



Document 2009 1233 A,A,E4F

Book 153 Page 102 Pages 4

Date 10/15/2009 Time 3:28 PM

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INDX ✓
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CANC
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PROF ✓

GLENICE GRABER, RECORDER
VAN BUREN COUNTY IOWA

Prepared by: Steffensmeier Surveying 2234 Benton Avenue, Mt. Pleasant, IA 52641 (319)-696-1008
And Return To

PLAT OF SURVEY

Auditor's Parcel "G" being a part of the Northwest Quarter of Section 15, Township 68 North, Range 8 West of the Fifth Principal Meridian in Van Buren County, Iowa more particularly described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 88 degrees 44 minutes 41 seconds East, a distance of 53.66 feet, along the north line of said Northwest Quarter to the POINT OF BEGINNING; thence South 88 degrees 44 minutes 41 seconds East, a distance of 793.97 feet; thence South 01 degrees 22 minutes 41 seconds East, a distance of 2170.21 feet to the high water line of the Des Moines River; thence North 51 degrees 44 minutes 36 seconds West, a distance of 126.96 feet, along the high water line of the Des Moines River; thence North 49 degrees 58 minutes 18 seconds West, a distance of 134.18 feet, along the high water line of the Des Moines River; thence North 52 degrees 56 minutes 00 seconds West, a distance of 219.34 feet, along the high water line of the Des Moines River; thence North 51 degrees 03 minutes 10 seconds West, a distance of 115.60 feet, along the high water line of the Des Moines River; thence North 52 degrees 45 minutes 43 seconds West, a distance of 144.60 feet, along the high water line of the Des Moines River; thence North 60 degrees 18 minutes 19 seconds West, a distance of 72.58 feet, along the high water line of the Des Moines River; thence North 54 degrees 20 minutes 46 seconds West, a distance of 156.56 feet, along the high water line of the Des Moines River; thence North 56 degrees 52 minutes 21 seconds West, a distance of 83.88 feet, along the high water line of the Des Moines River to the southerly extension of a fence line; thence North 00 degrees 06 minutes 36 seconds West, a distance of 1556.64 feet to the POINT OF BEGINNING; said described tract containing 34.57 Acres, more or less including 1.57 Acres more or less in Public Road Right-of-Way and subject to all easements and restrictions of record.

Auditor's Parcel "H" being a part of the Northwest Quarter of Section 15, Township 68 North, Range 8 West of the Fifth Principal Meridian in Van Buren County, Iowa more particularly described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 88 degrees 44 minutes 41 seconds East, a distance of 847.63 feet, along the north line of said Northwest Quarter to the POINT OF BEGINNING; thence South 01 degrees 22 minutes 41 seconds East, a distance of 2170.21 feet to the high water line of the Des Moines River; thence South 51 degrees 44 minutes 36 seconds East, a distance of 86.84 feet, along the high water line of the Des Moines River; thence South 50 degrees 32 minutes 37 seconds East, a distance of 186.84 feet, along the high water line of the Des Moines River; thence South 48 degrees 45 minutes 02 seconds East, a distance of 189.37 feet, along the high water line of the Des Moines River; thence South 42 degrees 45 minutes 01 seconds East, a distance of 109.60 feet, along the high water line of the Des Moines River; thence South 40 degrees 28 minutes 16 seconds East, a distance of 81.17 feet, along the high water line of the Des Moines River; thence North 42 degrees 46 minutes 44 seconds East, a distance of 836.49 feet, along a westerly line of the land described in deed to Roderick E. Schmitt and Linda M. Schmitt recorded on July 6, 1988 in Book 116, Page 137 in the Van Buren County Recorder's Office; thence North 22 degrees 31 minutes 56 seconds West, a distance of 532.14 feet, along a southwesterly line of said land described in deed to Roderick E. Schmitt and Linda M. Schmitt; thence North 12 degrees 51 minutes 48 seconds East, a distance of 150.36 feet, along a westerly line of said land described in deed to Roderick E. Schmitt and Linda M. Schmitt; thence South 72 degrees 24 minutes 37 seconds East, a distance of 806.43 feet, along a northerly line of said land described in deed to Roderick E. Schmitt and Linda M. Schmitt; thence South 45 degrees 24 minutes 05 seconds East, a distance of 120.48 feet, along a northeasterly line of said land described in deed to Roderick E. Schmitt and Linda M. Schmitt to the east line of said Northwest Quarter; thence North 01 degrees 45 minutes 46 seconds West, a distance of 1648.16 feet to the northeast corner of said northwest Quarter; thence North 88 degrees 44 minutes 41 seconds West, a distance of 1736.02 feet to the POINT OF BEGINNING; said described tract containing 78.07 Acres, more or less including 1.07 Acres more or less in public right-of-way and subject to easements and restrictions or record.

