

INDEX LEGEND

PREPARED BY AND
RETURN TO: SCHLOTFELDT ENGINEERING INC.
214 SOUTH 8TH STREET
FORT DODGE, IOWA 50501
515 573 5241

SURVEYOR: JAMES C. SAILER P.L.S.
REGISTRATION # 12090

PROPRIETOR: WALTER R. DELANOIT

SURVEY REQUESTED BY: DAN DELANOIT

LOCATION: NE1/4 SECTION 11-90-28
WEBSTER COUNTY, IOWA



LEGAL DESCRIPTIONS

PARCEL 2024-A LOCATED IN THE NE1/4 OF SECTION 11, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4; THENCE NORTH 88°36'13" EAST 2636.06 FEET ON THE NORTH LINE OF SAID NE1/4 TO THE NORTHEAST CORNER OF SAID NE1/4; THENCE SOUTH 00°28'53" WEST 544.50 FEET ON THE EAST LINE OF SAID NE1/4; THENCE SOUTH 89°54'03" WEST 280.50 FEET; THENCE SOUTH 00°28'53" WEST 452.29 FEET; THENCE NORTH 89°54'03" EAST 280.50 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4; THENCE SOUTH 00°28'53" WEST 179.37 FEET ON SAID EAST LINE; THENCE SOUTH 88°44'18" WEST 2634.64 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE NORTH 00°25'17" EAST 1169.92 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 68.02 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 2.52 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT.
FOR THIS SURVEY THE EAST LINE OF SAID NE1/4 WAS ASSUMED TO BEAR S.00°28'53"E.

PARCEL 2024-B LOCATED IN THE NE1/4 OF SECTION 11, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NE1/4 OF SAID SECTION 11; THENCE SOUTH 00°25'17" WEST 1169.92 FEET ON THE WEST LINE OF SAID NE1/4; TO THE POINT OF BEGINNING; THENCE NORTH 88°44'18" EAST 2634.64 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4; THENCE SOUTH 00°28'53" WEST 1125.47 FEET ON SAID EAST LINE; THENCE SOUTH 88°44'18" WEST 2633.47 FEET TO A POINT ON THE SAID WEST LINE OF THE NE1/4; THENCE NORTH 00°25'17" EAST 1125.43 FEET ON THE SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 68.03 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.85 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT.
FOR THIS SURVEY THE EAST LINE OF THE SAID NE1/4 WAS ASSUMED TO BEAR S.00°28'53"W.

PARCEL 2024-C LOCATED IN THE NE1/4 OF SECTION 11, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NE1/4; THENCE SOUTH 88°44'18" WEST 2633.12 FEET ON THE SOUTH LINE OF SAID NE1/4 TO THE SOUTHWEST CORNER OF SAID NE1/4; THENCE NORTH 00°25'17" EAST 330.98 FEET ON THE WEST LINE OF SAID NE1/4; THENCE NORTH 88°44'18" EAST 2633.47 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4; THENCE SOUTH 00°28'53" WEST 330.99 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 20.00 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.25 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT.
FOR THE PURPOSE OF THIS SURVEY THE EAST LINE OF SAID NE1/4 WAS ASSUMED TO BEAR S.00°28'53"W.

PARCEL 2024-D LOCATED IN THE NE1/4 OF SECTION 11, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NE1/4 OF SAID SECTION 11; THENCE SOUTH 00°28'53" WEST 544.50 FEET ON THE EAST LINE OF SAID NE1/4; TO THE POINT OF BEGINNING; THENCE SOUTH 89°54'03" WEST 280.50 FEET; THENCE SOUTH 00°28'53" WEST 452.29 FEET; THENCE NORTH 89°54'03" EAST 280.50 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4; THENCE NORTH 00°28'53" EAST 452.29 FEET ON THE SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 2.91 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENTS OF 0.34 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT.
FOR THIS SURVEY THE EAST LINE OF SAID NE1/4 WAS ASSUMED TO BEAR S.00°28'53"W.

