

INDEX LEGEND OCATION LOCATION.
PARCEL 'B' BEING PART OF THE SW 1/4; SE 1/4 NW
1/4; W 1/2 SE 1/4; SW 1/4 NE 1/4 AND PARCEL 'C'
BEING PART OF THE SE 1/4 NW 1/4; SW 1/4 BOTH
PARCELS BEING IN SEC. 25-T92N-R18W OF THE 5TH
P.M., BUTLER COUNTY, IOWA PROPRIETOR JOHNNY H. MULLER AND VIOLA E. MULLER TRUST DATED JANUARY 26, SURVEY REQUESTED BY MARCYNE FULLER SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947

50401

RETURN TO: BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA,

PLAT OF SURVEY

PARCEL 'B' DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL IS' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) AND ALSO THE SOUTHEAST QUARTER (SE 1/4) NORTHWEST QUARTER (SW 1/4) ALSO WEST ONE-HALF (W 1/2) SOUTHEAST QUARTER (SE 1/4) ALSO SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) ALL IN SECTION 25-T92N-R18W OF THE 5TH P.M. BUTLER COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTH QUARTER (CONTROL OF SIDE SECTION TWENTY-FIVE (25); THENCE ON AN IOWA ZONE FIVE (5), REGIONAL COORDINATE SYSTEM BEARING OF NO0*42*32"E 59.80 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION SECTION TWENTY-FIVE (25) TO THE NORTHERLY RIGHT OF WAY (R.O.W.) LINE; THENCE (SO SECTION SECTION TWENTY-FIVE (25) TO THE NORTHERLY RIGHT OF WAY (R.O.W.) LINE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE STEED (SO THE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE NO1*07*28"E 80.76 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE NO1*07*28"E 80.76 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE NO1*07*28"E 80.76 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE NO1*07*28"E 80.76 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*09*3*42"E 79.65 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*09*3*42"E 79.65 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*30"E 75.64 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*09*3*2"E 72.55 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*0*2"E 72.55 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*0*2"E 32.24 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*0*2"E 32.24 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2*0*2"E 32.24 FEET; THENCE CONTINUING ALONG SAID CENTERL A PARCEL OF LAND DESIGNATED AS PARCEL 'B' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) AND ALSO THE SOUTHEAST QUARTER (SE 1/4) NORTHWEST ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER (NW COR.) SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-FIVE (25); THENCE S89°30'38"E 1319.28 FEET ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-FIVE (25) TO THE NORTHEAST CORNER (NE COR.) THEREOF; THENCE S00°23'57"W 1337.35 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-FIVE (25) TO THE SOUTHEAST CORNER (SE COR.) THEREOF; THENCE S00°33'18"W 2584.46 FEET ALONG THE EASTERLY LINE OF THE WEST ONE-HALF (W 1/2) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TWENTY-FIVE (25) TO THE NORTHERLY RIGHT OF WAY (R.O.W.) LINE OF IOWA HIGHWAY THREE (3); THENCE N88°51'52"W 442.99 FEET ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE TO THE SOUTHEAST CORNER OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN BOOK 'R' PAGE TWO-HUNDRED SIXTY-EIGHT (268) WHICH IS ON FILE AT THE BUTLER COUNTY RECORDER'S OFFICE; THENCE N01°06'01"E 529.74 FEET (S0°40'25"W 529.87 FEET) ALONG THE EASTERLY LINE OF SAID PARCEL 'A' TO THE NORTHEAST CORNER (NE COR.) THEREOF; THENCE N01°32'19"W 529.81 FEET (N1°05'00"E 530.00 FEET) ALONG THE WORTHERLY LINE OF SAID PARCEL 'A' TO THE NORTHWEST CORNER (NW COR.) THEREOF; THENCE S01°32'19"W 529.81 FEET (N1°05'00"E 530.00 FEET) ALONG THE WESTERLY LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER (SW COR.) THEREOF AND THE NORTHERLY RIGHT OF WAY (R.O.W.) LINE OF IOWA HIGHWAY THREE (3); THENCE N88°55'49"W 583.73 FEET ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'B' CONTAINS 171.48 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE. EASEMENTS WRITTEN OR OTHERWISE.

SURVEYOR'S NOTES: IGRCS ZONE 5 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY. SEE SHEETS 4—6 FOR BEARINGS AND DISTANCES ALONG THE CREEK.

