANGE 40 WEST OF THE 5TH P.M., IDA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest (NW) corner of the Southeast Quarter (SE ¼) of said Section 35; Thence South 89° 39' 43" East, along the North line of said Southeast Quarter (SE ¼), 314.94 feet to the East line of East Ridge Addition to the city of Holstein, being also the Point of Beginning. Thence South 00° 54' 15" West, along said East line, 2185.62 feet to the North line of previously surveyed tract with appears of record in plat book 7, on page 331, in the office of the Ida County Recorder; Thence South 89° 29' 07" East, along said North line, 208.71 feet to the East line of said tract; Thence South 00° 54' 15" West, along said East line and its southern extension, 268.71 feet to the North line of U.S. Highway No. 20; Thence South 89° 29' 07" East, along said North line, 152.45 feet to the East line of the West Half of the West Half of the Southeast Quarter (W ½ W ½ SE ¼); Thence North 00° 29' 30" East, along said East line, 2485.19 feet; Thence North 89° 37' 54" West, 283.50 feet to the East line of a previously surveyed tract with appears of record in plat book 6, on page 827; Thence South 00° 35' 30" West, along said East line, 30.00 feet to the North line of the Southeast Quarter (SE ¼); Thence North 89° 39' 43" West, along said North line, 60.00 feet to the Point of Beginning.

Hereafter known as Parcel A, in Section 35, Township 89 North, Range, 40 West of the 5th P.M., Ida County, Iowa.

Tract contains 18.77 Acres and is subject to all easements of record.

DESCRIPTION PARCEL B

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 40 WEST OF THE 5TH P.M., IDA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast (SE) corner of the Southeast Quarter (SE ¼) of said Section 35; Thence North 00° 20' 34" East, along the East line of said Southeast Quarter (SE ¼), 190.00 feet to the North line of tract conveyed to the State of Iowa in Book 38, on Page 590 in the office of the Ida County Recorder, being also the Point of Beginning; Thence North 89° 29' 07" West, 33.00 feet; Thence South 00° 20' 34" West, 30.00 feet to the North line of U.S. Highway No. 20; Thence North 89° 29' 19" West, along said North line, 1948.98 feet; to the West line of the East Half of the West Half of the Southeast Quarter (E ½ W ½ SE ¼); Thence North 00° 29' 30" East, along said West line, 2485.19 feet to the North line of the Southeast Quarter (SE ¼); Thence South 89° 37' 54" East, along said North line, 1975.49 feet to the East line of the Southeast Quarter (SE ¼); Thence South 00° 20' 34" West, along said East line, 2460.11 feet to the Point of Beginning.

Hereafter known as Parcel B, in Section 35, Township 89 North, Range, 40 West of the 5th P.M., Ida County, Iowa.

Tract contains 112.98 Acres and is subject to all easements of record.

DESCRIPTION PARCEL C

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE ¼) OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 40 WEST OF THE 5TH P.M., IDA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast (SE) Corner of the Northeast Quarter (NE ¼) of said Section 35; Thence North 89° 37' 54" West, along the South line of said Northeast Quarter (NE ¼), 1975.49 feet; Thence North 00° 29' 30" East, 30.00 feet; Thence North 89° 37' 54" West, 283.50 feet to the East line of a previously surveyed tract which appears of record in plat book 6, on page 827 in the office of the Ida County Recorder; Thence North 00° 34' 42" East, along said East line, 901.78 feet to the North line of said tract; Thence North 89° 14' 16" West, along said North line, 250.00 feet to the East line of a previously surveyed tract which appears of record in plat book 5, on page 445; Thence North 00° 47' 53" East, along said East line, 385.49 feet to the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼); Thence South 89° 47' 52" East, along said South line, 1192.59 feet to the West line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼); Thence North 00° 20' 51" East, along said West line, 1319.55 feet to the North line of said Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼); Thence North 89° 59' 48" East, along said North line, 1311.95 feet to the East line of the Northeast Quarter (NE ¼); Thence South 00° 23' 43" West, along said East line, 1106.17 feet; Thence North 89° 36' 17" West, 550.00 feet; Thence South 00° 23' 43" West, 330.00 feet; Thence South 89° 36' 17" East, 550.00 feet to the East line of the Northeast Quarter (NE ¼); Thence South 00° 23' 43" West, along said East line, 1214.34 feet to the Point of Beginning.

Hereafter known as Parcel C, in Section 35, Township 89 North, Range, 40 West of the 5th P.M., Ida County, Iowa.

Tract contains 106.20 Acres and is subject to all easements of record.

DESCRIPTION PARCEL D

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E ½ NE ¼) OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 40 WEST OF THE 5TH P.M., IDA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast (NE) corner of the Northeast Quarter (NE ¼) of said Section 35; Thence South 00° 23' 43" West, along said East line, 1106.17 feet to the Point of Beginning. Thence North 89° 36' 17" West, 550.00 feet; Thence South 00° 23' 43" West, 330.00 feet; Thence South 89° 36' 17" East, 550.00 feet to the East line of the Northeast Quarter (NE ¼); Thence North 00° 23' 43" East, along said East line, 330.00 feet to the Point of Beginning.

Hereafter known as Parcel D, in Section 35, Township 89 North, Range, 40 West of the 5th P.M., Ida County, Iowa.

Tract contains 4.17 Acres and is subject to all easements of record.