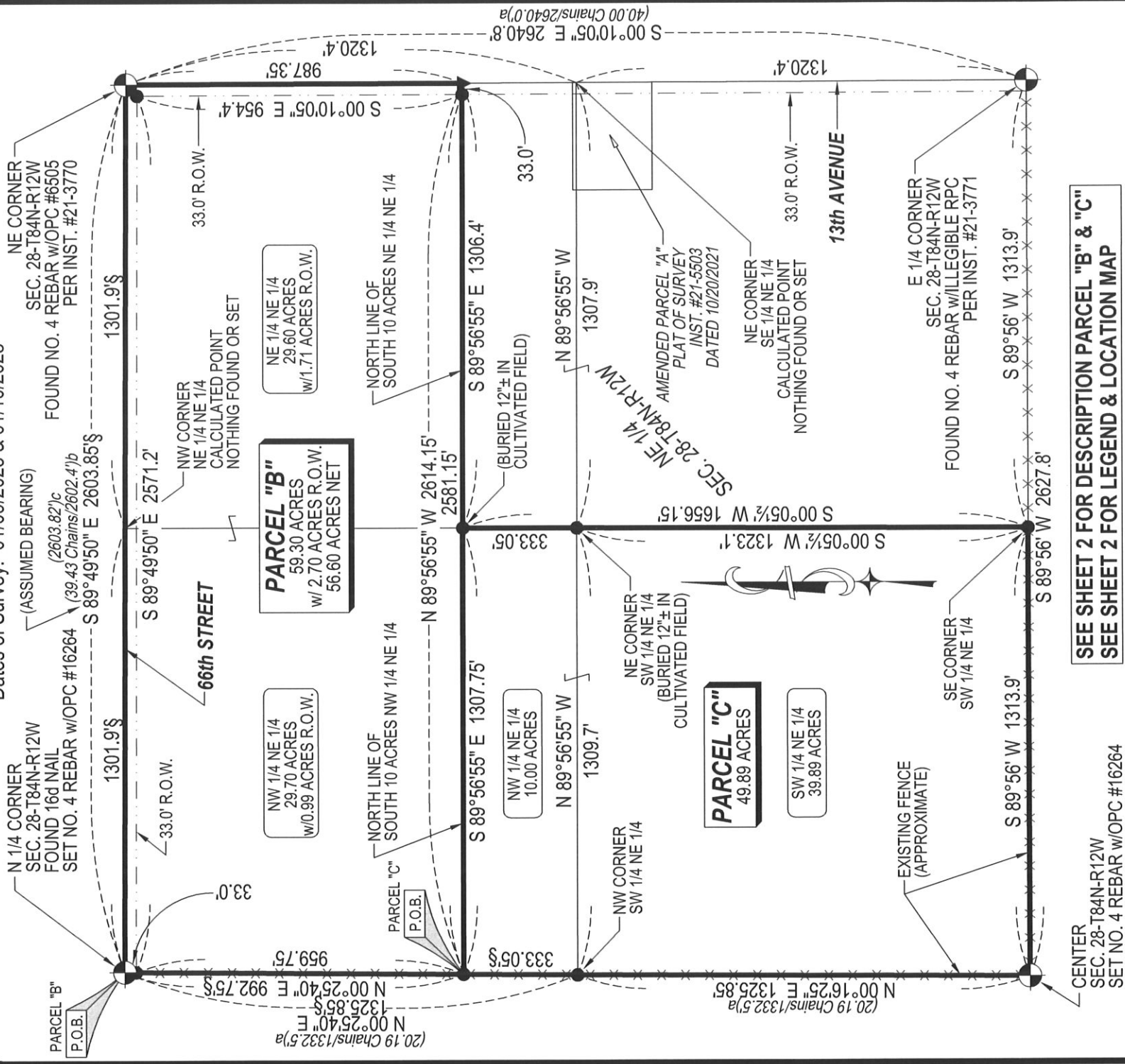


Reserved for County Recorder's use.

INDEX LEGEND

General Description: Sec. 28-T84N-R12W, NE 1/4
Surveyor: Jeffrey P. Helland
Surveying Company/ Return to: Helland Engineering & Surveying, Ltd.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
319-266-0161
Survey Requested By: Jennifer L. Zahradnik/Attorney
Proprietor: Thelma Kusel Estate

Dates of Survey: 01/09/2023 & 01/10/2023



SEE SHEET 2 FOR DESCRIPTION PARCEL "B" & "C"
SEE SHEET 2 FOR LEGEND & LOCATION MAP



(BEARINGS ARE ASSUMED)

THIS SURVEY MEETS/OR EXCEEDS CURRENT "MINIMUM STANDARDS FOR PROPERTY SURVEYS"

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #16264
(00) RECORDED AS FILE NAME: 23-101.DWG
SCALE: 1" = 400' PROJECT #23-101 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

HELLAND ENGINEERING & SURVEYING, LTD.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
(319)-266-0161

PLAT OF SURVEY
OF
PART OF NE 1/4
SEC. 28-T84N-R12W
BENTON COUNTY, IOWA
FOR
THELMA KUSEL ESTATE

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 Professional Land Surveyor under the laws of the State of Iowa.

