INDEX LEGEND

COUNTY: Dallas SITE ADDRESS: 20000 block of Minburn Road CITY: Minburn PARCEL DESIGNATION: N/A SECTION: 14 TOWNSHIP: 80 ALIQUOT PART: NE1/2 SE1/4 RANGE: 28 PROPRIETOR: Stine Seed Farm Inc REQUESTED BY: Jim Lanning SURVEYOR NAME: Vincent E. Piagentini

**EASEMENT SURVEY** NE1/2 SE1/4 SEC 14-80-28

Doc ID: 008050440002 Type: CL-SURPL Recorded: 05/22/2020 at 03:25:23 PM Fee Amt: \$12.00 Page 1 of 2 Dalias County Iowa Chad C. Airhart RECORDER File# BK 2020 PG 11258

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048

\*THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY\*

Legal Description

S 89°52'27" W 2652.68

All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 14, Township 80 North, Range 28 West of the 5th P.M., Dallas County, lowa, more particularlydescribed as follows:

County, lowa, more particularly described as follows:
Beginning at the Southwest Corner of the NE1/4 of the SE1/4 of said Section 14, thence North 00°14′08″ East, along the West line of the NE1/4 of the SE1/4 of said Section 14, a distance of 9.38 feet; thence North 66°31′24″ East, a distance of 143.45 feet to a point of curve; thence along a curve to the left having a radius of 348.54 feet, a delta of 23°44′49″, an arc length of 144.46 feet, and a chord which bears North 54°38′59″ East, having a length of 198.85 feet, and a chord which bears North 27°49′17″ East, having a radius of 389.88 feet, a delta of 29°13′20″, an arc to the left having a radius of 375.00 feet, a delta of 15°19′14″, an arc length of 100.27 feet, and a chord which bears North 08°01′24″ East, having a 22.64 feet, to a point on a line; thence North 55°04′05″ West, a distance of 37.20 feet; thence North 47°32′42″ West, a distance of 251.05 feet; thence South 12°02′02″ West, a distance of 628.79 feet, to the South line of the NE1/4 of the SE1/4 of of land, more or less, including 1.12 acres of old road right of way.

S 89°52'27" W 2652.69' Center of Section Sec 14-80-28 1326.35" 1326.354 E1/4 Corner Sec 14-80-28 W1/4 Corner Sec 14-80-28 1/2" IR Computed, Not Set Center of pipe in Concrete, as shown by cartaker of land at Stine Industries NETIA SETIA C1 R=348.54'  $\Delta$ =23°44' 49" L=144.46' T=73.28' Ch=143.43' CB=N54°38' 59"W ROW EASEMENT BK 693 PG 908 CH F31 / Minburn Road MN7/A SEN/A C2 R=389.88' Δ=29°13′20" L=198.85′ Stine Seed Farm Inc. New Centerline R=1432.40' Δ=24\*11'43" L=604.89' T=307.02' Ch=600.40' CB=N64\*12'42"E 80 Book 612 Page 113 1348. T=101.64' 4 Ch=196.70' CB=N27°49' 17"W ..68,40,00 Stine Seed Farm Inc. Book 612 Page 114 ္ပိ Haros for E 473AN C3 R=375.00' Δ=15°19' 14" L=100.27' 00°01'58" ROW EASEMENT BK 693 PG 875 Centerline of Old Road as computed from plans and documents  $T=50.44^{\circ}$ Ch=99.97' CB=N08°01' 24"E ß **Easement Location** 2.01 acres Gross N 00°14' 08" E N 66°31' 24" E N 55°04' 05" W N 47°32' 42" W N 52°04' 22" E New Centerline R=1432.40' 9.38′ 143.45′ 37.20′ 22.64′ 1.12 acres ROW K=1432.40° Δ=38°09'02" L=953.77' T=495.32' Ch=936.24' 0.89 acres NET Centerline of Existing Road CB=N71°11'57"E Charles and Jacquetta -Landon Irrevocable Trust Book 2019 Page 9553 Old BO' ROW 957.00' M&R (58 rods) NW Cor SW1/4 SE1/4 Sec 14-80-28 N 89°45'09" W 1317.92' N 89°45'09" W 1331.09' Old Centerline R=409.30' &=69°54'19" L=499.38' T=286.09' Ch=468.97' CB=N54°04'44"E 1/2" IP PI NE Cor SE1/4 SE1/4 Sec 14-80-28 SW Cor NE1/4 SE1/4 Sec 14-80-28 Established on line at extention of fence post from South POB 1348.46 Stine Seed Farm Inc. Charles and Jacquetta Book 678 Page 282 Landon Irrevocable Trust 00°07'33" Book 2018 Pag 4739 **3** SW1/A SE1/A SENIA SENIA 00°01'58" S1/4 Corner SW Cor SE1/4 SE1/4 Sec 14-80-28 Pin gone, computed from survey by Vance & Hochstetler, P.C., in Book 7 Page 591 N 89°18'53" W 1345.34' SE Cor Sec 14–80–28 1/2" IR Approved ABACI CONSULTING, INC. MAY 2 1 2020

**CIVIL ENGINEERING - LAND SURVEYING** 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

DATE OF SURVEY FIELDWORK: 7/24/19 DRAWING DATE: 8/22/19 DRAFTER: VP PROJECT NO: 19171

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

5/12/2020 VINCENT E. PIAGENZAI, IOWA LIC. NO 15982

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE). 2 OF 2



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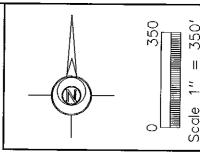
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SYMBOLS LEGEND: RECORDED DISTANCE MEASURED DISTANCE CALCULATED DISTANCE ĕ 0

CALCULATED DISTANCE
CORNER MONUMENT FOUND
SET 1/2" IR YC 15982
UNLESS NOTED
SECTION CORNER FOUND
SECTION CORNER SET
1/2" IR YC 15982
UNLESS NOTED
POINT OF RECINALING POINT OF BEGINNING POINT OF COMMENCEMENT YELLOW CAP IRON ROD



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CORNER MONUMENT FOUND
SET 1/2" IR YC 15982
UNLESS NOTED CIVIL ENGINEERING - LAND SURVEYING Ō 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048 ONLESS NOTED
SECTION CORNER FOUND
SECTION CORNER SET
1/2" IR YC 15982
UNLESS NOTED
POINT OF BEGINNING
POINT OF COMMENCEMENT
YELLOW CAP Δ POB YELLOW CAP YC

IRON ROD

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