

# INDEX LEGEND

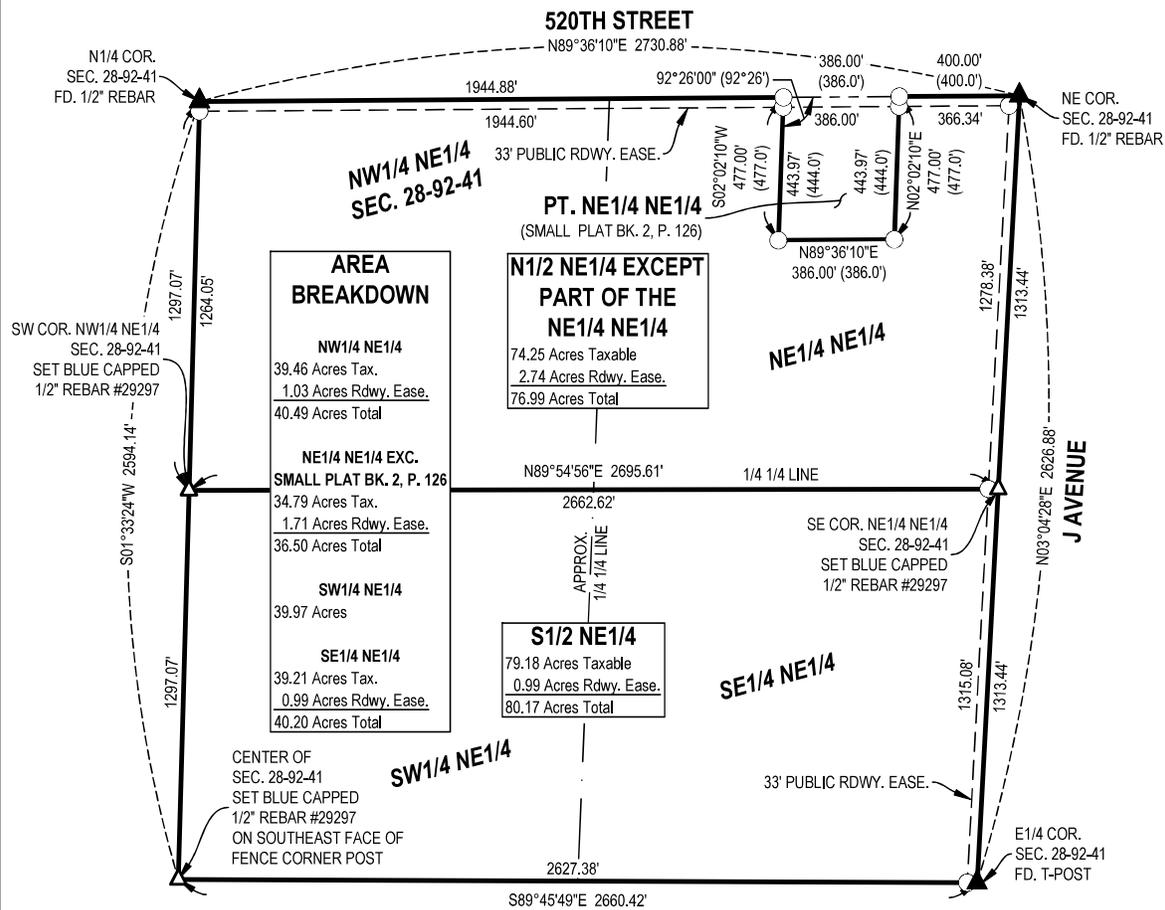
Location: Section 28-92-41 - NE1/4

Requestor: Midwest Land Management - Attn: Travis Johnson  
 Proprietor: Ludvigson Land & Cattle  
 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

## PLAT OF SURVEY

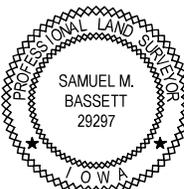
**Legal Description:** The N1/2 of the NE1/4 of Section 28, Township 92 North, Range 41 West of the 5th P.M., Cherokee County, Iowa, EXCEPT that part thereof as shown on a Plat of Survey recorded in Small Plat Book 2 Page 126, located in the Office of the Cherokee County Recorder, containing a total of 76.99 acres, inclusive of 2.74 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 NE1/4 of Section 28, Township 92 North, Range 41 West of the 5th P.M., Cherokee County, Iowa, containing a total of 80.17 acres, inclusive of 0.99 acres of Public Roadway Easement, and being subject to any and all other easements, be they record or not.



### SURVEYOR'S NOTES:

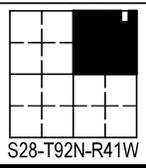
- BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 4: SIOUX CITY - IOWA FALLS. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. ADDITIONAL EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN ON THIS 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 surveying was performed by me or under my direct personal supervision in compliance with the laws of the State of Iowa.

Date: **11-26-2025** Samuel M. Bassett, P.L.S. #29297  
 License renewal date: 12/31/2025  
 Pages certified by this seal: 1

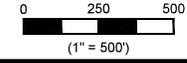
### SURVEY LOCATION



### LEGEND

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

### GRAPHIC SCALE



BEI PROJECT #: S25322  
 DRAFTED BY: AMK  
 SURVEYED: NOV., 2025 BY AMK

