

INDEX LEGEND

Location: Section 11-90-42 - SW1/4
 Requestor: Midwest Land Management - Attn: Ben Hollesen
 Proprietor: Stephen W. Bryant, Trustee of the Baulah D. Bryant Revocable Trust Agreement Dated July 26, 2016
 Surveyor: Samuel M. Bassett, P.L.S. #29297
 Prepared by Beck Engineering, Inc.
 & Return to: 110 E. Indian St.
 Cherokee, IA 51012
 (712) 225-9025

Document 2025 2053
 BK: 2025 PG: 2053
 Recorded: 11/4/2025 at 1:46:41.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax: \$0.00
 Samantha Boothby RECORDER
 Cherokee County, Iowa

PLAT OF SURVEY

Legal Description for the W1/2 of the SW1/4:

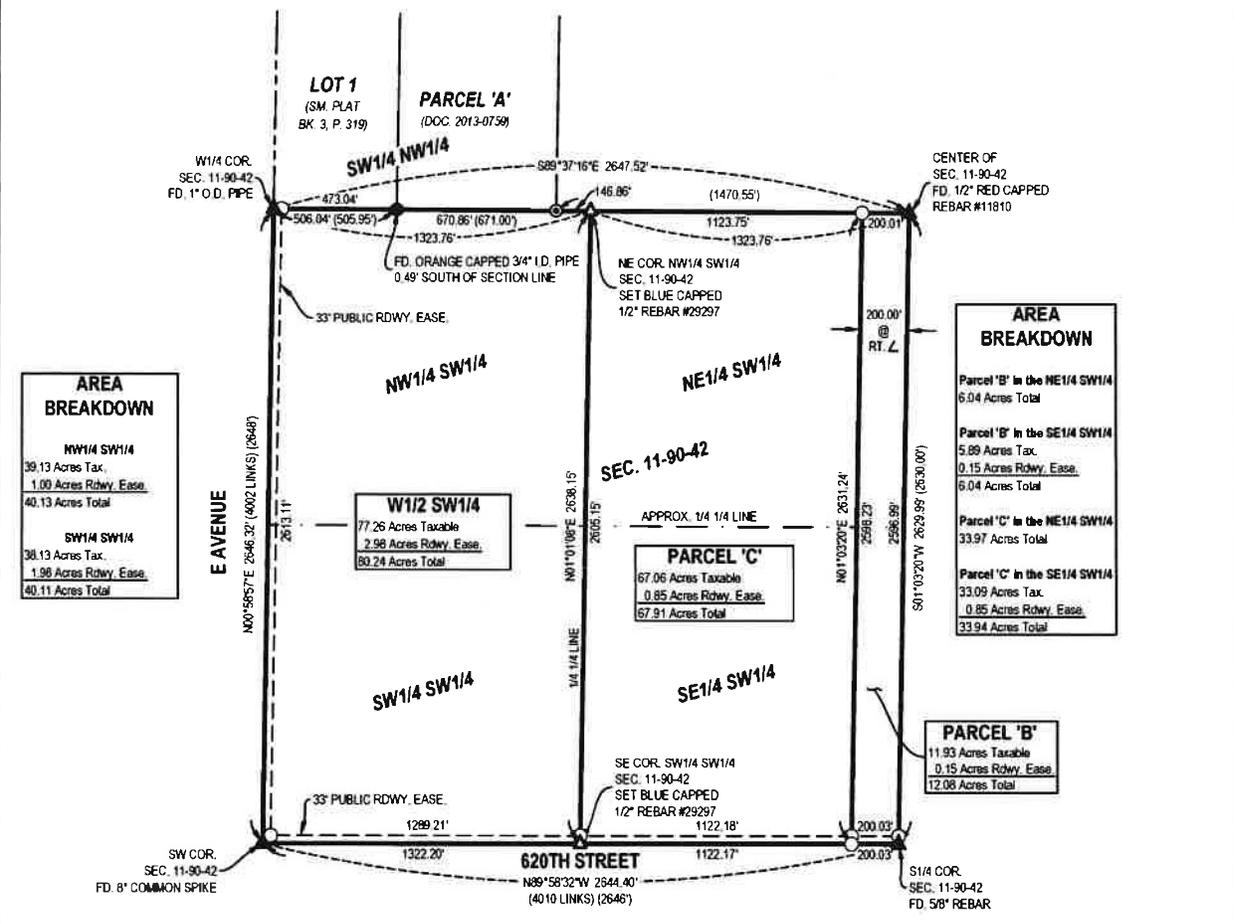
The W1/2 of the SW1/4 of Section 11, Township 90 North, Range 42 West of the 5th P.M., Cherokee County, Iowa, containing a total of 80.24 acres, inclusive of 2.98 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.

