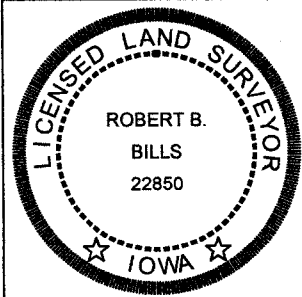
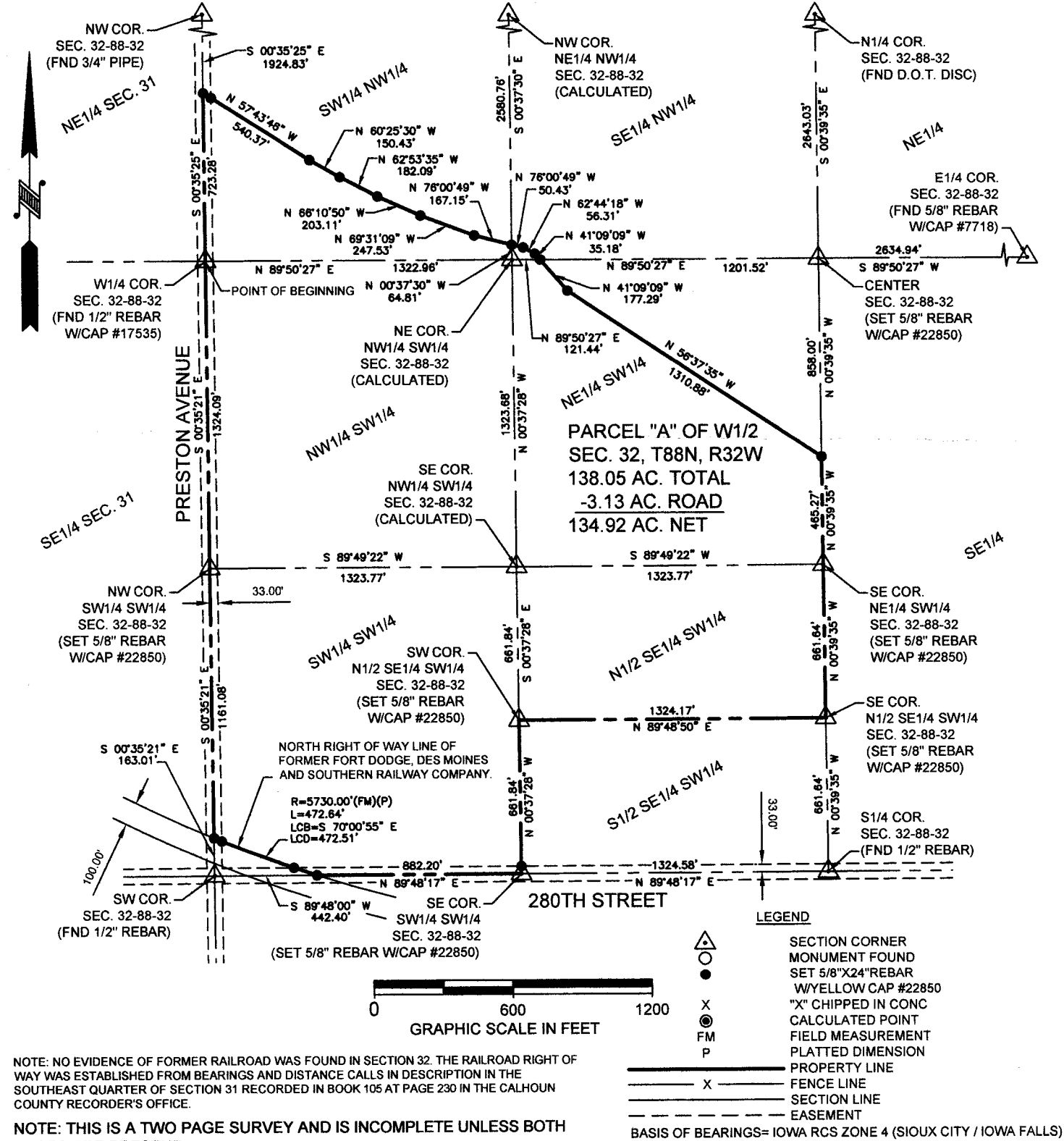


INDEX LEGEND	PLAT OF SURVEY
COUNTY: CALHOUN	
DESIGNATION: PARCEL "A" W1/2	
LOCATION: SECTION 32, T88N, R32W	
SITE ADDRESS: N/A	
OWNER: STATE OF IOWA	
SURVEY REQUESTED BY: IOWA PRISON INDUSTRIES	
SURVEYOR: ROBERT B. BILLS	

Document #: 2022-0395
03/07/2022 10:21:23 AM Total Pages: 2
P PLAT OF SURVEY
Recording Fee: \$ 12.00
Kathy Jurries, Recorder, Calhoun County Iowa



PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



I hereby certify that this land surveying document 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.

Signature: Robert B. Bills Date: 02/10/2022

License number #22850
My license renewal date is Dec, 31, 2022
Pages or sheets covered by this seal: 2

FIELD NOTES:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 32, T88N, R32W OF THE 5TH P.M. CALHOUN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE S00°35'21"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1324.09 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE S00°35'21"E ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1161.08 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE FORMER FORT DODGE, DES MOINES AND SOUTHERN RAILWAY COMPANY; THENCE 472.64 FEET ALONG A 5730.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY ON SAID NORTH LINE OF FORMER RAILWAY RIGHT OF WAY LINE WITH A LONG CHORD BEARING S70°00'55"E AND A LONG CHORD DISTANCE OF 472.51 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°48'17"E ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 882.20 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N00°37'28"W ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 661.84 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N89°48'50"E ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.17 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N00°39'35"W ON THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 661.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N00°39'35"W ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 465.27 FEET; N56°37'35"W, A DISTANCE OF 1310.88 FEET; THENCE N41°09'09"W, A DISTANCE OF 177.29 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N41°09'09"W, A DISTANCE OF 35.18 FEET; THENCE N62°44'18"W, A DISTANCE OF 56.31 FEET; THENCE N76°00'49"W, A DISTANCE OF 50.43 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE N76°00'49"W, A DISTANCE OF 167.15 FEET; THENCE N69°31'09"W, A DISTANCE OF 247.53 FEET; THENCE N66°10'50"W, A DISTANCE OF 203.11 FEET; THENCE N62°53'35"W, A DISTANCE OF 182.09 FEET; THENCE N60°25'30"W, A DISTANCE OF 150.43 FEET; THENCE N57°43'46"W, A DISTANCE OF 540.37 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°35'25"E ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 723.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE WEST HALF OF SECTION 32, T88N, R32W OF THE 5TH P.M., CALHOUN COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 138.05 ACRES AND IS SUBJECT TO 3.13 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

ACRE BREAKDOWN OF PARCEL "A" W1/2 SEC. 32, T88N, R32W:

SW1/4 NW1/4=	10.49 AC. TOTAL -0.54 AC. ROAD 9.95 AC. NET	NW1/4 SW1/4=	40.22 AC. TOTAL -1.00 AC. ROAD 39.22 AC. NET	SW1/4 SW1/4=	39.45 AC. TOTAL -1.59 AC. ROAD 37.86 AC. NET
SE1/4 NW1/4=	0.12 AC. TOTAL	NE1/4 SW1/4=	27.66 AC. TOTAL	N1/2 SE1/4 SW1/4=	20.11 AC. TOTAL

NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.

