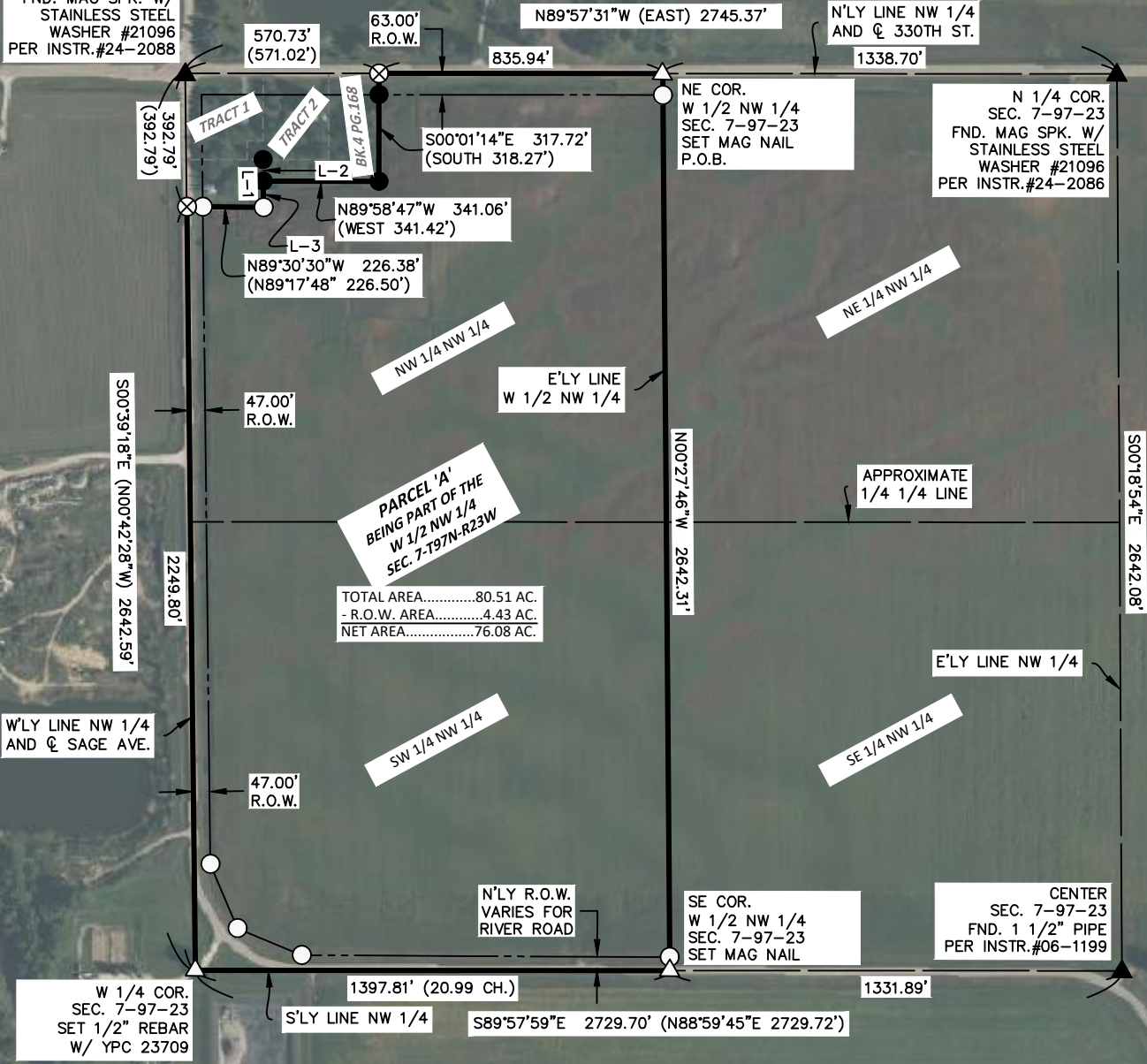


# PLAT OF SURVEY

NW COR.  
SEC. 7-97-23  
FND. MAG SPK. W/  
STAINLESS STEEL  
WASHER #21096  
PER INSTR.#24-2088

N'LY LINE NW 1/4  
AND Q 330TH ST.

N 1/4 COR.  
SEC. 7-97-23  
FND. MAG SPK. W/  
STAINLESS STEEL  
WASHER #21096  
PER INSTR.#24-2086



**PARCEL 'A'**  
BEING PART OF THE  
W 1/2 NW 1/4  
SEC. 7-T97N-R23W

TOTAL AREA.....80.51 AC.  
- R.O.W. AREA.....4.43 AC.  
NET AREA.....76.08 AC.

