

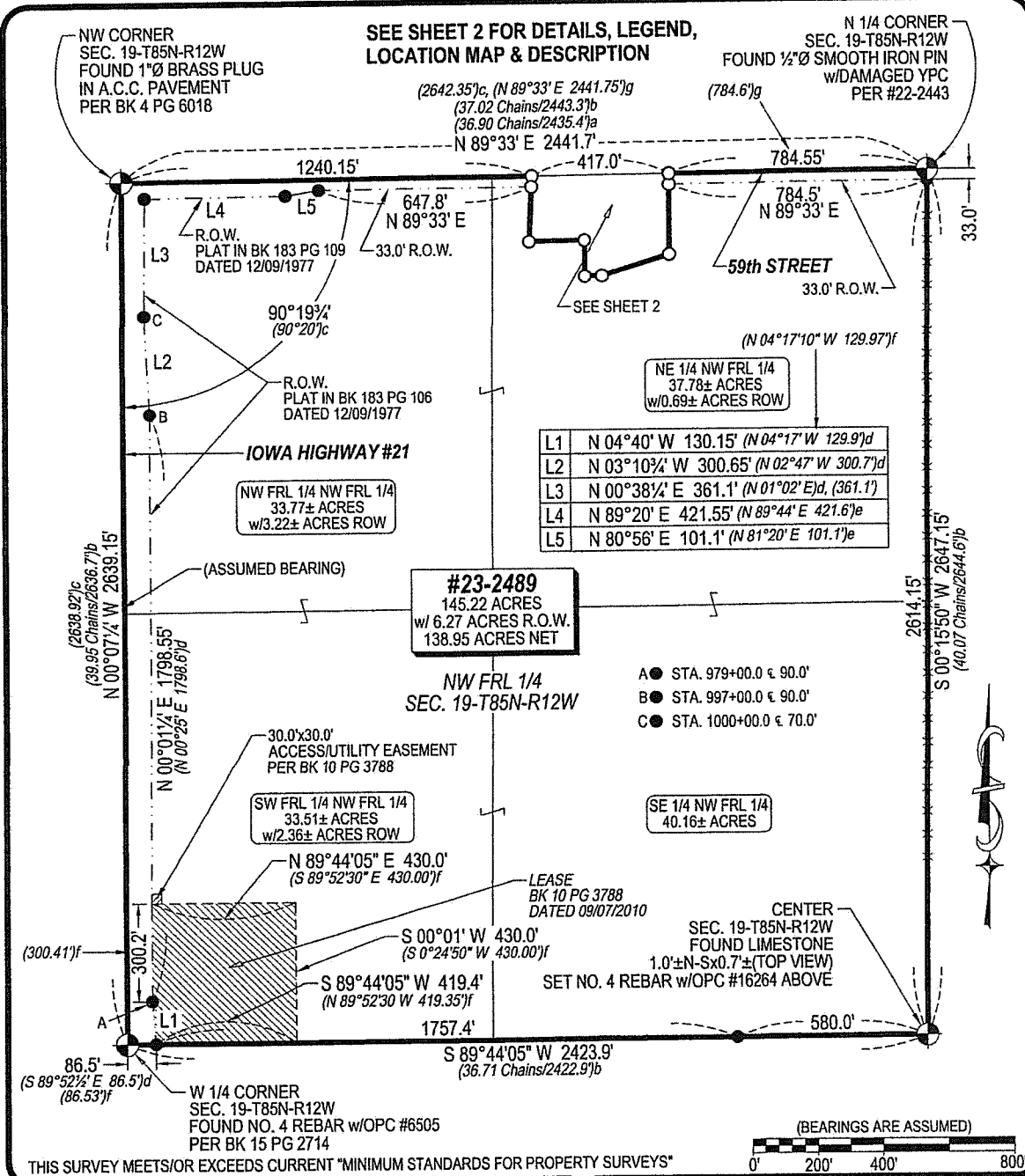
Reserved for County Recorder's use.

INDEX LEGEND

General Description: Sec. 19-T85N-R12W, NW FRL 1/4
Surveyor: Kyle J. Helland
Surveying Company/ Return To: Helland Engineering & Surveying, Ltd.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
(319)-266-0161

Survey Requested By: Brian Mehlhaus
Proprietor: Brian Mehlhaus & Diane Mehlhaus Janvrin

SEE SHEET 2 FOR DETAILS, LEGEND, LOCATION MAP & DESCRIPTION

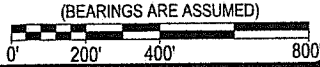


L1	N 04°40' W 130.15' (N 04°17' W 129.9') <i>d</i>
L2	N 03°10 1/2' W 300.65' (N 02°47' W 300.7') <i>d</i>
L3	N 00°38 1/2' E 361.1' (N 01°02' E) <i>d</i> , (361.1')
L4	N 89°20' E 421.55' (N 89°44' E 421.6') <i>e</i>
L5	N 80°56' E 101.1' (N 81°20' E 101.1') <i>e</i>

#23-2489
145.22 ACRES
w/ 6.27 ACRES R.O.W.
138.95 ACRES NET

- A ● STA. 979+00.0 € 90.0'
- B ● STA. 997+00.0 € 90.0'
- C ● STA. 1000+00.0 € 70.0'

THIS SURVEY MEETS/OR EXCEEDS CURRENT "MINIMUM STANDARDS FOR PROPERTY SURVEYS"