Jeffrey P. Helland 11/3/2023
Jeffrey P. Helland
License Number 16264
My license renewal date is December 31, 2023.
All pages or sheets are covered by this seal except:

THIS PLAT REPRESENTS A SURVEY OF PARCEL "B"

That part of the Northeast Quarter (NE 1/4) in Section No. 28, Township No. 84 North, Range No. 12 West of the Fifth Principal Meridian, Benton County, Iowa, described as follows:

Beginning at the Northwest corner of said Northeast Quarter, point being a set 1/2" rebar with license #16264; thence along the North line of said Northeast Quarter South 89°49'50" East a distance of 2,603.85 feet to the Northeast corner of said Northeast Quarter, point being a found 1/2" rebar with license #6505;

thence along the East line of said Northeast Quarter South 00°10'05" East a distance of 987.35 feet to the Northeast corner of the South 10 acres of the Northeast Quarter of said Northeast Quarter, point being a set "cotton gin spike";

thence along the North line of said South 10 acres North 89°56'55" West a distance of 1,306.4 feet to the Northeast corner of the South 10 acres of the Northwest Quarter of said Northeast Quarter, point being a set 1/2" rebar with license #16264;

thence along the North line of said South 10 acres North 89°56'55" West a distance of 1,307.75 feet to the Northwest corner of said South 10 acres, point being a set 1/2" rebar with license #16264;

thence along the West line of said Northwest Quarter of the Northeast Quarter North 00°25'40" East a distance of 992.75 feet to the point of beginning. Containing 59.30 acres including 2.70 acres of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The North line of said Northeast Quarter is assumed to bear South 89°49'50" East for this description.

THIS PLAT REPRESENTS A SURVEY OF PARCEL "C"

That part of the Northeast Quarter (NE 1/4) in Section No. 28, Township No. 84 North, Range No. 12 West of the Fifth Principal Meridian, Benton County, Iowa, described as follows:

Commencing at the Northwest corner of said Northeast Quarter, point being a set 1/2" rebar with license #16264; thence along the West line of the Northwest Quarter of said Northeast Quarter South 00°25'40" West a distance of 992.75 feet to the Northwest corner of the South 10 acres of said Northwest Quarter of the Northeast Quarter, point being a set 1/2" rebar with license #16264, also being the point of beginning;

thence along the North line of said South 10 acres South 89°56'55" East a distance of 1,307.75 feet to the Northeast corner of said 10 acres, point being a set 1/2" rebar with license #16264;

thence along the East line of said Northwest Quarter of the Northeast Quarter South 00°05'1/2" West a distance of 333.05 feet to the Northeast corner of the Southwest Quarter of said Northeast Quarter, point being a set 1/2" rebar with license #16264;

thence along the East line of said Southwest Quarter of the Northeast Quarter South 00°05'1/2" West a distance of 1,323.1 feet to the Southeast corner of said Southwest Quarter of the Northeast Quarter, point being a set 1/2" rebar with license #16264;

thence along the South line of said Southwest Quarter of the Northeast Quarter South 89°56' West a distance of 1,313.9 feet to the Southwest corner of said Southwest Quarter of the Northeast Quarter, point being a set 1/2" rebar with license #16264;

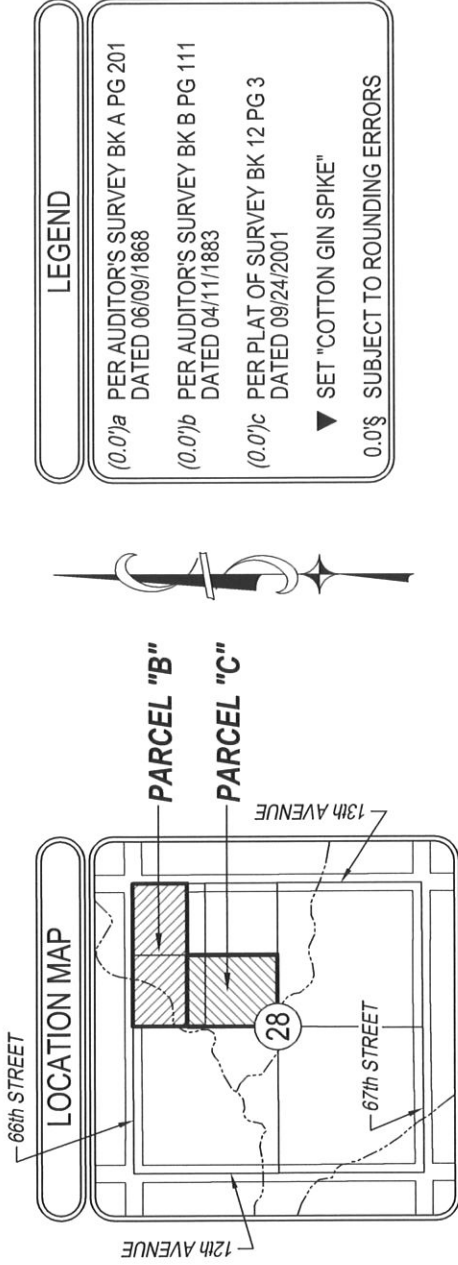
thence along the West line of said Southwest Quarter of the Northeast Quarter North 00°06'25" East a distance of 1,325.85 feet to the Northwest corner of said Southwest Quarter of the Northeast Quarter, point being a set 1/2" rebar with license #16264;

thence along the West line of said Northwest Quarter of the Northeast Quarter North 00°25'40" East a distance of 333.05 feet to the point of beginning. Containing 49.89 acres.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The North line of said Northeast Quarter is assumed to bear South 89°49'50" East for this description.

Parcel letters approved by County Auditor's Office



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SHEET 2 OF 2

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #16264
(00')RECORDED AS FILE NAME: 23-101-2.DWG
SCALE: N/A PROJECT #23-101 DRAWN BY: JPH
OPC/PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

PLAT OF SURVEY
OF
PART OF NE 1/4
SEC. 28-T84N-R12W
BENTON COUNTY, IOWA
FOR
THELMA KUSEL ESTATE