

INDEX LEGEND
LOCATION PARCEL 'A' THRU PARCEL 'D' ALL BEING PART OF THE NORTH 3/4 OF SEC. 5-T96N-R16W OF THE 5TH P.M., FLOYD COUNTY, IOWA
PROPRIETOR GARY C. MOLITOR AS TRUSTEE OF THE ERNEST A. MOLITOR RESIDUARY TRUST U/W
SURVEY REQUESTED BY CHRIS RICHARD
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 PARCEL 'A'

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' IN THE NORTH THREE-QUARTERS (N 3/4) OF SECTION 5-T96N-R16W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE SOUTHWEST CORNER (SW COR.) OF THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION FIVE (5); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°52'34"E 1096.57 FEET ALONG THE SOUTHERLY LINE OF THE NORTH THREE-QUARTERS (N 3/4) OF SAID SECTION FIVE (5); THENCE N00°07'26"W 33.00 FEET PERPENDICULAR TO SAID SOUTHERLY LINE; THENCE N55°05'42"W 304.15 FEET; THENCE N02°36'02"E 386.91 FEET; THENCE S83°10'55"W 237.92 FEET; THENCE N42°56'31"W 329.21 FEET; THENCE N49°35'18"W 238.45 FEET; THENCE N13°55'45"W 229.83 FEET; THENCE N81°17'22"W 153.58 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION FIVE (5); THENCE S00°43'49"W 1209.70 FEET ALONG SAID WESTERLY LINE TO THE TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'A' CONTAINS 16.65 ACRES INCLUDING 1.54 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DESCRIPTION PARCEL 'B'

A PARCEL OF LAND DESIGNATED AS PARCEL 'B' IN THE NORTH THREE-QUARTERS (N 3/4) OF SECTION 5-T96N-R16W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER (SW COR.) OF THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION FIVE (5); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°52'34"E 1096.57 FEET ALONG THE SOUTHERLY LINE OF THE NORTH THREE-QUARTERS (N 3/4) OF SAID SECTION FIVE (5) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE N89°52'34"E 2917.56 FEET; THENCE N01°51'37"W 956.78 FEET; THENCE N47°11'05"W 646.69 FEET TO AN ANGLE POINT ALONG THE NORTHEASTERLY LINE AS FENCED AND OCCUPIED AS DESCRIBED IN DOCUMENT NUMBER 2018-0594 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHEASTERLY LINE N48°50'06"W 108.01 FEET (N48°16'W 108.61 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE N87°23'59"W 667.02 FEET (N87°21'W 667.32 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE N17°28'W 857.27 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE S84°20'06"W 242.85 FEET (S82°52'W 243.19 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE N30°01'02"E 118.82 FEET (N28°06'E 117.32 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE N26°10'37"W 520.02 FEET (N26°13 1/2'W 510.96 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE N33°47'32"W 526.49 FEET (N33°08'W 453.43 FEET) TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION FIVE (5); THENCE N89°51'05"W 1767.82 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER (NW COR.) OF SAID SECTION FIVE (5); THENCE S00°23'05"W 1983.08 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION FIVE (5) TO THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION FIVE (5); THENCE S00°43'49"W 115.43 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION FIVE (5); THENCE S81°17'22"E 153.58 FEET; THENCE S13°55'45"E 229.83 FEET; THENCE S49°35'18"E 238.45 FEET; THENCE S42°56'31"E 329.21 FEET; THENCE N83°10'55"E 237.92 FEET; THENCE S02°36'02"W 386.91 FEET; THENCE S55°05'42"E 304.15 FEET; THENCE S00°07'26"E 33.00 FEET PERPENDICULAR TO THE SOUTHERLY LINE OF THE NORTH THREE-QUARTERS (N 3/4) OF SAID SECTION FIVE (5) TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'B' CONTAINS 212.37 ACRES INCLUDING 2.21 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DESCRIPTION PARCEL 'C'

A PARCEL OF LAND DESIGNATED AS PARCEL 'C' IN THE NORTH THREE-QUARTERS (N 3/4) OF SECTION 5-T96N-R16W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE COR.) OF THE NORTHEAST QUARTER (NE 1/4) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION FIVE (5); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S89°52'34"W 772.97 FEET ALONG THE SOUTHERLY LINE OF THE NORTH THREE-QUARTERS (N 3/4) OF SAID SECTION FIVE (5) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S89°52'34"W 476.41 FEET; THENCE N01°51'37"W 956.78 FEET; THENCE N47°11'05"W 646.69 FEET TO AN ANGLE POINT ALONG THE NORTHEASTERLY LINE AS FENCED AND OCCUPIED AS DESCRIBED IN DOCUMENT NUMBER 2018-0594 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHEASTERLY LINE N84°06'47"E (S84°10'W) 222.80 FEET; THENCE S08°33'28"E 112.82 FEET; THENCE S48°46'37"E 428.14 FEET; THENCE S12°25'48"E 261.19 FEET; THENCE S87°20'46"E 308.16 FEET; THENCE S04°20'49"E 756.74 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'C' CONTAINS 10.20 ACRES INCLUDING 0.36 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DESCRIPTION PARCEL 'D'

A PARCEL OF LAND DESIGNATED AS PARCEL 'D' IN THE NORTH THREE-QUARTERS (N 3/4) OF SECTION 5-T96N-R16W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE COR.) OF THE NORTHEAST QUARTER (NE 1/4) SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION FIVE (5); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S89°52'34"W 32.22 FEET ALONG THE SOUTHERLY LINE OF THE NORTH THREE-QUARTERS (N 3/4) OF SAID SECTION FIVE (5) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S89°52'34"W 740.75 FEET; THENCE N04°20'49"W 756.74 FEET; THENCE N87°20'46"W 308.16 FEET; THENCE N12°25'48"W 261.19 FEET; THENCE N48°46'37"W 428.14 FEET; THENCE N08°33'28"W 112.82 FEET TO THE NORTHEASTERLY LINE AS FENCED AND OCCUPIED AS DESCRIBED IN DOCUMENT NUMBER 2018-0594 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHEASTERLY LINE N84°06'47"E (S84°10'W) 390.57 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE S63°51'25"E 272.09 FEET (N62°58 1/2'W 245.15 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE S67°24'43"E 626.08 FEET (N67°31 1/2'W 654.03 FEET); THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE S14°49'55"E 1133.47 FEET (N14°40'W 1133.94 FEET) TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'D' CONTAINS 24.29 ACRES INCLUDING 0.56 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

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.5 PG.92A, BK.6 PG.70, DOC.#1997-0893, BK.8 PG.28
CERTS: DOC.#2001-1579
DEED: DOC.#2018-0594
EASEMENT: BK.86 PG.447

DATE SURVEYED	6-21-21
SCALE:	AS SHOWN
PROJECT NO.:	21279
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

6-30-21
Date

License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2021

**STARK
SURVEYING
INC.**