

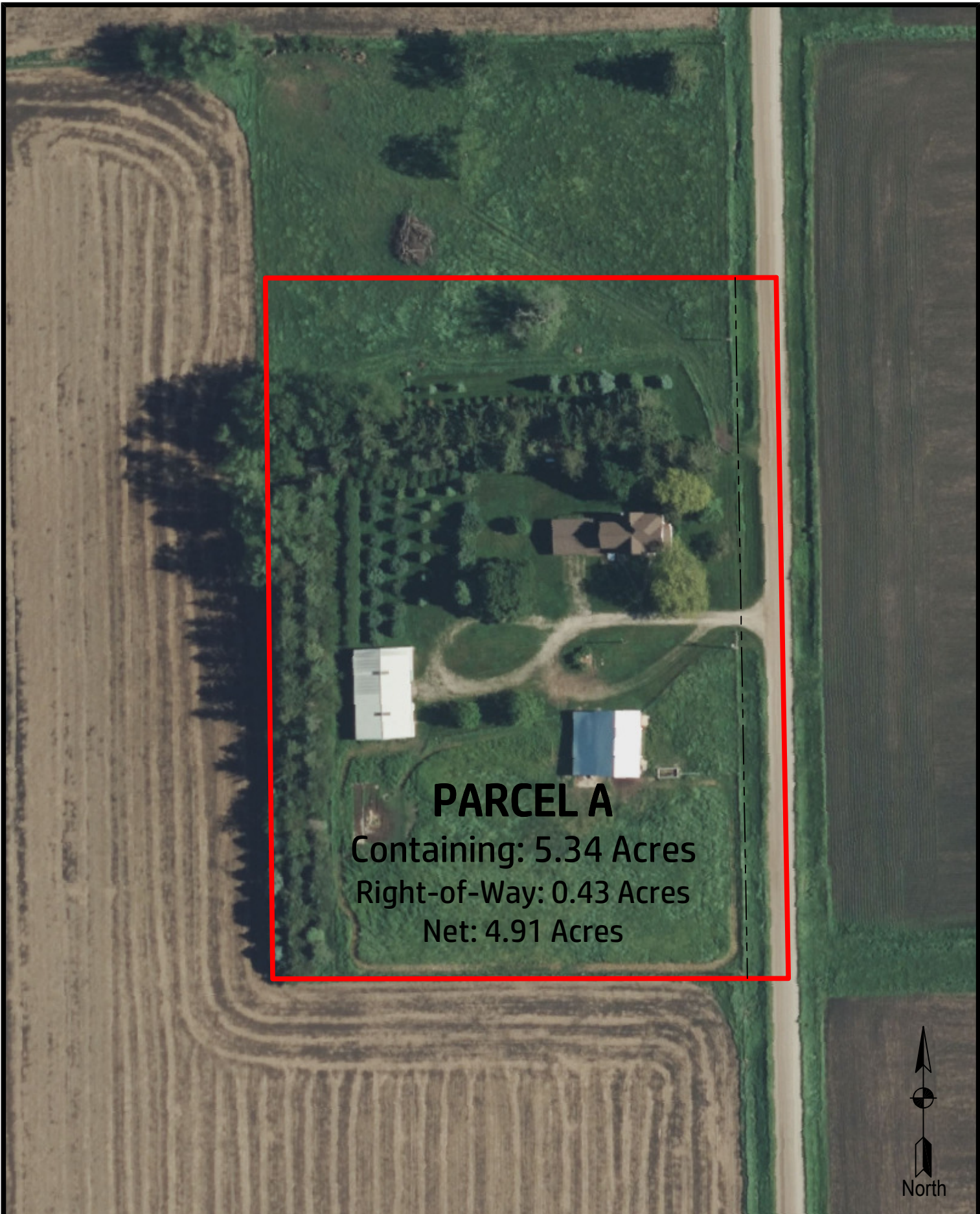
PARCEL B

Containing: 74.86 Acres

Right-of-Way: 3.05 Acres

Net: 71.81 Acres





PARCEL A

Containing: 5.34 Acres

Right-of-Way: 0.43 Acres

Net: 4.91 Acres



91 WEST, LLC

2920 150th Street | 319-420-0184
Traer, Iowa 50675 | 91westsurveying@gmail.com

PARCEL A

Project No. 25-021
Drawing Scale: 1" = 100'

