

INDEX LEGEND
LOCATION PARCEL 864-B AND PARCEL 865-B BOTH PARCELS BEING PART OF THE NE 1/4 ALL IN SEC. 17-T88N-R18W OF THE 5TH P.M., ALL BEING IN GRUNDY COUNTY, IOWA
PROPRIETOR DONALD D. HEIKENS, LAURA KAYE BATES, DOUGLAS KENT HEIKENS, GREGORY DEAN HEIKENS, AND DONITA JEAN STANLEY, CO-TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF DONALD D. HEIKENS DATED APRIL 9, 2021
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 864-B

A PARCEL OF LAND DESIGNATED AS PARCEL 864-B BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17-T88N-R18W OF THE 5TH P.M. GRUNDY COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE EAST QUARTER CORNER (E 1/4 COR.) OF SAID SECTION SEVENTEEN (17);

THENCE ON AN IOWA ZONE FIVE (5) REGIONAL COORDINATE SYSTEM BEARING OF N00°08'13"E 2627.36 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17) TO THE NORTHEAST CORNER (NE COR.) OF SAID SECTION SEVENTEEN (17);

THENCE N89°31'18"W 2618.16 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17) TO THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION SEVENTEEN (17);

THENCE S00°08'42"W 2389.26 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17);

THENCE S89°41'41"E 120.00 FEET;

THENCE S00°08'42"W 246.00 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17);

THENCE S89°41'41"E 655.70 FEET ALONG SAID SOUTHERLY LINE;

THENCE N00°01'05"W 593.06 FEET;

THENCE S89°35'09"E 541.44 FEET;

THENCE S00°14'53"W 592.02 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17);

THENCE S89°41'41"E 1304.11 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 864-B CONTAINS 150.14 ACRES INCLUDING 4.19 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

DESCRIPTION PARCEL 865-B

A PARCEL OF LAND DESIGNATED AS PARCEL 865-B BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17-T88N-R18W OF THE 5TH P.M. GRUNDY COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE CENTER OF SAID SECTION SEVENTEEN (17);

THENCE ON AN IOWA ZONE FIVE (5) REGIONAL COORDINATE SYSTEM BEARING OF S89°41'41"E 775.70 FEET ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION ;

THENCE N00°01'05"W 593.06 FEET;

THENCE S89°35'09"E 541.44 FEET;

THENCE S00°14'53"W 592.02 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVENTEEN (17);

THENCE N89°41'41"W 538.68 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 865-B CONTAINS 7.35 ACRES INCLUDING 0.61 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 5 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY

PLATS: DOC.#2006-1973
 CERTS: DOC.#2006-2472, INSTR.#2014-1683, DOC.#2006-2202
 DEED: DOC.#2021-1024, DOC.#20100331, DOC.#214-2034
 EASEMENTS: BK.226 PG.301, BK.217 PG.52

DATE SURVEYED	5-17-23
SCALE:	AS SHOWN
PROJECT NO.:	23248
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 5-25-23
 Benjamin Stark Date

License number 23709 Sheets covered by this seal: 2

My license renewal date is December 31, 2023

STARK
SURVEYING
INC.