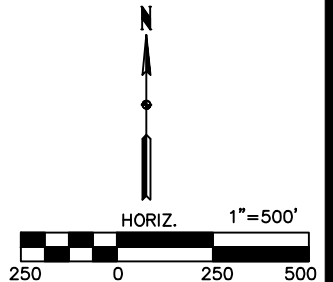
### LINE TABLE

	BEARING	LENGTH
L-1	S 00°48'23" E (S 00°00'28" E)	140.15' (140.4')
L-2	S 00°48'23" E (NORTH)	63.45' (63.70')
L-3	S 00°48'23" E	76.70' (76.70')

### AREA CALCULATIONS

NW 1/4 NW 1/4  
AREA.....38.05 AC.  
- R.O.W. AREA.....1.20 AC.  
NET AREA.....36.85 AC.

SW 1/4 NW 1/4  
AREA.....42.46 AC.  
- R.O.W. AREA.....3.23 AC.  
NET AREA.....39.23 AC.



### SURVEYOR'S NOTES:

1) 1gRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

### DOCUMENTS USED FOR THIS SURVEY

PLATS: BK. 79 PG. 359, BK. 4 PG. 168, INSTR. #06-120, BK. 3 PG. 73  
CERTS: INSTR. #24-2086, BK. 1 PG. 60, INSTR. #06-1199, INSTR. #24-2088, INSTR. #04-0150  
DEED: INSTR. #21-2850

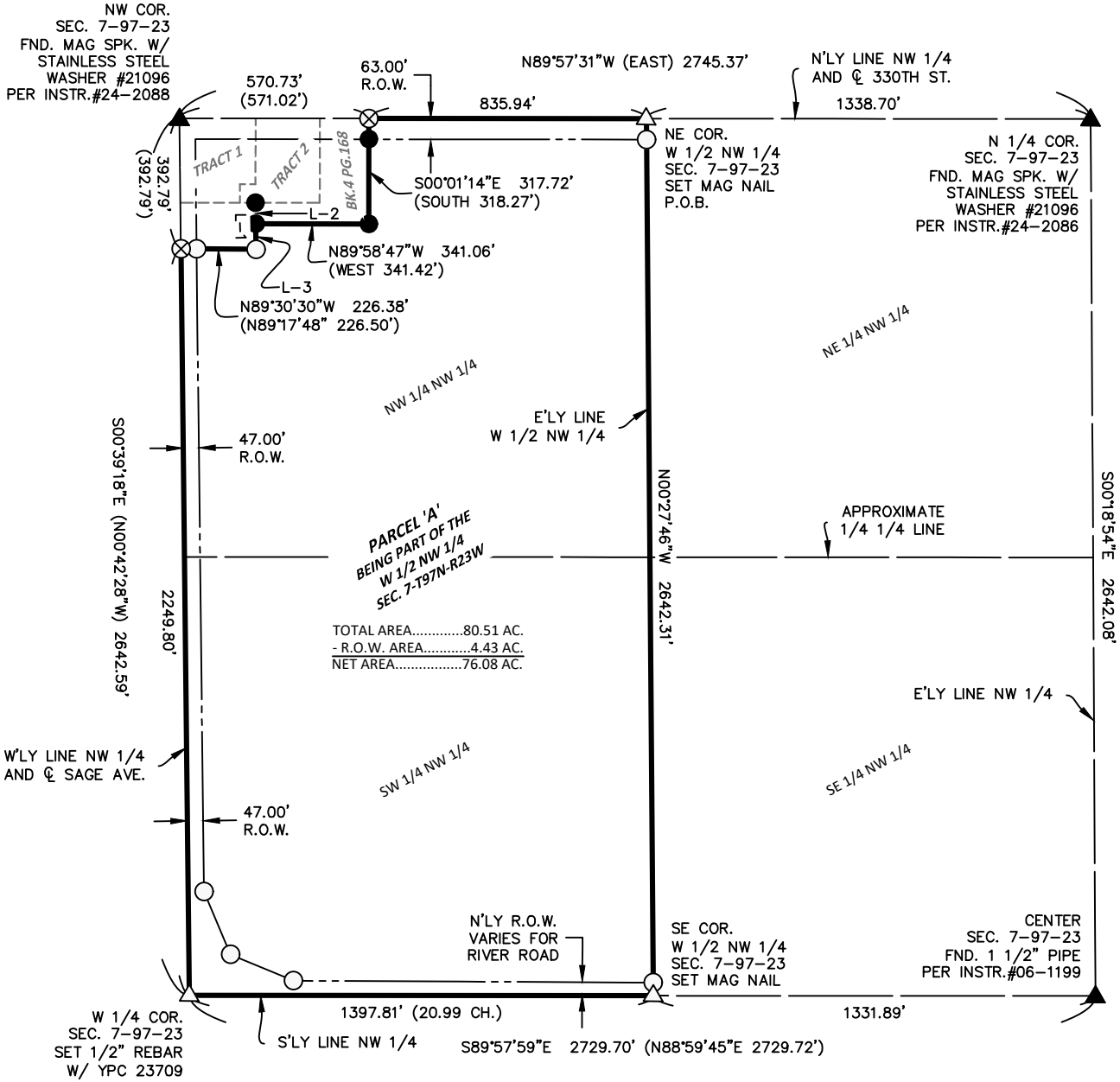
### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8" REBAR W/ YPC 8656 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- ⊗ SET MAG NAIL
- ⑥ LOT NUMBER
- (0.00') RECORD MEASUREMENT