INDEX LEGEND

Description: SE 1/4 Sec. 19-T87N-R12W
Black Hawk County, Iowa
Surveyor: Jacob A. Luzum, PLS 28542
Prepared by/Return to: 91 West, LLC
2920 150th Street
Traer, Iowa 50675
319-420-0184
Survey Requested by: Steffes Group, Inc.
Proprietor: Leland M. & Bonnie L. Nichols
Revocable Trust

2025-12634

RECORDED: 08/28/2025 12:02:39 PM
RECORDING FEE: \$17.00
REVENUE TAX: \$
COMBINED FEE: \$17.00
SANDIE L. SMITH, RECORDER
BLACK HAWK COUNTY, IOWA

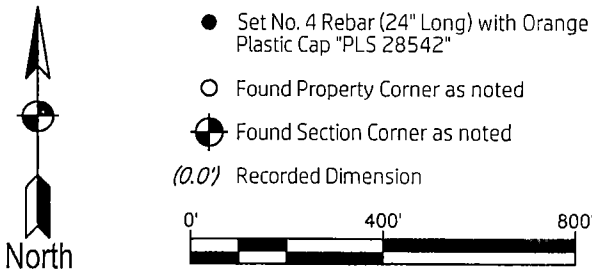
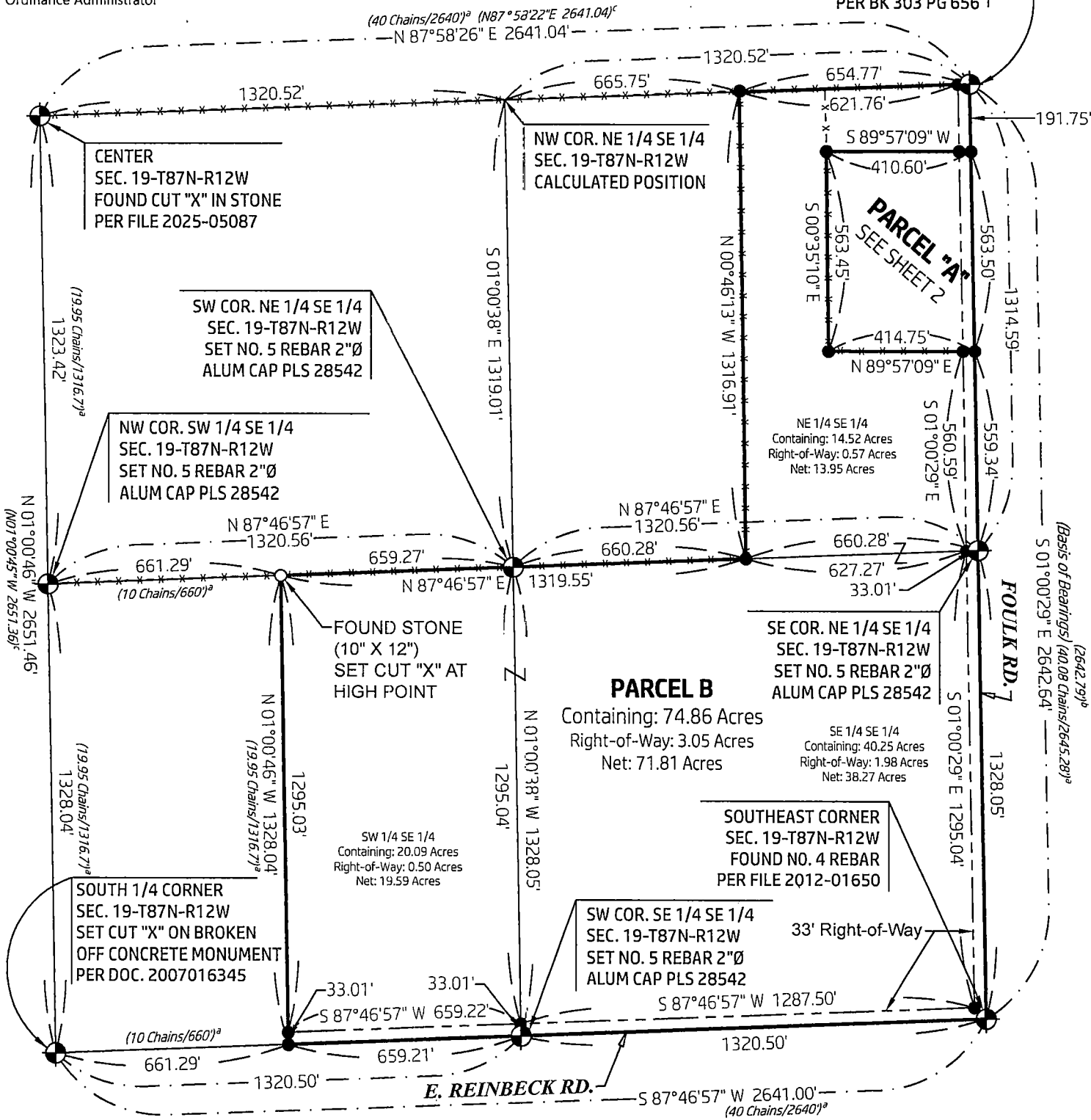
This Plat or Subdivision has been reviewed by
(City/County)

