PLAT OF SURVEY INDEX LEGEND

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 NW COR. SEC. 32-88-32 NW COR N1/4 COR 00°35'25" E 1924.83' SW114 NW11A NE1/4 NW1/4 SEC. 32-88-32 (FND 3/4" PIPE) NE114 SEC. 31 (FND D.O.T. DISC) 2580.76 (CALCULATED) SE114 MW114 2643.03 NE<sup>11A</sup> 60°25'30" W 150.43" 00'35'25 -723.28'-N 76"00"49" W E1/4 COR. N 76'00'49 SEC. 32-88-32 167.15 N 62°44'18" W 56.31' (FND 5/8" REBAR W/CAP #7718) 41'09'09" W N 69'31'09' 247.53' N 89'50'27" E 1322.96 \$ 89'50'27" N 89'50'27" E 1201.52 W1/4 COR. CENTER POINT OF BEGINNING N 00'37'30" W 64.81 N 41'09'09" W 177.29' SEC. 32-88-32 (SET 5/8" REBAR SEC. 32-88-32 (FND 1/2" REBAR W/CAP #17535) NE COR. W/CAP #22850) 858.00° 00'39'35" PRESTON AVENUE NW1/4 SW1/4 1 NE114 SW114 SEC 32-88-32 (CALCULATED) 1323.68 MM1/4 SW1/A PARCEL "A" OF W1/2 SEC. 32, T88N, R32W SE COR. 138.05 AC. TOTAL NW1/4 SW1/4 SE114 SEC. 31 465.27 00<sup>739</sup>35 SEC. 32-88-32 -3.13 AC. ROAD (CALCULATED) 134.92 AC. NET SE11A S 89'49'22" W 1323.77 1323.77 NW COR 33.00 SE COR W115 SE114 SW114 SW1/4 SW1/4 NE1/4 SW1/4 5W114 5W114 SEC. 32-88-32 SEC. 32-88-32 96.38 35.38 661.84 (SET 5/8" REBAR (SET 5/8" REBAR SW COR. W/CAP #22850) W/CAP #22850) N1/2 SE1/4 SW1/4 00'35'21" i SEC. 32-88-32 (SET 5/8" REBAR SE COR 1324.17' N 89'48'50" W/CAP #22850) N1/2 SE1/4 SW1/4 SEC. 32-88-32 S | NORTH RIGHT OF WAY LINE OF (SET 5/8" REBAR 00'35'21" 51125E1145W114 FORMER FORT DODGE, DES MOINES AND SOUTHERN RAILWAY COMPANY.

\$1<u>\$</u>

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600

**GRAPHIC SCALE IN FEET** 

1200

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280TH STREET

NOTE: NO EVIDENCE OF FORMER RAILROAD WAS FOUND IN SECTION 32. THE RAILROAD RIGHT OF WAY WAS ESTABLISHED FROM BEARINGS AND DISTANCE CALLS IN DESCRIPTION IN THE SOUTHEAST QUARTER OF SECTION 31 RECORDED IN BOOK 105 AT PAGE 230 IN THE CALHOUN RECORDER'S OFFICE

R=5730.00'(FM)(P) L=472.64' LCB=S 70'00'55" E LCD=472.51'

89"48"00" 442.40"

SEC. 32-88-32 (SET 5/8" REBAR W/CAP #22850)

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NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH

PAGES ARE PRESENT.

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SW COR

SEC. 32-88-32

(FND 1/2" REBAR)

€ FM CALCULATED POINT
FIELD MEASUREMENT PLATTED DIMENSION PROPERTY LINE FENCE LINE SECTION LINE Х **EASEMENT** BASIS OF BEARINGS= IOWA RCS ZONE 4 (SIOUX CITY / IOWA FALLS)

215

SECTION CORNER MONUMENT FOUND SET 5/8"X24"REBAR WYELLOW CAP #22850 "X" CHIPPED IN CONC

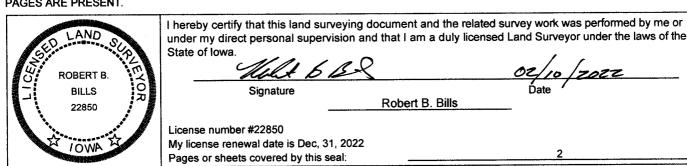
68

33.00

LEGEND

. W/CAP #22850)

S1/4 COR SEC. 32-88-32 (FND 1/2" REBAR)



N 89'48'17" E -

SE COR

SW1/4 SW1/4

FIELD WORK DATE: 08/2021 PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399

## 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 \$70°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

AL NW1/4 SW1/4=

40.22 AC. TOTAL -1.00 AC. ROAD

SW1/4 SW1/4=

39.45 AC. TOTAL

-1.59 AC. ROAD 37.86 AC. NET

SE1/4 NW1/4=

9.95 AC. NET 0.12 AC. TOTAL

NE1/4 SW1/4=

39.22 AC. NET 27.66 AC. TOTAL

N1/2 SE1/4 SW1/4= 20.11 AC. TOTAL

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