Legal Description for Parcel 'B':

The East 200.00 feet (measured at a right angle) of the E1/2 of the SW1/4 of Section 11, Township 90 North, Range 42 West of the 5th P.M., Cherokee County, Iowa, containing a total of 12.08 acres, inclusive of 0.15 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.

Legal Description for Parcel 'C':

The E1/2 of the SW1/4 of Section 11, Township 90 North, Range 42 West of the 5th P.M., Cherokee County, Iowa; EXCEPT that part thereof designated Parcel 'B' (simultaneous survey); containing a total of 67.91 acres, inclusive of 0.85 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.



AREA BREAKDOWN

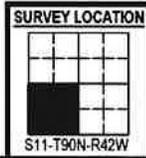
NW1/4 SW1/4
38.13 Acres Tax.
1.09 Acres Rdwy. Eas.
40.13 Acres Total
SW1/4 SW1/4
38.13 Acres Tax.
1.98 Acres Rdwy. Eas.
40.11 Acres Total

AREA BREAKDOWN

Parcel 'B' in the NE1/4 SW1/4
6.04 Acres Total
Parcel 'B' in the SE1/4 SW1/4
5.89 Acres Tax.
0.15 Acres Rdwy. Eas.
6.04 Acres Total
Parcel 'C' in the NE1/4 SW1/4
33.97 Acres Total
Parcel 'C' in the SE1/4 SW1/4
33.09 Acres Tax.
0.85 Acres Rdwy. Eas.
33.94 Acres Total

SURVEYOR'S NOTES:

- BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 4: SIOUX CITY - IOWA FALLS. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
- SEE COUNTY SURVEYOR'S RECORD BOOK, PAGES 442, 443, AND 446 LOCATED IN THE CHEROKEE COUNTY AUDITOR'S OFFICE.
- ALL DIMENSIONS ARE TO RECORD CORNERS, NOT TO MONUMENTS CALLED OFF.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. ADDITIONAL EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN ON THIS PLAT MAY EXIST.
- ANY DOCUMENTS REFERENCED ON THIS PLAT OF SURVEY ARE LOCATED IN THE CHEROKEE COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.



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.

SAMUEL M. BASSETT
 29297

11-09-2025
 Date: Samuel M. Bassett, P.L.S. #29297
 License renewal date: 12/31/2025
 Pages certified by this seal: 1



GRAPHIC SCALE
 0 250 500
 (1" = 500')

BEI PROJECT #: S25292
 DRAFTED BY AMK
 SURVEYED: OCT, 2025 BY AMK

- LEGEND**
- ▲ FOUND SECTION CORNER AS NOTED
 - △ SET SECTION CORNER AS NOTED
 - FOUND ORANGE CAPPED 3/4" I.D. PIPE ILLEGIBLE
 - FOUND RED CAPPED 1/2" REBAR #11810
 - SET BLUE CAPPED 1/2" REBAR #29297
 - () RECORD DIMENSION

