

PLAT OF SURVEY

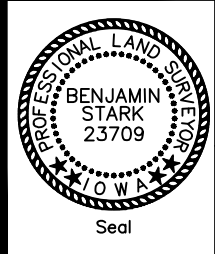
INDEX LEGEND
LOCATION PARCEL #2025-28 BEING PART OF THE EAST 106 2/3 ACRES OF THE SE 1/4 SEC. 4-T92N-R19W OF THE 5TH P.M., FRANKLIN COUNTY, IOWA
PROPRIETOR DONNA WOLFF
SURVEY REQUESTED BY DONNA WOLFF
SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
RETURN TO: BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL #2025-28 BEING PART OF THE EAST ONE-HUNDRED SIX AND TWO THIRDS (106 2/3) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4-T92N-R19W OF THE 5TH P.M. FRANKLIN COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID SECTION FOUR (4); THENCE ON AN ASSUMED BEARING OF N89°19'20"W 941.48 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION FOUR (4) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE N89°19'20"W 510.19 FEET TO THE SOUTHEAST CORNER (SE COR.) OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 20201557 THAT IS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE N89°19'20"W 510.19 FEET TO THE SOUTHEAST CORNER (SE COR.) OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 20201557 THAT IS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF SAID PARCEL 'A'; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY S88°56'39"E 19.05 FEET (N89°16'00"E 19.00 FEET); THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY N00°40'35"E (N00°44'00"W) 19.76 FEET; THENCE S85°04'46"E 495.91 FEET; THENCE S01°11'34"W 378.67 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL #2025-28 CONTAINS 4.67ACRES INCLUDING 0.39 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DOCUMENTS USED FOR THIS SURVEY
 PLATS: DOC.#20201557, INST.#981613, INSTR.#941009
 CERTS: INSTR.#011726, INSTR.#20130117
 DEED: INSTR.#20130031

SURVEYOR'S NOTES:
 1) THE S'LY LINE OF THE SE 1/4 IS ASSUMED TO BEAR N89°19'20"W FOR THE PURPOSE OF THIS SURVEY.



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, 2025

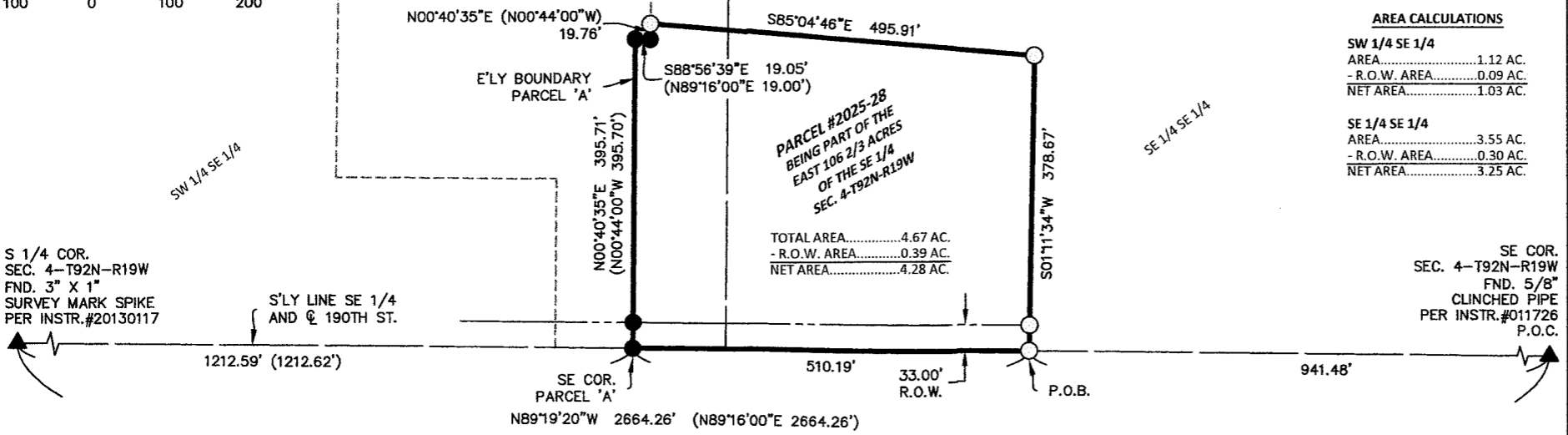
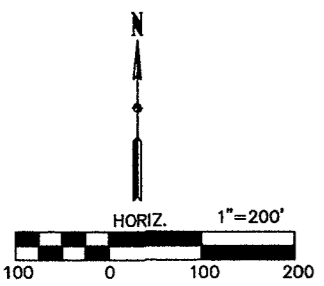
LEGEND

△	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 3/4" IRON PIPE W/ RPC 17901 MONUMENT UNLESS NOTED
▲	FOUND SECTION CORNER AS NOTED
×	CUT 'X'
(65)	LOT NUMBER
(0.00')	RECORD MEASUREMENT

DATE SURVEYED	6-30-25
SCALE:	AS SHOWN
PROJECT NO.:	25269
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1

STARK SURVEYING INC.

INDEX LEGEND
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PREPARED BY
 DONNA WOLF
SURVEY REQUESTED BY
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 STARK SURVEYING INC.
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 MASON CITY, IOWA, 50401
 PHONE: 641-423-7947
RETURN TO:
 BENJAMIN STARK
 1622 S. TAFT AVE.
 MASON CITY, IOWA, 50401



AREA CALCULATIONS

SW 1/4 SE 1/4	AREA.....1.12 AC.
- R.O.W. AREA.....	0.09 AC.
NET AREA.....	1.03 AC.
SE 1/4 SE 1/4	AREA.....3.55 AC.
- R.O.W. AREA.....	0.30 AC.
NET AREA.....	3.25 AC.

TOTAL AREA.....4.67 AC.
 - R.O.W. AREA.....0.39 AC.
 NET AREA.....4.28 AC.

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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
 Date 7-9-25
 License number 23709
 My license renewal date is December 31, 2025
 Sheets covered by this seal: 1

LEGEND

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×	CUT 'X'

⑥5 LOT NUMBER
 (0.00') RECORD MEASUREMENT

DATE SURVEYED	6-30-25
SCALE:	AS SHOWN
PROJECT NO.:	25269
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1

Document 20251326
 Type 06 007
 Date 8/01/2025
 Rec Amt \$7.00
 Time 10:07:16AM
 Pages 1
 HEATHER BUSHBAUM, RECORDER'S OFFICE
 FRANKLIN IOWA

