INDEX LEGEND

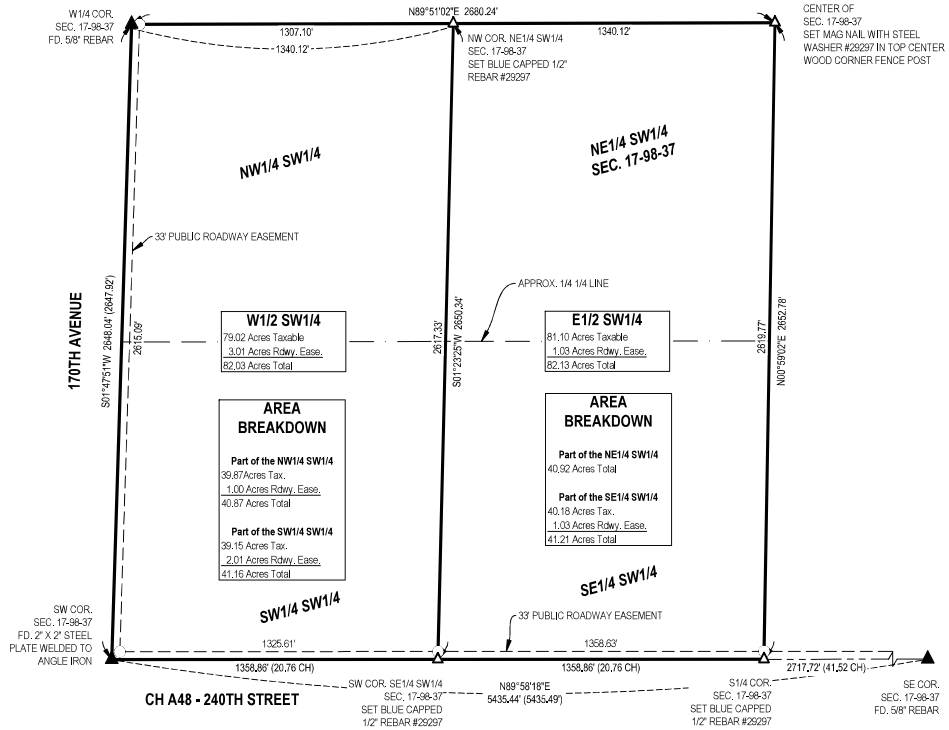
Location: Section 17-98-37 - SW1/4

Requestor: Midwest Land Management - Attn.: Travis Johnson
Proprietor: Gary Hansen Revocable Trust
Surveyor: Samuel M. Bassett, P.L.S. #29297
Prepared by Beck Engineering, Inc.
& Return to: 3301 Zenith Avenue, PO Box 238
Spirit Lake, Iowa 51360
(712) 336-3596

PLAT OF SURVEY

Legal Description for W1/2 SW1/4:
The W1/2 of the SW1/4 of Section 17, Township 98 North, Range 37 West of the 5th P.M., Dickinson County, Iowa, containing a total of 82.03 acres, inclusive of 3.01 acres of Pubic Roadway Easement, and being subject to any and all other easements, be they of record or not.

Legal Description for E1/2 SW1/4:
The E1/2 of the SW1/4 of Section 17, Township 98 North, Range 37 West of the 5th P.M., Dickinson County, Iowa, containing a total of 82.13 acres, inclusive of 1.03 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.



SURVEYOR'S NOTES:

1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1: SPENCER, ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. SEE IOWA PUBLIC SERVICE COMPANY RIGHT-OF-WAY AGREEMENT FOR OVERHEAD ELECTRIC TRANSMISSION LINE OVERHANG ALONG THE EAST LINE OF THE SW1/4 RECORDED IN MISC. BK. J, P. 592-594.
3. SEE PREVIOUS PLAT OF SURVEY RECORDED AS INSTRUMENT # 2024-00326.
4. SEE PREVIOUS PLAT OF SURVEY RECORDED AS INSTRUMENT # 2019-04440.
5. SEE SURVEY BY J. M. JOHNSON, COUNTY SURVEYOR, ON PAGE 116-1/2 OF THE COUNTY SURVEYOR'S RECORD LOCATED IN THE DICKINSON COUNTY ENGINEER'S OFFICE.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH, ADDITIONAL EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN ON THIS PLAT MAY EXIST.
7. ANY DOCUMENTS REFERENCED ON THIS PLAT OF SURVEY ARE LOCATED IN THE DICKINSON COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.

SURVEY LOCATION

S17-T98N-R37W

PROFESSIONAL LAND SURVEYOR
SAMUEL M. BASSETT
29297
IOWA

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 Professional Land Surveyor under the laws of the State of Iowa.

FOR COPYING PURPOSES ONLY
10-11-2025

Date: Samuel M. Bassett, P.L.S. #29297
License renewal date: 12/31/2025
Pages certified by this seal: 1

BEI
Civil Engineering - Land Surveying
Landscape Architecture - Architecture

GRAPHIC SCALE
0 200 400
(1" = 400')

BEI PROJECT #: S25277
DRAFTED BY CDK
SURVEYED: SEPT, 2025 BY CDK

LEGEND

- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER AS NOTED
- ○ SET BLUE CAPPED 1/2" REBAR #29297
- ( ) RECORD DIMENSION