INDEX LEGEND

Location: Section 14-90-42 - NW1/4
 Requestor: Midwest Land Management - Attn: Ben Hollesen
 Proprietor: Stephen W. Bryant, Trustee of the Baulah D. Bryant Revocable Trust Agreement Dated July 26, 2016
 Surveyor: Samuel M. Bassett, P.L.S. #29297
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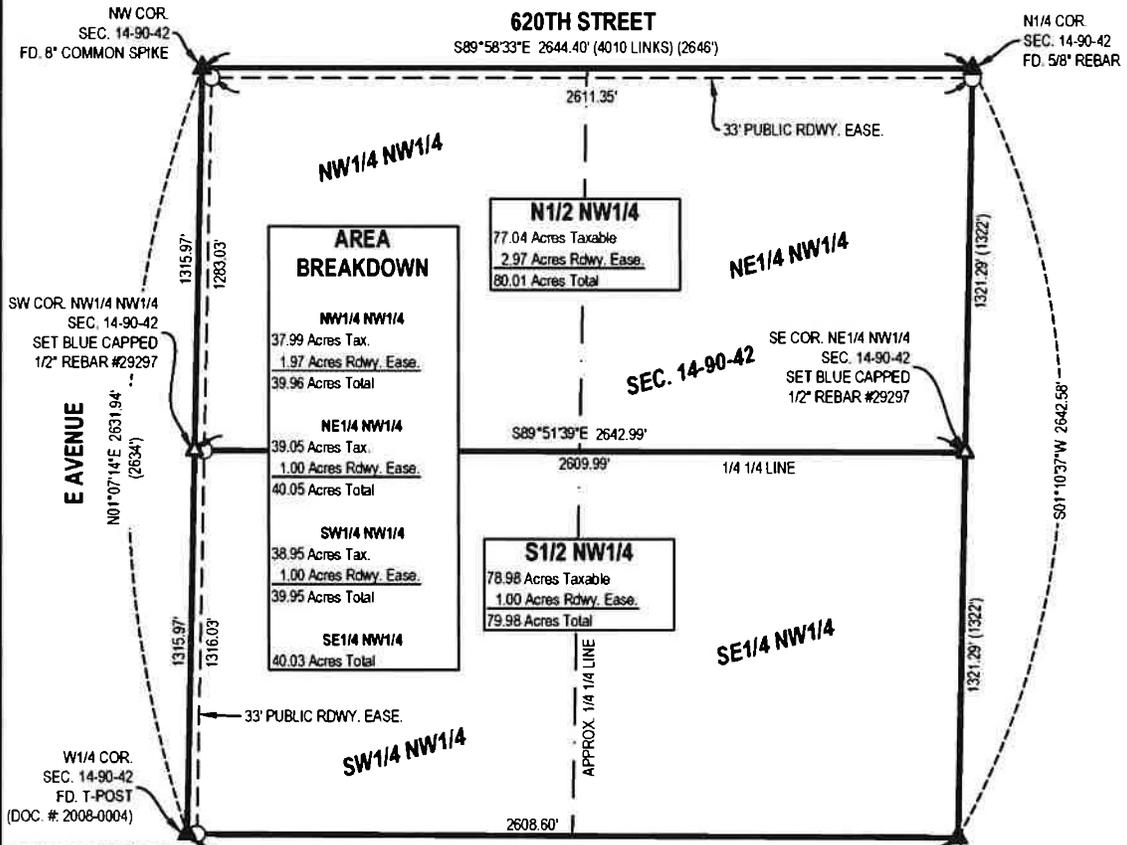
PLAT OF SURVEY

Legal Description:

The N1/2 of the NW1/4 of Section 14, Township 90 North, Range 42 West of the 5th P.M., Cherokee County, Iowa, containing a total of 80.01 acres, inclusive of 2.97 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.

Legal Description:

The S1/2 of the NW1/4 of Section 14, Township 90 North, Range 42 West of the 5th P.M., Cherokee County, Iowa, containing a total of 79.98 acres, inclusive of 1.00 acre of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.



AREA BREAKDOWN	
NW1/4 NW1/4	37.99 Acres Tax. <u>1.97 Acres Rdwy. Ease.</u> 39.96 Acres Total
NE1/4 NW1/4	39.05 Acres Tax. <u>1.00 Acres Rdwy. Ease.</u> 40.05 Acres Total
SW1/4 NW1/4	38.95 Acres Tax. <u>1.00 Acres Rdwy. Ease.</u> 39.95 Acres Total
SE1/4 NW1/4	40.03 Acres Total

N1/2 NW1/4
 77.04 Acres Taxable
2.97 Acres Rdwy. Ease.
 80.01 Acres Total

S1/2 NW1/4
 78.98 Acres Taxable
1.00 Acres Rdwy. Ease.
 79.98 Acres Total

SURVEYOR'S NOTES:

1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 4: SIOUX CITY - IOWA FALLS. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. EXISTING UTILITY POLES AND OVERHEAD UTILITY LINE RUN 45± TO 48± FEET NORTH OF AND APPROXIMATELY PARALLEL WITH THE SOUTH LINE OF THE NW1/4 OF SECTION 14. DID NOT FIND A RECORDED EASEMENT FOR SAID UTILITY.
3. SEE COUNTY SURVEYOR'S RECORD BOOK, PAGES 443 AND 446, LOCATED IN THE CHEROKEE COUNTY AUDITOR'S OFFICE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. ADDITIONAL EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN ON THIS PLAT MAY EXIST.
5. ANY DOCUMENTS REFERENCED ON THIS PLAT OF SURVEY ARE LOCATED IN THE CHEROKEE COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.

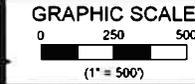


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Samuel M. Bassett
 II-04-2025
 Date: Samuel M. Bassett, P.L.S. #29297
 License renewal date: 12/31/2025
 Pages certified by this seal: 1



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



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 DRAFTED BY: JJB
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