Signature of (City/County)
Ordinance Administrator

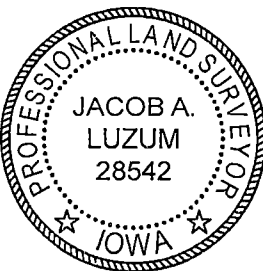
8/28/25
Date

PLAT OF SURVEY
PART OF SOUTHEAST 1/4
SECTION 19-T87N-R12W
BLACK HAWK COUNTY, IOWA

Point of Beginning Parcel "B"
EAST 1/4 CORNER
SEC. 19-T87N-R12W
FOUND NO. 8 IRON BAR
PER BK 303 PG 656



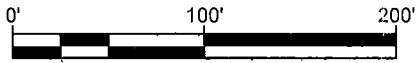
- Set No. 4 Rebar (24" Long) with Orange Plastic Cap "PLS 28542"
- Found Property Corner as noted
- ⊙ Found Section Corner as noted
- (0.0') Recorded Dimension



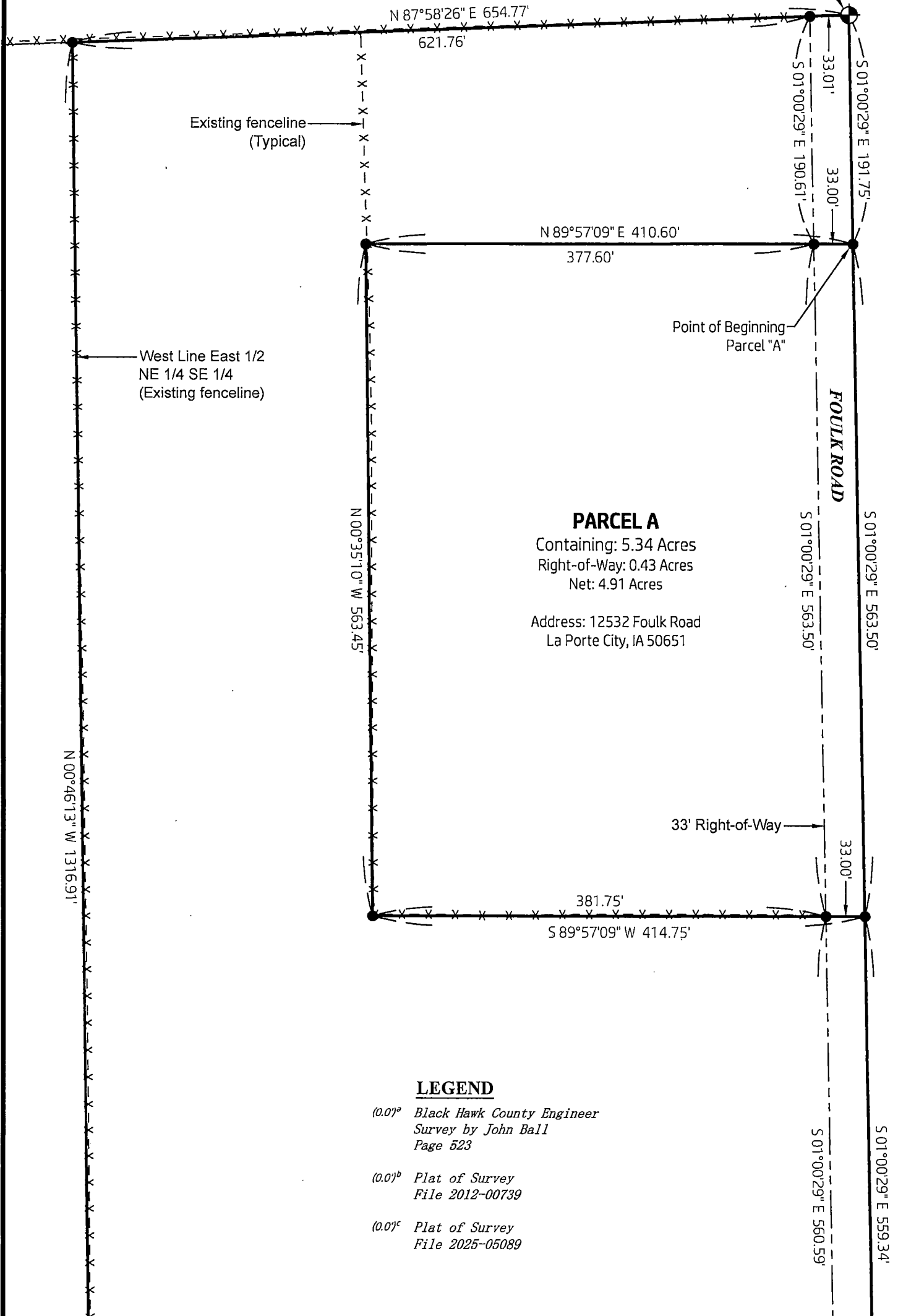
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Jacob A. Luzum
License number 28542
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: 1, 2 & 3

