

## PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between **Jacob Johnson** hereinafter referred to as the "Client" and Stark Surveying Inc., hereinafter referred to as "Stark Surveying", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as

**Boundary survey in the NE 1/4 S14-T94N-R26W Hancock County, Iowa.**

WHEREAS, Stark Surveying proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate Stark Surveying to perform the professional services in accordance with the terms and conditions of this Agreement.

### Scope of Services

Stark Surveying shall perform the following described services for the Client:

1. Perform a Boundary survey in the NE 1/4 S14-T94N-R26W Hancock County, Iowa.
2. Prepare and provide signed original plat and legal description for the surveyed property.
3. Record said plat at Hancock County Recorder's Office.

### Basis of Compensation

For the services described above, the Client shall compensate Stark Surveying Inc. as follows:

**Not-to-Exceed Fee of \$2250.00 including Expenses.**

Executed this 20 day of November, 2019

Jacob Johnson

**Stark Surveying Inc.**

By: \_\_\_\_\_

By:  \_\_\_\_\_

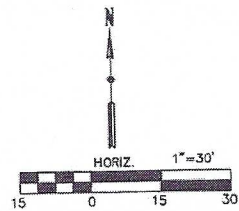
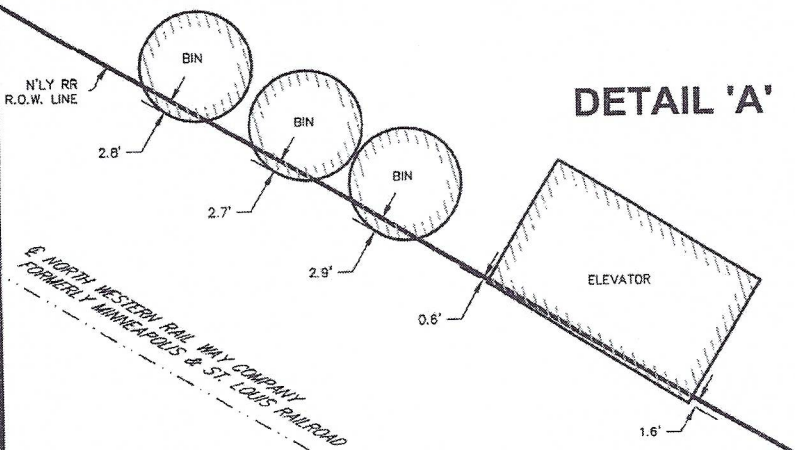
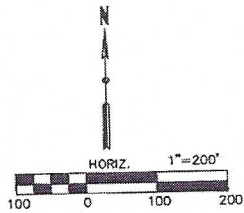
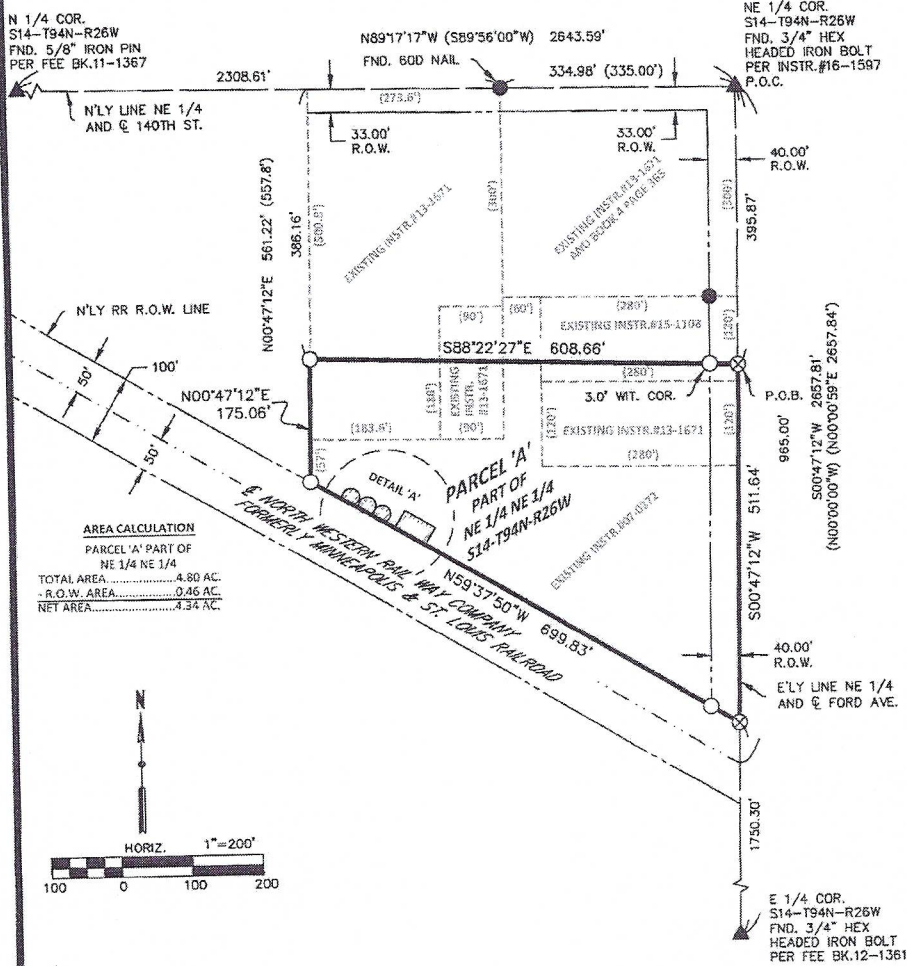
Printed Name Jacob Johnson