Craig J. Steffensmeier, R.L.S.
2234 Benton Avenue, Mt Pleasant, IA
319-696-1008

Auditor's Parcel "G" & "H"
PLAT OF SURVEY
Part of the NW 1/4 Sec. 15-68-8
Bonaparte Twp., Van Buren County, Iowa

| | | |
|---------------------------------------|---------------------------|------------------|
| Owner: Michael J. & Sandra L. Bentler | Date of Survey: 8-20-2009 | Drawn By: C.J.S. |
| Contact: Jim Sullivan | Field Book: 2009-1-28 | Sheet 1 of 3 |

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SURVEYOR'S REPORT

Purpose of Survey: To create new tracts as per verbal instructions supplied by Jim Sullivan.

Findings: 1) Referenced surveys, plats and other documents included: Van Buren County Engineers Office section corner certificates; original GLO field notes, Stone Record Book; Plats of Survey by David Wolfe recorded in Book 122 page 448; Section Corner Certificate by David Wolfe recorded in Book 1 page 162; Plats of Survey by John Lance recorded in Book 120 page 782, Book 120 page 812, Book 120 page 732, Doc. #2008-833; Sheriff's Deed recorded in Book 3 page 173; Quit Claim Deeds recorded in Book 129 page 230, Book 120 page 1010, Book 116 page 590, Book 122 page 361, Book 120 page 877, Book 122 page 387; Plat of Survey by Lewis Petersma recorded in Book 109 pages 538-39; Plat of Survey by Roland Krebill recorded in Book 94 page 121; Plat of Survey by David Williams recorded in Book 2 page 128; Plat of Survey by Robert St. Clair recorded in Book 125 page 36; Court Officers Deed recorded in Book 120 page 779; Plats of Survey by Craig Steffensmeier recorded in Book 129 page 63, Doc. #2008-620, Book 125 page 1021, Book 129 page 278, Doc. #2006-3225, 2006-3226; Section Corner Certificates by Craig Steffensmeier recorded in Book 1 page 327, 461, 459, 329, 331, Doc. #2006-3346-47. 2) All monuments as indicated on plat were found in good condition.

Conclusions: The found monuments at the SW, NW and SE corners of said Section 15 were accepted as said corners based upon previous surveys. The NE corner of the NW 1/4 was reset at the intersection of fence lines.

The occupied fence line adjacent to the west line of the NW 1/4 of said Section 15 was used since the line between Bentler and Vinson has been maintained as the fence line. Also the 1/2 inch rebar at the NW corner of Parcel "G" had been considered the property corner.

The fence lines along the Schmidt tract were held as the boundary since the Schmidt deed called for the fence lines except the one deed call for "along the center of an existing field entrance" which was also held. The fence lines near the east line of said NW 1/4 would have fallen in the center of a creek. A temporary electric fence span that area of the creek. The fence line from the SE was calculated to extend NW'ly to the center of the creek. This solution was split the difference in the fence lines.

A fence of convenience was built westerly of the east line of the NW 1/4 as per a conversation with Mr. Loges. He stated that portions of the creek made maintaining a fence line on the true property line very difficult and an agreement was reached with Mr. Bentler to maintain the fence on the west side of the creek.

The railroad right-of-way located in Auditor's Parcels "G" and "H" was included in this survey based upon the quit claim deed from Ben and Rosalyn Hendricks to Michael and Sandra Bentler.

Notes: 1) All monuments set unless otherwise noted are 1/2" pin 30 inches in length set at grade to 4 inches above grade except in road beds the 1/2" pins were set below grade and stamped "Steffensmeier 15216". 2) The basis for bearing is GPS derived using single point initialization. 3) A commitment for title insurance or abstract was not provided for use on this survey. 4)

Right-of-Way acreage was calculated by using a road width of 66 feet. 5) Acreages in 1/4 1/4 sections are as follows: Parcel "H": 39.50 acres in the NE 1/4 NW 1/4, 13.70 acres in NW 1/4 NW 1/4, 14.32 acres in SE 1/4 NW 1/4, 10.55 acres in SW 1/4 NW 1/4; Parcel "G": 9.64 acres in SW 1/4 NW 1/4, 24.93 acres in NW 1/4 NW 1/4.