Drawing Scale: 1" = 400'
Date(s) of Survey: 8/9 & 8/17/2025
Drawn By: JAL
Project No. 25-021

91 WEST, LLC
2920 150th Street | 319-420-0184
Traer, Iowa 50675 | 91westsurveying@gmail.com



Point of Commencement Parcel "A"
Point of Beginning Parcel "B"
EAST 1/4 CORNER
SEC. 19-T87N-R12W
FOUND NO. 8 IRON BAR
PER BK 303 PG 656



LEGEND

(0.0)^a Black Hawk County Engineer
Survey by John Ball
Page 523

(0.0)^b Plat of Survey
File 2012-00739

(0.0)^c Plat of Survey
File 2025-05089

Description of Parcel A

That part of the Southeast Quarter (SE 1/4) of Section No. 19, Township No. 87 North, Range No. 12 West of the Fifth Principal Meridian, Black Hawk County, Iowa described as follows:

Commencing at the East 1/4 Corner of said Section 19, point being a found No. 8 Iron Bar;
thence along the East line of the Southeast Quarter (SE 1/4) of said Section 19, South 01°00'29"
East a distance of 191.75 feet to a set No. 4 rebar with license #28542, also being the Point of Beginning;
thence continuing along said East line South 01°00'29" East a distance of 563.50 feet to a set No. 4 rebar with license #28542;
thence South 89°57'09" West a distance of 414.75 feet to a set No. 4 rebar with license #28542;
thence North 00°35'10" West a distance of 563.45 feet to a set No. 4 rebar with license #28542;
thence North 89°57'09" East a distance of 410.60 feet to the Point of Beginning.
Containing 5.34 acres including 0.43 acres right-of-way.
Subject to easements and restriction of record and not of record.

Note: The East line of the Southeast Quarter (SE 1/4) is assumed to bear South 01°00'29" East for this description.

Parcel letter approved by County Auditor's Office.

Description of Parcel B

That part of the Southeast Quarter (SE 1/4) of Section No. 19, Township No. 87 North, Range No. 12 West of the Fifth Principal Meridian, Black Hawk County, Iowa described as follows:

Beginning at the East 1/4 Corner of said Section 19, point being a found No. 8 Iron Bar;
thence along the East line of the Southeast Quarter (SE 1/4) of said Section 19, South 01°00'29"
East a distance of 191.75 feet to a set No. 4 rebar with license #28542;
thence South 89°57'09" West a distance of 410.60 feet to a set No. 4 rebar with license #28542;
thence South 00°35'10" East a distance of 563.45 feet to a set No. 4 rebar with license #28542;
thence North 89°57'09" East a distance of 414.75 feet to a point on said East line, point being a set No. 4 rebar with license #28542;
thence along said East line South 01°00'29" East a distance of 559.34 feet to the Southeast Corner of the Northeast Quarter of the Southeast Quarter (SE Cor. NE 1/4 SE 1/4), point being a set No. 5 rebar with 2" Aluminum cap license #28542;
thence continuing along said East line South 01°00'29" East a distance of 1328.05 feet to the Southeast Corner of said Section 19, point being a found No. 4 rebar;
thence along the South line of said Southeast Quarter (SE 1/4) South 87°46'57" West a distance of 1320.50 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter (SW Cor. SE 1/4 SE 1/4), point being a set No. 5 rebar with 2" Aluminum cap license #28542;
thence continuing along said South line South 87°46'57" West a distance of 659.21 feet to a point on the West Line of the East Three-Quarters of the South Half of the Southeast Quarter (E 3/4 S 1/2 SE 1/4) also being the West line of the East 60 Acres of the South Half of the Southeast Quarter (S 1/2 SE 1/4), point being a set No. 4 rebar with license #28542;
thence along said West line North 01°00'46" West a distance of 1328.04 feet to a point on the North line of said South Half of the Southeast Quarter (S 1/2 SE 1/4), point being a set cut "X" in found Stone;
thence along said North line North 87°46'57" East a distance of 659.27 feet the Southwest Corner of the Northeast Quarter of the Southeast Quarter (SW Cor. NE 1/4 SE 1/4), point being a set No. 5 rebar with 2" Aluminum cap license #28542;
thence continuing along said North line North 87°46'57" East a distance of 660.28 feet to a point on the West line of the East Half of the Northeast Quarter of the Southeast Quarter (E 1/2 NE 1/4 SE 1/4), point being a set No. 4 rebar with license #28542;
thence along said West line North 00°46'13" West a distance of 1316.91 feet to a point on the North line of said Southeast Quarter (SE 1/4), point being a set No. 4 rebar with license #28542;
thence along said North line North 87°58'26" East a distance of 654.77 feet to the Point of Beginning.

Containing 74.86 acres including 3.05 acres right-of-way.
Subject to easements and restriction of record and not of record.

Note: The East line of the Southeast Quarter (SE 1/4) is assumed to bear South 01°00'29" East for this description.

Parcel letter approved by County Auditor's Office

INDEX LEGEND

Description: SE 1/4 Sec. 19-T87N-R12W
Black Hawk County, Iowa
Surveyor: Jacob A. Luzum, PLS 28542
Prepared by/Return to: 91 West, LLC
2920 150th Street
Traer, Iowa 50675
319-420-0184
Survey Requested by: Steffes Group, Inc.
Proprietor: Leland M. & Bonnie L. Nichols
Revocable Trust

(Reserved for County Recorder's Use)