**STARK  
SURVEYING  
INC.**

DATE SURVEYED	4-30-26
SCALE:	AS SHOWN
PROJECT NO.:	26244
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

# PLAT OF SURVEY

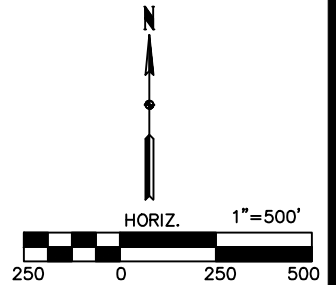


**LINE TABLE**

LINE	BEARING	LENGTH
L-1	S 00°48'23" E (S 00°00'28" E)	140.15' (140.4')
L-2	S 00°48'23" E (NORTH)	63.45' (63.70')
L-3	S 00°48'23" E	76.70' (76.70')

**AREA CALCULATIONS**

<b>NW 1/4 NW 1/4</b>	AREA.....38.05 AC.
- R.O.W. AREA.....	1.20 AC.
NET AREA.....	36.85 AC.
<b>SW 1/4 NW 1/4</b>	AREA.....42.46 AC.
- R.O.W. AREA.....	3.23 AC.
NET AREA.....	39.23 AC.



SURVEYOR'S NOTES:

1) 1gRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY

PLATS: BK. 79 PG. 359, BK. 4 PG. 168, INSTR. #06-120, BK. 3 PG. 73  
 CERTS: INSTR. #24-2086, BK. 1 PG. 60, INSTR. #06-1199, INSTR. #24-2088, INSTR. #04-0150  
 DEED: INSTR. #21-2850

DATE SURVEYED	4-30-26
SCALE:	AS SHOWN
PROJECT NO.:	26244
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8" REBAR W/ YPC 8656 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- ⊗ SET MAG NAIL
- Ⓟ LOT NUMBER
- (0.00') RECORD MEASUREMENT

STARK  
SURVEYING  
INC.

**INDEX LEGEND**

**LOCATION**

PARCEL 'A' BEING PART OF THE W 1/2 NW 1/4 SEC. 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA

**PROPRIETOR**

MARCIA J. MILBRANDT AS TRUSTEE OF THE MARCIA J. MILBRANDT REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 17TH, 2009

**SURVEY REQUESTED BY**

MARCIA MILBRANDT

**SURVEYOR COMPANY**

STARK SURVEYING INC.  
1622 S. TAFT AVE.  
MASON CITY, IOWA, 50401  
PHONE: 641-423-7947

**RETURN TO:**

BENJAMIN STARK  
1622 S. TAFT AVE.  
MASON CITY, IOWA, 50401

# PLAT OF SURVEY

## DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7-T97N-R23W OF THE 5TH P.M. HANCOCK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTHEAST CORNER (NE COR.) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVEN (7);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°57'31"W (EAST) 835.94 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVEN (7) TO THE NORTHWEST CORNER (NW COR.) AS DESCRIBED AND DEPICTED IN PLAT OF SURVEY RECORDED IN BOOK FOUR (4) PAGE ONE-HUNDRED SIXTY-EIGHT (168) AT THE HANCOCK COUNTY RECORDER'S OFFICE;

THENCE S00°01'14"E 317.72 FEET (SOUTH 318.27 FEET) ALONG THE EASTERLY LINE OF SAID BOOK FOUR (4) PAGE ONE-HUNDRED SIXTY-EIGHT (168) TO THE SOUTHEAST CORNER (SE COR.) THEREOF;