DOCUMENTS USED FOR THIS SURVEY
PLATS: BK.R. PG. 268. BK.U. PG.92

CERTS: INSTR. #2016-2380, DOT NOTES, ENGINEER NOTES DEED: INSTR. #2020-1833, BK.129 PG.359, BK.116 PG.293, BK.87LD PG.723

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 lowa. 11-5-20 lega Benjamin Stark Date

License number 23709

Sheets covered by this seal: 6

My license renewal date is December 31, 2021

DATE SURVEYED 10-26-20 AS SHOWN SCALE PROJECT NO. 20345 DRAWN BY: BVS CHECKED BY: BVS 6 of

STARK SURVEYING INC

Seal

PLAT OF SURVEY

PARCEL 'C' DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'C' BEING PART OF THE SOUTHEAST QUARTER (SE 1/4) NORTHWEST QUARTER (NW 1/4) AND ALSO THE SOUTHWEST QUARTER (SW 1/4) ALL IN SECTION 25-T92N-R18W OF THE 5TH P.M. BUTLER COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER (SW COR.) OF SAID SECTION TWENTY-FIVE (25);

THENCE ON AN IOWA ZONE FIVE (5) REGIONAL COORDINATE SYSTEM BEARING OF N00°41'45"E 390.04 FEET (390.0') ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION SECTION TWENTY-FIVE (25) TO THE NORTHWEST CORNER (NW COR.) AS DESCRIBED IN BOOK ONE-HUNDRED SIXTEEN (116) PAGE TWO-HUNDRED NINETY-THREE (293) WHICH IS ON FILE AT THE BUTLER COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION:

THENCE S88°52'02"E 659.79 FEET (S89°34'E 660.0 FEET) ALONG THE NORTHERLY LINE OF SAID BOOK ONE-HUNDRED SIXTEEN (116) PAGE TWO-HUNDRED NINETY-THREE (293) TO THE NORTHEAST CORNER (NE COR.) THEREOF;

THENCE S00°44'27"W 329.58 FEET (S0°00' 330.0 FEET) ALONG THE EASTERLY LINE OF SAID BOOK ONE-HUNDRED SIXTEEN (116) PAGE TWO-HUNDRED NINETY-THREE (293) TO THE SOUTHEAST CORNER (SE COR.) THEREOF AND THE NORTHERLY RIGHT WAY (R.O.W.) LINE OF IOWA HIGHWAY THREE (3);

THENCE S88°51'28"E 1103.50 FEET ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE NO1°07'28"E 80.31 FEET (80.00 FEET);

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY (R.O.W.) LINE S88°53'10"E 253.18 FEET TO THE CENTERLINE OF BOYLAN CREEK;

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THENCE N06°00'42"E 79.32 FEET ALONG SAID CENTERLINE OF BOYLAN CREEK;
 THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N07°04'08"W 77.61 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N12°09'13"E 55.34 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N29°03'42"E 79.65 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N29°03'42"E 79.65 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N17°49'18"E 27.55 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N04°49'02"E 55.04 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N01°36'01"W 164.18 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N02°04'15"E 252.53 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N02°23'27"E 132.42 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N12°55'55"E 77.50 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N03°20'15"E 117.64 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N03°20'15"E 25 03 EET.
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO3°02'56"E 35.92 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO9°18'31"W 158.63 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2°57'10"W 75.77 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2°57'10"W 75.77 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO3°32'28"E 118.29 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO3°50'56"W 375.85 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO2°49'47"W 238.82 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N17°59'54"W 173.39 FEET;
 THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO6°00'43"W 404.30 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO8°26'09"W 195.67 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO8°26'09"W 195.67 FEET THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK NO3°17'07"W 59.54 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N06°06'35"W 90.91 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N13°31'45"W 88.32 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N24°42'33"W 68.50 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N13°56'52"W 42.22 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N01°30'03"E 64.04 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N18°20'37"E 31.65 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N18°20'37"E 31.65 FEET;
 THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N24°20'05"E 158.10 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N25°03'53"E 59.99 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N23 03 35 25 39 79 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N05°43'21"W 116.07 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N31°44'26"W 28.87 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N41°31'44"W 69.62 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N79°50'53"W 91.65 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N48°35'45"W 96.69 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE OF BOYLAN CREEK N35°33'02"W 85.44 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4)
NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FIVE (25);
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THENCE N88°54'28"W 302.00 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER (NW COR.) SOUTHEAST QUARTER (SE 1/4) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FIVE (25);

THENCE S01°17'16"W 1330.58 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FIVE (25) TO THE SOUTHWEST CORNER (SW COR.) THEREOF;

THENCE N89°03'50"W 1310.84 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FIVE (25) TO THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION TWENTY-FIVE (25);

THENCE S00°41'45"W 2241.54 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FIVE (25) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'C' CONTAINS 132.62 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DATE SURVEYED 10-26-20				
SCALE:	A	AS SHOWN		
PROJECT NO.:		20345		
DRAWN BY:		BVS		
CHECKED BY:		BVS		
SHEET	2	of	6	

SURVEYOR'S NOTES:

1) IGRCS ZONE 5 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

2) SEE SHEETS 4-6 FOR BEARINGS AND DISTANCES ALONG THE CREEK.

DOCUMENTS USED FOR THIS SURVEY
PLATS: BK.R PG.268, BK.U PG.92
CERTS: INSTR.#2016-2380, DOT NOTES, ENGINEER NOTES
DEED: INSTR.#2020-1833, BK.129 PG.359, BK.116 PG.293, BK.87LD PG.723