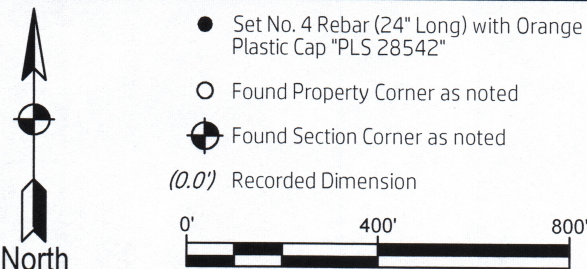
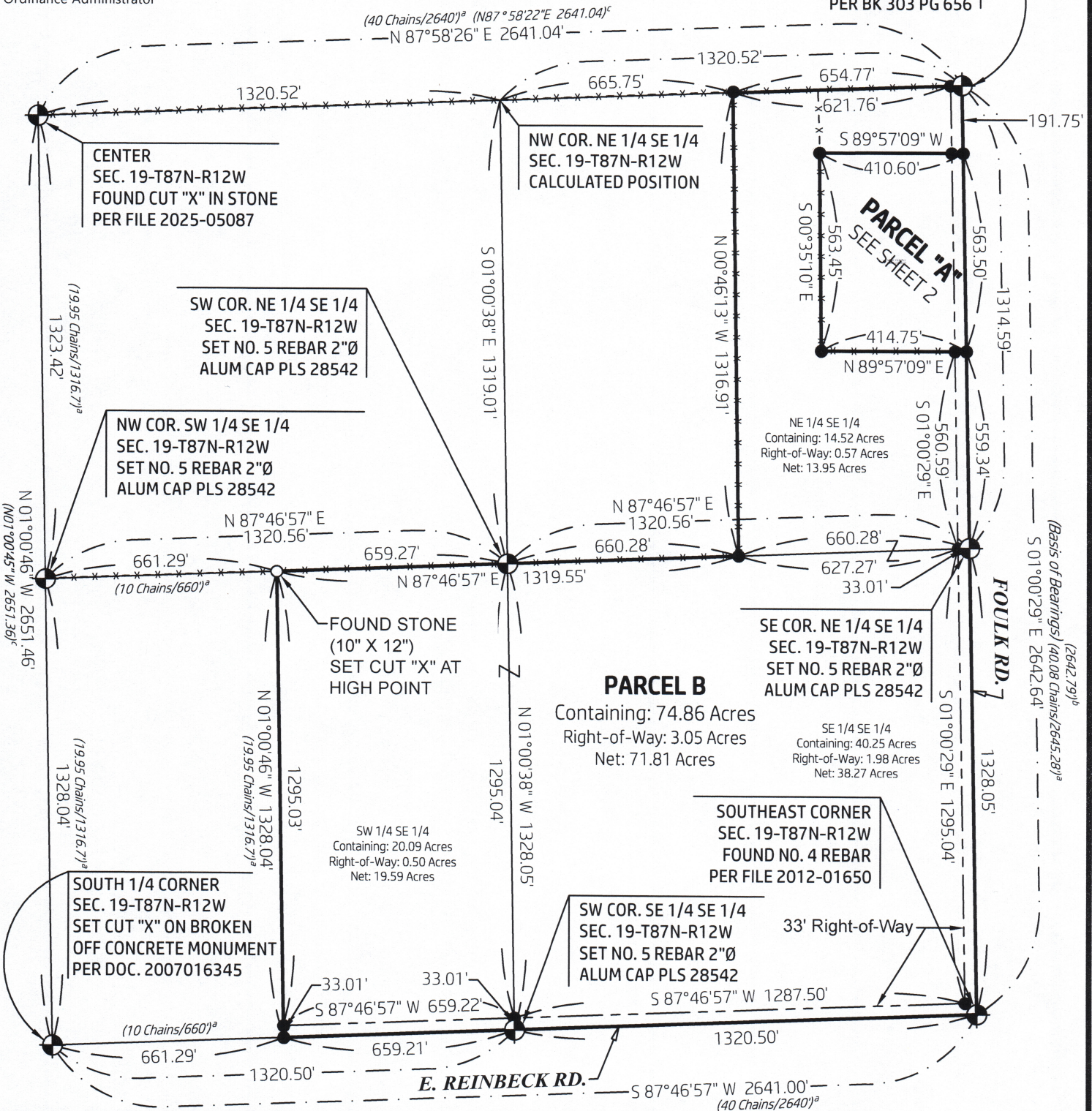
This Plat or Subdivision has been reviewed by
(City/County)

Jacob A. Luzum
Signature of (City/County)
Ordinance Administrator

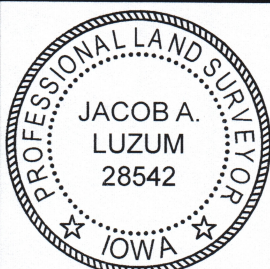
8/27/25
Date

PLAT OF SURVEY
PART OF SOUTHEAST 1/4
SECTION 19-T87N-R12W
BLACK HAWK COUNTY, IOWA

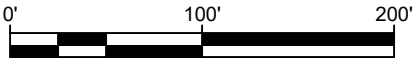
Point of Beginning Parcel "B"
EAST 1/4 CORNER
SEC. 19-T87N-R12W
FOUND NO. 8 IRON BAR
PER BK 303 PG 656