SURVEY DATE: SEPT. 4, 2024

SCALE: 1" = 500'

CORNERS FOUND: ▲ GOVERNMENT SECTION

CORNERS AS NOTED ABOVE

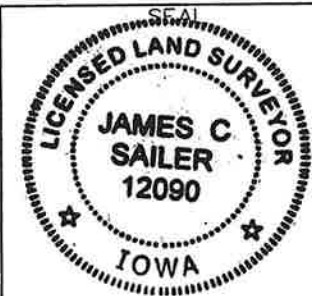
● 5/8" YELLOW CAPPED REROD WITH #06018

CORNERS SET: ○ 5/8"x24" YELLOW CAPPED REROD WITH #12090

○ 6" MAG. NAIL SURVEY SPIKE

1320.00' = MEASURED DISTANCE
(1320.00') = PLAT OR DEED DISTANCE

BOOK 300 PAGE 21 FILE 24-47DELANOIT



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.

James C. Sailer 9/10/24
JAMES C. SAILER, P.L.S. DATE
License number 12090
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: 2

#4

a)

PARCEL LETTER 2024-A LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4; THENCE SOUTH 89°32'46" EAST 1650.00 FEET ON THE NORTH LINE OF SAID NW1/4; THENCE SOUTH 00°31'13" WEST 660.00 FEET; THENCE NORTH 89°32'46" WEST 1650.00 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4; THENCE NORTH 00°31'13" EAST 660.00 FEET ON THE SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 25.00 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.76 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT. FOR THE PURPOSE OF THIS SURVEY THE WEST LINE OF SAID NW1/4 WAS ASSUMED TO BEAR N.00°31'13"E.

b)

PARCEL LETTER 2024-B LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 3; THENCE SOUTH 00°31'13" WEST 660.00 FEET ON THE WEST LINE OF SAID NW1/4; TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°31'13" WEST 486.93 FEET ON THE SAID WEST LINE; THENCE SOUTH 89°03'29" EAST 2639.18 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4; THENCE NORTH 00°24'18" EAST 1169.41 FEET ON THE SAID EAST LINE TO THE NORTHEAST CORNER OF THE SAID NW1/4; THENCE NORTH 89°32'46" WEST 986.75 FEET ON THE SAID NORTH LINE; THENCE SOUTH 00°31'13" WEST 660.00 FEET; THENCE NORTH 89°32'46" WEST 1650.00 FEET TO THE POINT OF BEGINNING. CONTAINING 45.14 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.50 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT. FOR THE PURPOSE OF THIS SURVEY THE WEST LINE OF SAID NW1/4 WAS ASSUMED TO BEAR S.00°31'13"W.

c)

PARCEL 2024-C LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 3; THENCE SOUTH 00°31'13" WEST 1146.93 FEET ON THE WEST LINE OF SAID NW1/4; TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°31'13" WEST 744.85 FEET ON SAID WEST LINE; THENCE SOUTH 89°03'29" EAST 2640.68 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4; THENCE NORTH 00°24'18" EAST 744.86 FEET ON SAID EAST LINE; THENCE NORTH 89°03'29" WEST 2639.18 FEET TO THE POINT OF BEGINNING. CONTAINING 45.14 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.69 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT. FOR THE PURPOSE OF THIS SURVEY THE WEST LINE OF SAID NW1/4 WAS ASSUMED TO BEAR S.00°31'13"W.

d)

PARCEL LETTER 2024-D LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW1/4; THENCE SOUTH 89°03'29" EAST 2642.18 FEET ON THE SOUTH LINE OF SAID NW1/4 TO THE SOUTHEAST CORNER OF SAID NW1/4; THENCE NORTH 00°24'18" EAST 744.44 FEET ON THE EAST LINE OF SAID NW1/4; THENCE NORTH 89°03'29" WEST 2640.68 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4; THENCE SOUTH 00°31'13" WEST 744.43 FEET ON THE SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 45.14 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.68 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT. FOR THE PURPOSE OF THIS SURVEY THE WEST LINE OF SAID NW1/4 WAS ASSUMED TO BEAR S.00°31'13"W.