Craig J. Steffensmeier, R.L.S.
2234 Benton Avenue, Mt Pleasant, IA
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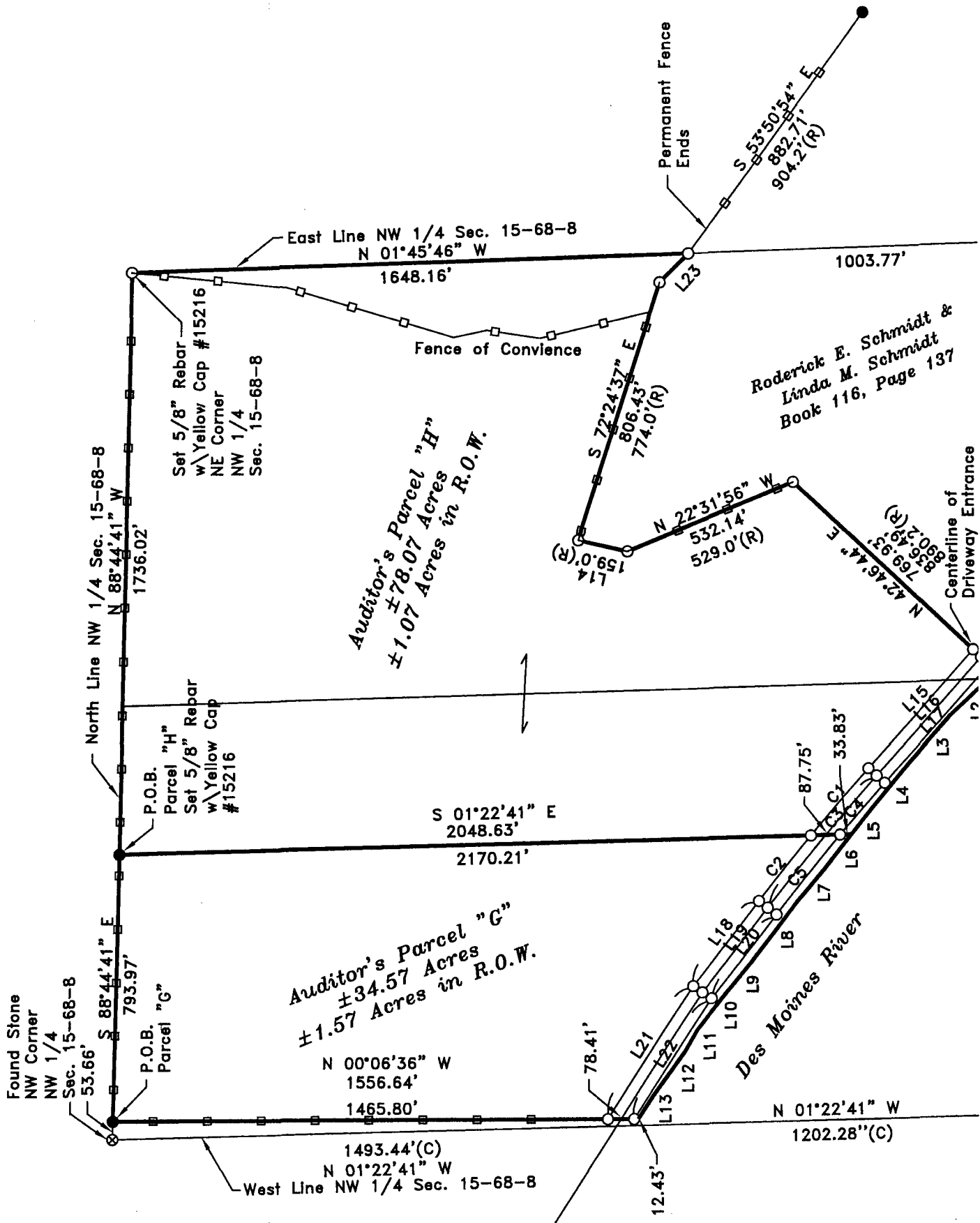
Auditor's Parcel "G" & "H"
PLAT OF SURVEY

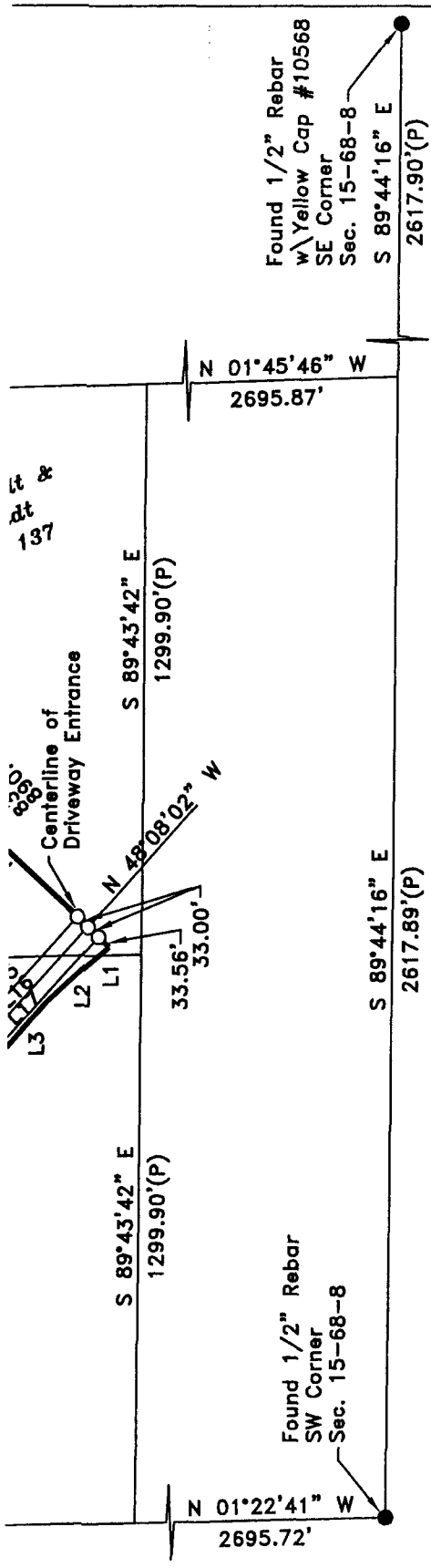
Part of the NW 1/4 Sec. 15-68-8
Bonaparte Twp., Van Buren County, Iowa