THENCE N89°58'47"W 341.06 FEET (WEST 341.42 FEET) ALONG THE SOUTHERLY LINE OF SAID BOOK FOUR (4) PAGE ONE-HUNDRED SIXTY-EIGHT (168) TO THE SOUTHWEST CORNER (SW COR.) THEREOF THAT IS ON AN EASTERLY EXCEPTION LINE DESCRIBED IN INSTRUMENT NUMBER 21-2850 THAT IS ON FILE AT THE HANCOCK COUNTY RECORDER'S OFFICE;

THENCE S00°48'23"E 76.70 FEET (S00°00'28"E 76.70 FEET) ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER (SE COR.) OF SAID EXCEPTION;

THENCE N89°30'30"W 226.38 FEET (N89°17'48"W 226.50 FEET) ALONG THE SOUTHERLY LINE OF SAID EXCEPTION TO THE SOUTHWEST CORNER (SW COR.) THEREOF THAT IS ON THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVEN (7);

THENCE S00°39'18"E (N00°42'28"W) 2249.80 FEET ALONG SAID WESTERLY LINE TO THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION SEVEN (7);

THENCE S89°57'59"E (N88°59'45"E) 1397.81 FEET ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVEN (7) TO THE SOUTHEAST CORNER (SE COR.) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVEN (7);

THENCE N00°27'46"W 2642.31 FEET ALONG THE EASTERLY LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVEN (7) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 80.51 ACRES INCLUDING 4.43 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

**SURVEYOR'S NOTES:**

1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**

PLATS: BK.79 PG.359, BK.4 PG.168, INSTR.#06-1202  
CERTS: INSTR.#24-2086, BK.1 PG.60, INSTR.#06-1199, INSTR.#24-2088, INSTR.#04-0150  
DEED: INSTR.#21-2850

DATE SURVEYED	4-30-26
SCALE:	AS SHOWN
PROJECT NO.:	26244
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2



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.