- Set No. 4 Rebar (24" Long) with Orange Plastic Cap "PLS 28542"
- Found Property Corner as noted
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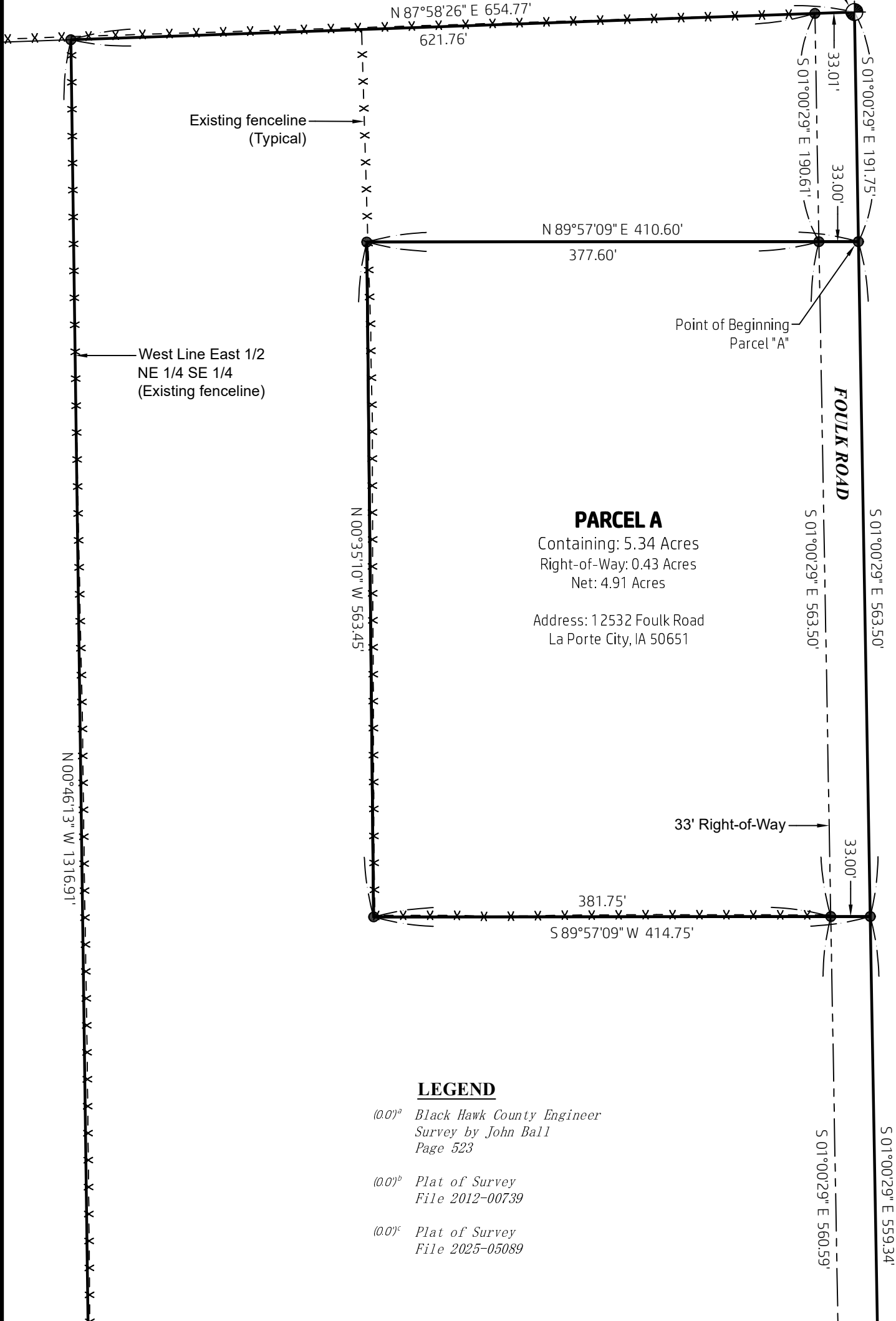


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Jacob A. Luzum
Jacob A. Luzum
License number 28542
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: 1, 2 & 3
8/27/2025
Date



Point of Commencement Parcel "A"
Point of Beginning Parcel "B"

EAST 1/4 CORNER
SEC. 19-T87N-R12W
FOUND NO. 8 IRON BAR
PER BK 303 PG 656



PARCEL A
Containing: 5.34 Acres
Right-of-Way: 0.43 Acres
Net: 4.91 Acres
Address: 12532 Foulk Road
La Porte City, IA 50651

LEGEND

- (0.0)^a Black Hawk County Engineer
Survey by John Ball
Page 523
- (0.0)^b Plat of Survey
File 2012-00739
- (0.0)^c Plat of Survey
File 2025-05089

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rebar with license #28542;
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Parcel letter approved by County Auditor's Office.

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thence along said East line South 01°00'29" East a distance of 559.34 feet to the Southeast Corner
of the Northeast Quarter of the Southeast Quarter (SE Cor. NE 1/4 SE 1/4), point being a set No. 5 rebar
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1320.50 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter (SW Cor. SE 1/4
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thence continuing along said South line South 87°46'57" West a distance of 659.21 feet to a point
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1/4) also being the West line of the East 60 Acres of the South Half of the Southeast Quarter (S 1/2 SE 1/4),
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