Printed Name Benjamin Stark

Title: \_\_\_\_\_

Title: Owner

# PLAT OF SURVEY



DATE SURVEYED	12-13-19
SCALE:	AS SHOWN
PROJECT NO.:	19329
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

**STARK  
 SURVEYING  
 INC.**

<b>INDEX LEGEND</b>
<b>LOCATION</b> PARCEL 'A' PART OF NE 1/4 NE 1/4 S14-T94N-R26W OF THE 5TH P.M., HANCOCK COUNTY, IOWA
<b>PROPRIETOR</b> JACOB JOHNSON
<b>SURVEY REQUESTED BY</b> JACOB JOHNSON
<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

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14-T94N-R26W OF THE 5TH P.M. HANCOCK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION FOURTEEN (14); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S00°47'12"W 395.87 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FOURTEEN (14) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID EASTERLY LINE S00°47'12"W 511.64 FEET TO THE NORTHERLY RIGHT OF WAY (R.O.W.) OF THE NORTH WESTERN RAIL WAY COMPANY (FORMERLY MINNEAPOLIS & ST. LOUIS RAILROAD);

THENCE ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE N59°37'50"W 699.83 FEET;

THENCE PARALLEL WITH THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FOURTEEN (14) N00°47'12"E 175.06 FEET;

THENCE S88°22'27"E 608.66 FEET TO SAID EASTERLY LINE AND THE POINT OF BEGINNING (P.O.B.).


SAID PARCEL 'A' CONTAINS 4.80 ACRES INCLUDING 0.46 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: BK. 4 PG. 365, INSTR. #16-1544, RAILROAD R.O.W. STRIP MAP  
CERTS: INSTR. #16-1587  
FEE BK. 11-1367, FEE BK. 12-1361  
DEED: BK. 28 PG. 140, INSTR. #07-0372, INSTR. #15-1108, INSTR. #14-0969,  
INSTR. #13-1671, BK. 72 PG. 292

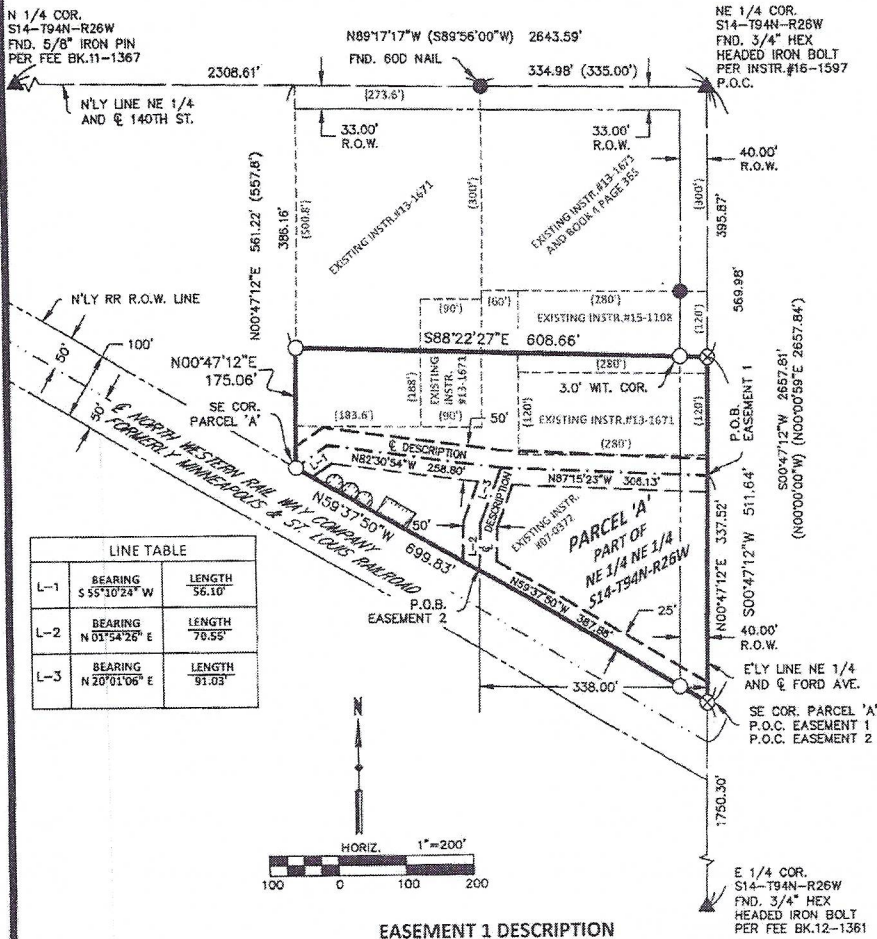
#### SURVEYOR'S NOTES:

- 1) IORCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
- 2) THE  $\odot$  OF THE RAILROAD WAS ESTABLISHED BY THE INFORMATION OBTAINED FROM THE STRIP MAP FOUND IN THE HANCOCK COUNTY ENGINEER'S OFFICE. THE MEASUREMENT FROM THE NE COR. OF S14-T94N-R26W SOUTH ALONG SEC. LINE 965' TO THE  $\odot$  OF THE RAILROAD AND THE MEASUREMENT FROM THE NE COR. OF S14-T94N-R26W WEST ALONG SEC. LINE 1696' TO THE  $\odot$  OF THE RAILROAD.

DATE SURVEYED	12-13-19
SCALE:	AS SHOWN
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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. <i>Benjamin Stark</i> <span style="float: right;">12-16-19</span> Benjamin Stark <span style="float: right;">Date</span>	<h1 style="font-size: 2em; margin: 0;">STARK SURVEYING INC.</h1>
	License number 23709 <span style="float: right;">Sheets covered by this seal: 2</span> My license renewal date is December 31, 2019	

# INGRESS/EGRESS EASEMENT



LINE TABLE	
L-1	BEARING S 55°10'24" W      LENGTH 56.10'
L-2	BEARING N 01°54'26" E      LENGTH 70.55'
L-3	BEARING N 20°01'06" E      LENGTH 91.03'

### EASEMENT 1 DESCRIPTION

A FIFTY (50) FOOT WIDE PERMANENT INGRESS/EGRESS EASEMENT ACROSS PART OF PARCEL 'A' BEING PART OF THE NE 1/4 NE 1/4 S14-T94N-R26W OF THE 5TH P.M., HANCOCK COUNTY, WITH SAID CENTERLINE EASEMENT DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID PARCEL 'A'; THENCE ON A IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N00°47'12"E 337.52 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE CENTERLINE DESCRIPTION; THENCE N87°15'23"W 306.13 FEET; THENCE N82°30'54"W 258.80 FEET; THENCE S55°10'24"W 56.10 FEET TO THE SOUTHWEST CORNER (SW COR.) OF SAID PARCEL 'A' AND THE TERMINI. THE SIDELINES OF SAID STRIP TO BE SHORTENED OR EXTENDED TO BEGIN AT THE POINT OF BEGINNING (P.O.B.) AND TERMINI. SAID EASEMENT CONTAINING 0.70 ACRES (30,658 SQUARE FEET). SUBJECT TO ANY EASEMENTS RECORDED OR OTHERWISE.

### EASEMENT 2 DESCRIPTION

A FIFTY (50) FOOT WIDE PERMANENT INGRESS/EGRESS EASEMENT ACROSS PART OF PARCEL 'A' BEING PART OF THE NE 1/4 NE 1/4 S14-T94N-R26W OF THE 5TH P.M., HANCOCK COUNTY, WITH SAID CENTERLINE EASEMENT DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID PARCEL 'A'; THENCE ON A IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N59°37'50"W 387.88 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A' TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE N01°54'26"E 70.55 FEET; THENCE N20°01'06"E 91.03 FEET TO THE TERMINI. THE SIDELINES OF SAID STRIP TO BE SHORTENED OR EXTENDED TO BEGIN AT THE POINT OF BEGINNING (P.O.B.) AND END AT THE TERMINI. AND THE THE SOUTH 25.00 FEET OF THE EAST 338.00 FEET OF SAID PARCEL 'A'. SAID EASEMENT CONTAINING 0.39 ACRES (17,043 SQUARE FEET). SUBJECT TO ANY EASEMENTS RECORDED OR OTHERWISE.

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.D.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8" REBAR W/ YPC 8658 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED      (65) LOT NUMBER
- ⊗ SET MAG NAIL
- (0.00') RECORD MEASUREMENT

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

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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

12-23-19  
Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2019

STARK  
SURVEYING  
INC.