*Benjamin Stark*  
Benjamin Stark

5-12-26  
Date

License number 23709

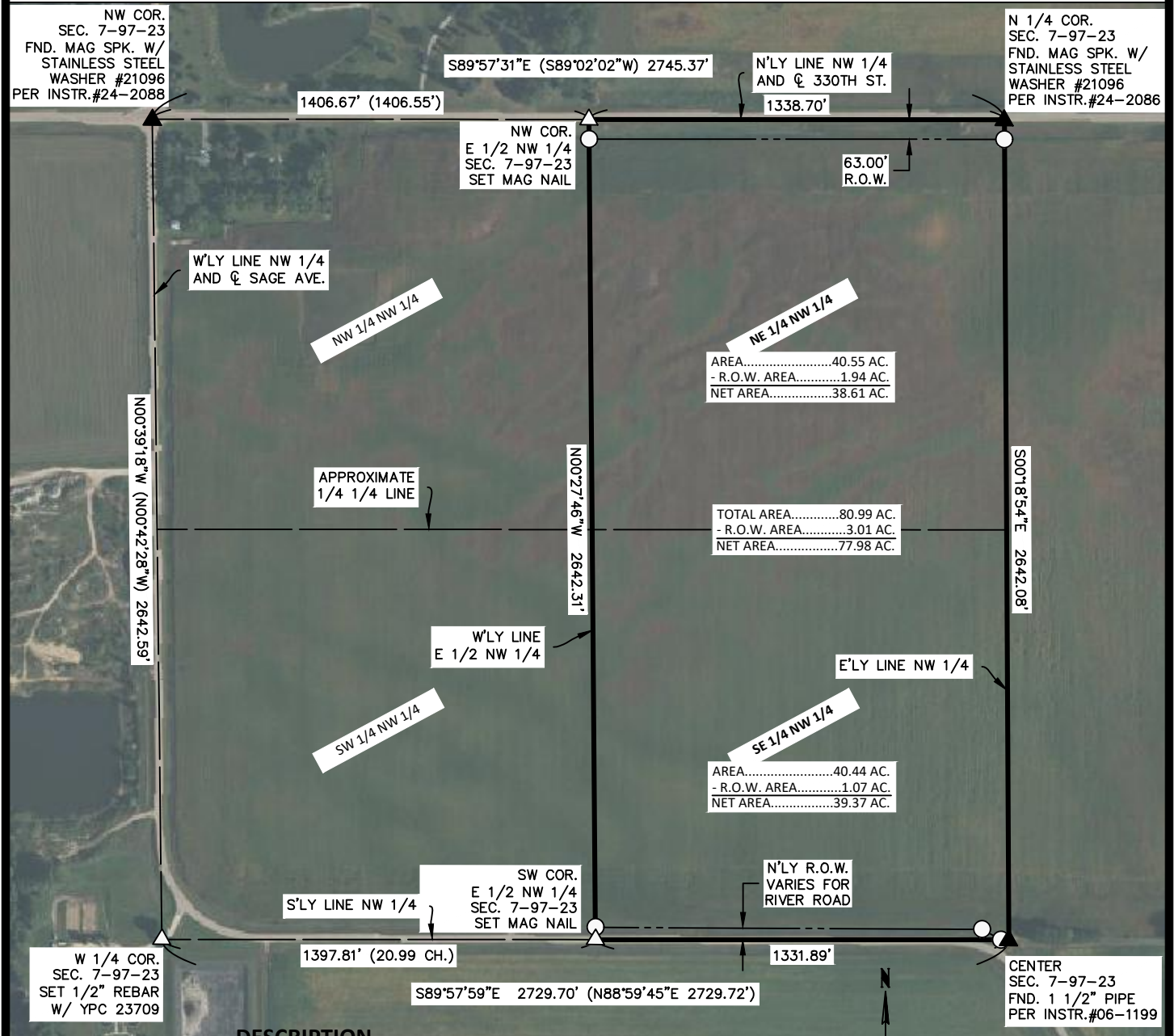
Sheets covered by this seal: 2

My license renewal date is December 31, 2027

# STARK SURVEYING INC.

<b>INDEX LEGEND</b>
<b>LOCATION</b> E 1/2 NW 1/4 SEC. 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA
<b>PROPRIETOR</b> MARCIA J. MILBRANDT AS TRUSTEE OF THE MARCIA J. MILBRANDT REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 17TH, 2009
<b>SURVEY REQUESTED BY</b> MARCIA MILBRANDT
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

## PLAT OF SURVEY



### DESCRIPTION

THE EAST ONE-HALF (E1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA, CONTAINS 80.99 ACRES INCLUDING 3.01 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### LEGEND

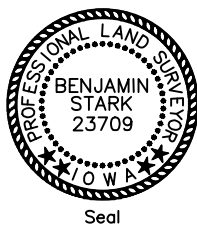
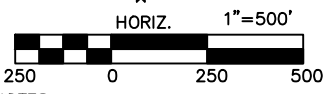
- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**

- 1) 1gRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**  
 PLATS: BK.79 PG.359  
 CERTS: INSTR.#24-2086, BK.1 PG.60,  
 INSTR.#06-1199, INSTR.#24-2088,  
 INSTR.#04-0150  
 DEED: INSTR.#21-2850

DATE SURVEYED	4-30-26
SCALE:	AS SHOWN
PROJECT NO.:	26244
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



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.