| | | |
|--|------------------------------|---------------------|
| Owner: Michael J. & Sandra L. Bentler | Date of Survey: 8-20-2009 | Drawn By: C.J.S. |
| Contact: Jim Sullivan | Field Book: 2009-1-28 | Sheet 2 of 3 |

PLAT OF SURVEY

Proposed Description: See Attached





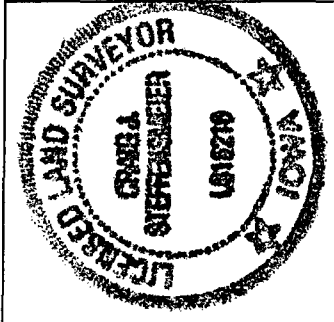
| Id | Bearing | Distance |
|-----|---------------|----------|
| L1 | S 40°28'16" E | 81.17' |
| L2 | S 42°45'01" E | 109.60' |
| L3 | S 48°45'02" E | 189.37' |
| L4 | S 50°32'37" E | 186.84' |
| L5 | S 51°44'36" E | 86.84' |
| L6 | N 51°44'36" W | 126.96' |
| L7 | N 49°58'18" W | 134.18' |
| L8 | N 52°56'00" W | 219.34' |
| L9 | N 51°03'10" W | 115.60' |
| L10 | N 52°45'43" W | 144.60' |
| L11 | N 60°18'19" W | 72.58' |
| L12 | N 54°20'46" W | 156.56' |
| L13 | N 56°52'21" W | 83.88' |
| L14 | N 12°51'48" E | 150.36' |
| L15 | N 48°08'02" E | 472.34' |
| L16 | N 48°08'02" W | 842.23' |
| L17 | N 48°08'03" W | 471.29' |
| L18 | S 52°31'23" E | 317.52' |
| L19 | N 52°31'23" W | 316.11' |
| L20 | N 52°31'23" W | 314.69' |
| L21 | S 57°25'47" E | 467.41' |
| L22 | N 57°25'47" W | 422.25' |
| L23 | S 45°24'05" E | 120.48' |

- LEGEND**
- 1/2" Pin (Set) (C) Calculated
 - Rebar (Found) (M) Measured
 - ⊗ Stone (Found) (P) Prorated
 - Fence (R) Record

| Id | Delta | Radius | Arc Length | Tangent | Chord | Ch. Bear |
|----|-----------|----------|------------|---------|---------|---------------|
| C1 | 02°15'52" | 6701.88' | 264.88' | 132.46' | 264.86' | S 49°15'58" E |
| C2 | 02°07'28" | 6701.88' | 248.49' | 124.26' | 248.48' | S 51°27'39" E |
| C3 | 04°23'20" | 6668.88' | 510.85' | 255.55' | 510.72' | N 50°19'42" W |
| C4 | 01°46'03" | 6635.88' | 204.72' | 102.37' | 204.72' | N 49°01'04" W |
| C5 | 02°37'17" | 6635.88' | 303.59' | 151.82' | 303.57' | S 51°12'44" E |

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 Land Surveyor under the laws of the State of Iowa.

Craig J. Steffensmeier, R.L.S.
 License number: 15216
 My license renewal date is December 31, 2009
 Pages or sheets covered by this seal: 3 of 3



PLAT OF SURVEY
 Part of NW 1/4 Section 15-68-8
 Bonaparte Township, Van Buren County, Iowa

Craig J. Steffensmeier, R.L.S.
 2234 Benton Avenue, Mt Pleasant, IA
 319-696-1008

Owner: Michael J. & Sandra L. Beniter
 Date of Survey: 8-20-2009
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 Sheet 3 of 3