HES HELLAND ENGINEERING & SURVEYING, LTD.
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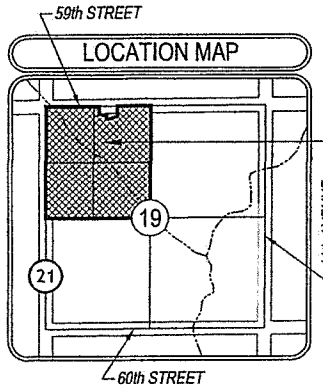
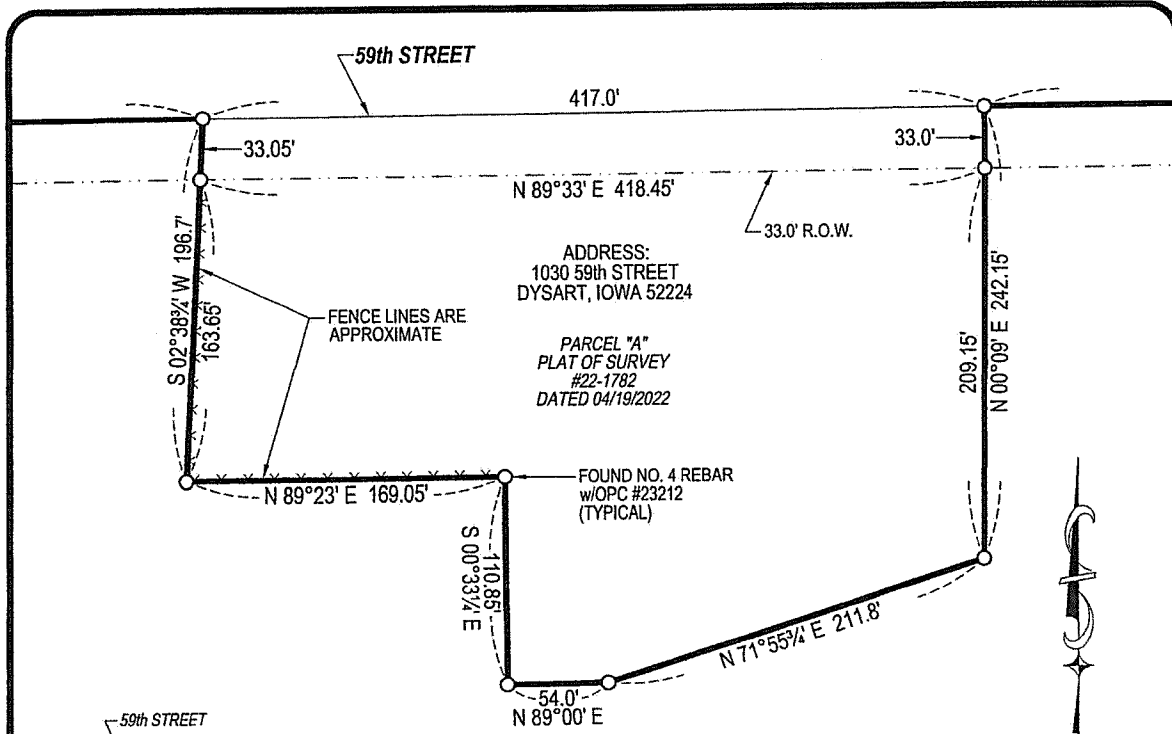
SHEET 1 OF 2

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #16264 (OO) RECORDED AS FILE NAME: 23-241.DWG
SCALE: 1" = 400' PROJECT #23-241 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)



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.
Kyle J. Helland 11/10/2024
Jeffrey P. Helland
License Number 16264
My license renewal date is December 31, 2025.
All pages or sheets are covered by this seal except:

RETRACEMENT PLAT OF SURVEY
OF
PART OF NW FRL 1/4
SEC. 19-T85N-R12W
BENTON COUNTY, IOWA
FOR
BRIAN MEHLHAUS & DIANE MEHLHAUS JANVRIN



NW FRL 1/4
SEC. 19-T85N-R12W

"UNPLATTED"

LEGEND	
(0.0)a	PER USPLS BY GEORGE W. JONES DATED 08/03/1846
(0.0)b	PER AUDITOR'S SURVEY BK B PG 32 DATED 03/12/1878
(0.0)c	PER LAND CORNER SURVEY BY ISHC DATED 11/21/1975 (REVISED 01/1976)
(0.0)d	PER R.O.W. PLAT IN BK 183 PG 106 DATED 12/09/1977
(0.0)e	PER R.O.W. PLAT IN BK 183 PG 109 DATED 12/09/1977
(0.0)f	PER LEASE BK 10 PG 3788 DATED 09/07/2010
(0.0)g	PER PLAT OF SURVEY IN #22-1782 DATED 04/19/2022

#23-2489
145.22 ACRES
w/ 6.27 ACRES R.O.W.
138.95 ACRES NET

THIS RETRACEMENT PLAT REPRESENTS A SURVEY OF
(Part of Trustee Warranty Deed recorded in #23-2489 filed 07/19/2023)
The Northwest Quarter (NW 1/4) of Section Nineteen, Township 85 North, Range 12, Benton County, Iowa containing 137.08 acres more or less; except Parcel A in the Northeast Quarter of the Northwest Fractional Quarter of Section 19, Township 85 North, Range 12, West of the 5th P.M., per Survey recorded in Book 22, Page 1782.
Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Date of Survey: 12/29/2023



HELLAND ENGINEERING & SURVEYING, LTD.
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SHEET 2 OF 2

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #16264
(00) RECORDED AS FILE NAME: 23-241.DWG
SCALE: 1" = 80' PROJECT #23-241 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

RETRACEMENT PLAT OF SURVEY
OF
PART OF NW-FRL 1/4
SEC. 19-T85N-R12W
BENTON COUNTY, IOWA
FOR
BRIAN MEHLHAUS & DIANE MEHLHAUS JANVRIN