Benjamin Stark Date

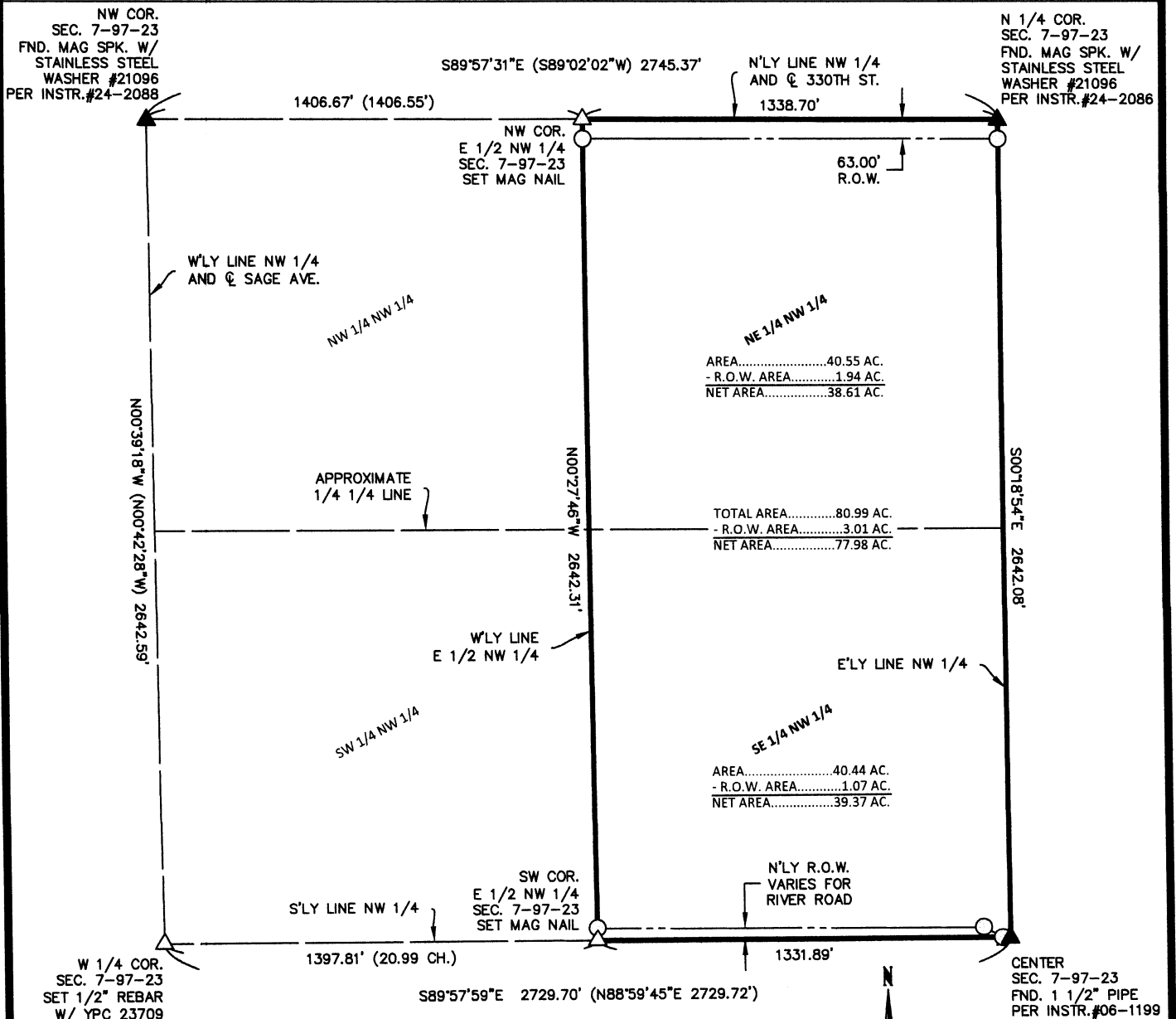
License number 23709 Sheets covered by this seal: 1

My license renewal date is December 31, 2027

# STARK SURVEYING INC.

<b>INDEX LEGEND</b>
<b>LOCATION</b> E 1/2 NW 1/4 SEC. 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA
<b>PROPRIETOR</b> MARCIA J. MILBRANDT AS TRUSTEE OF THE MARCIA J. MILBRANDT REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 17TH, 2009
<b>SURVEY REQUESTED BY</b> MARCIA MILBRANDT
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

## PLAT OF SURVEY



### DESCRIPTION

THE EAST ONE-HALF (E1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA, CONTAINS 80.99 ACRES INCLUDING 3.01 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- X CUT 'X' (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**  
1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**  
PLATS: BK. 79 PG. 359  
CERTS: INSTR. #24-2086, BK. 1 PG. 60,  
INSTR. #06-1199, INSTR. #24-2088,  
INSTR. #04-0150  
DEED: INSTR. #21-2850

DATE SURVEYED	4-30-26
SCALE:	AS SHOWN
PROJECT NO.:	26244
DRAWN BY:	BVS
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SHEET	1 of 1



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*Benjamin Stark*  
Benjamin Stark  
Date: 5-12-26

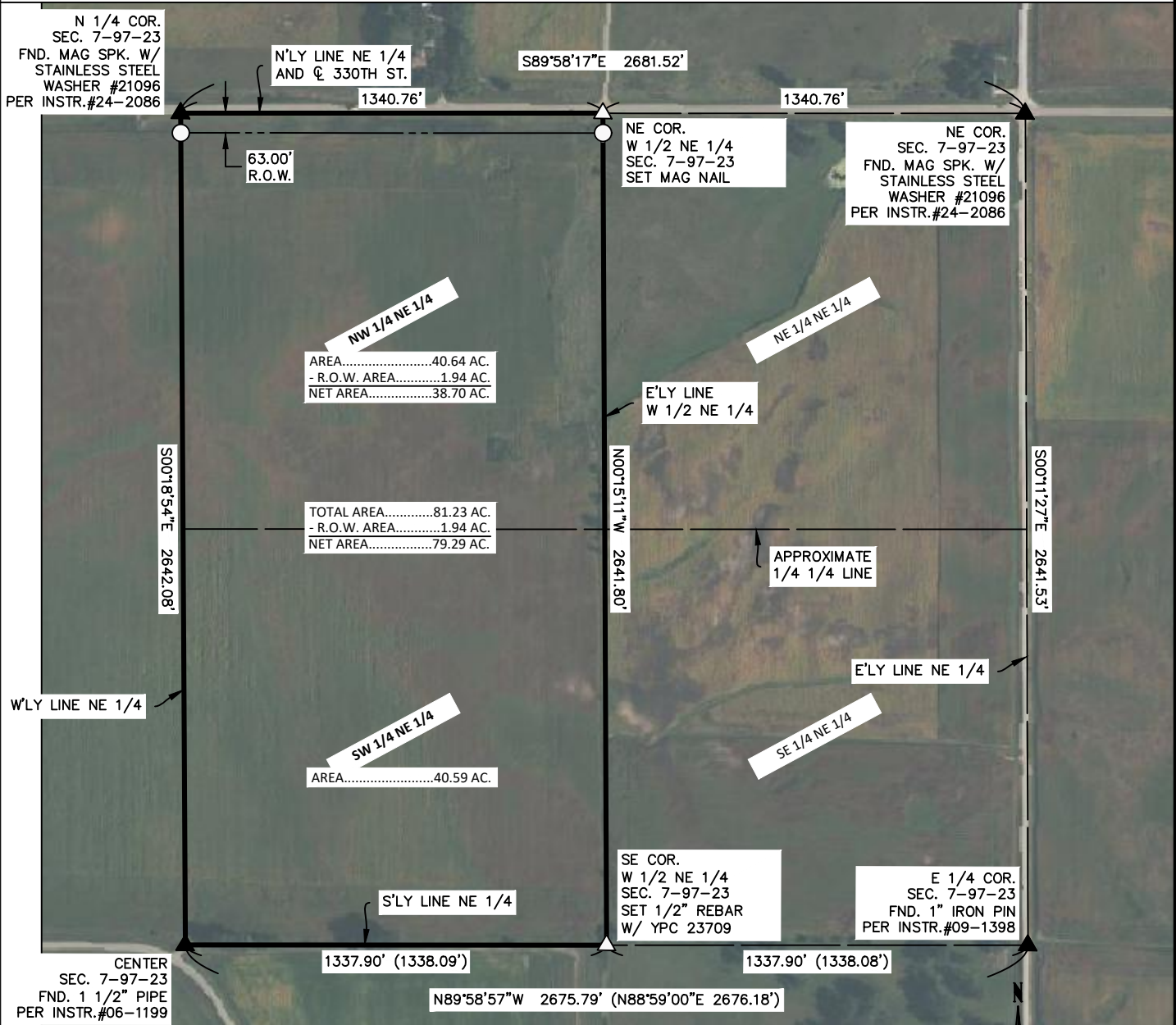
License number 23709      Sheets covered by this seal: 1

My license renewal date is December 31, 2027

# STARK SURVEYING INC.

<b>INDEX LEGEND</b>
<b>LOCATION</b> W 1/2 NE 1/4 SEC. 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA
<b>PROPRIETOR</b> MARCIA J. MILBRANDT AS TRUSTEE OF THE MARCIA J. MILBRANDT REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 17TH, 2009
<b>SURVEY REQUESTED BY</b> MARCIA MILBRANDT
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

## PLAT OF SURVEY



### DESCRIPTION

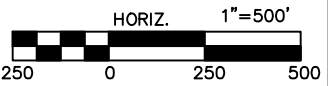
THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA, CONTAINS 81.23 ACRES INCLUDING 1.94 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### LEGEND

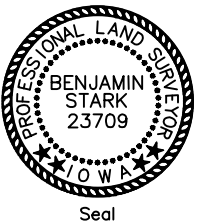
- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
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- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**  
 1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**  
 PLATS: BK.4 PG.476  
 CERTS: INSTR.#24-2086,  
 INSTR.#09-1398, BK.1 PG.60,  
 INSTR.#06-1199  
 DEED: INSTR.#21-2850



DATE SURVEYED	4-30-26
SCALE:	AS SHOWN
PROJECT NO.:	26244
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



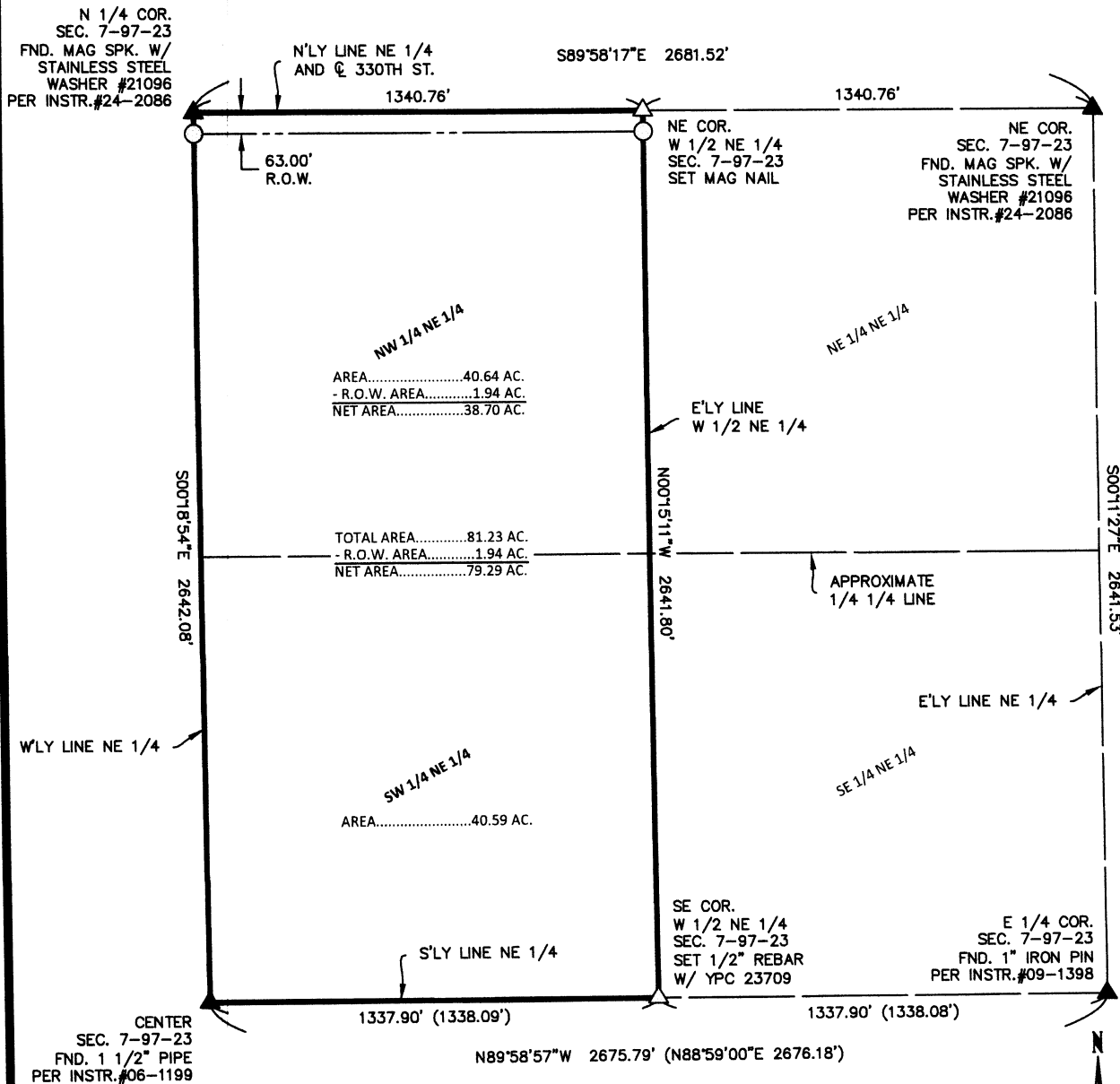
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Benjamin Stark Date  
 License number 23709 Sheets covered by this seal: 1  
 My license renewal date is December 31, 2027

*STARK  
SURVEYING  
INC.*

<b>INDEX LEGEND</b>
<b>LOCATION</b> W 1/2 NE 1/4 SEC. 7-T97N-R23W OF THE 5TH P.M., HANCOCK COUNTY, IOWA
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<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

## PLAT OF SURVEY



### DESCRIPTION

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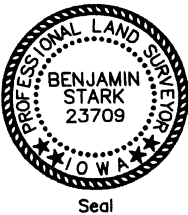
### LEGEND

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**SURVEYOR'S NOTES:**  
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**DOCUMENTS USED FOR THIS SURVEY:**  
PLATS: BK.4 PG.476  
CERTS: INSTR.#24-2086,  
INSTR.#09-1398, BK.1 PG.60,  
INSTR.#06-1199  
DEED: INSTR.#21-2850

DATE SURVEYED	4-30-26
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*Benjamin Stark*  
Benjamin Stark  
Date: 5-12-26

License number 23709  
My license renewal date is December 31, 2027

Sheets covered by this seal: 1

**STARK  
SURVEYING  
INC.**