



**STEWART**  
REALTY COMPANY



**Benchmark**  
AGRIBUSINESS, INC

# LAND FOR SALE

## SUTTON FARM

*FLOYD COUNTY, IOWA*

**70.36 Gross Acres;**

**~70.0 Net Taxable Acres**

SURVEY PARCEL C IN THE S 1/2 NW 1/4 SECTION 1 AND E 1/2 NE 1/4  
SECTION 2; EXCEPT SURVEY PARCELS G, H, I, J, & K; PLUS PARCEL L; ALL  
IN T94N-R15W, FLOYD COUNTY, IOWA

**OFFERED AT**

**\$498,000.00**

**Outright Possession Available for 2024**



**STEWART**  
REALTY COMPANY

**Listing Broker Dean A. Stewart**  
(641) 228-1111 · cell: 641-330-2977  
503 Kelly St., Charles City, IA 50616  
Dean@StewartRealtySells.com  
StewartRealtySells.com



**Benchmark**  
AGRIBUSINESS, INC

**Listing Broker Fred Greder**  
641-424-6983 · cell: 641-425-0080  
23 Third St. NW, Mason City, IA 50401  
Fred@BenchmarkAgribusiness.com  
BenchmarkAgribusiness.com ·

*Offered jointly by Stewart Realty Company and Benchmark Agribusiness, Inc.  
For questions and more information, please contact  
Listing Broker Dean A. Stewart and Listing Broker Fred Greder.*

## **SPECIAL PROVISIONS:**

- 1) Closing date is negotiable.
- 2) Outright possession is available for the 2024 growing season.
- 3) Earnest money deposit 10% of sale price.
- 4) The seller will provide an abstract at the seller's expense.
- 5) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 6) This sale is not subject to financing.
- 7) The cropland has been enrolled in the ARC program for the 2023 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and existing CRP contracts to the buyers.
- 8) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment, if applicable, to be paid by the seller. The semi-annual installment due March 31, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 9) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall tillage and fertilizer application after harvest, the buyer must get the current tenant's permission.

# Property Description

**SIZE – 70.36 Gross Acres - bare cropland**

**LEGAL DESCRIPTION - Survey Parcel C in the S ½ NW ¼ Section 1 & E ½ NE ¼ Section 2; except survey parcels G, H, I, J & K plus parcel L; All T94N-R15W Floyd County**

**REAL ESTATE TAXES - \$1,376.00**

**TILLABLE ACRES – ~70 acres**

**CSR2 ave. – 56.6**

**DRAINAGE – FSA Form 156EZ says the tract does contain a wetland. A wetlands determination prepared in 2012 concluded a wood lot near the river was a wetland. The wood lot has been cleared since 2012 and converted to cropland.**

**BUILDING IMPROVEMENTS – None**

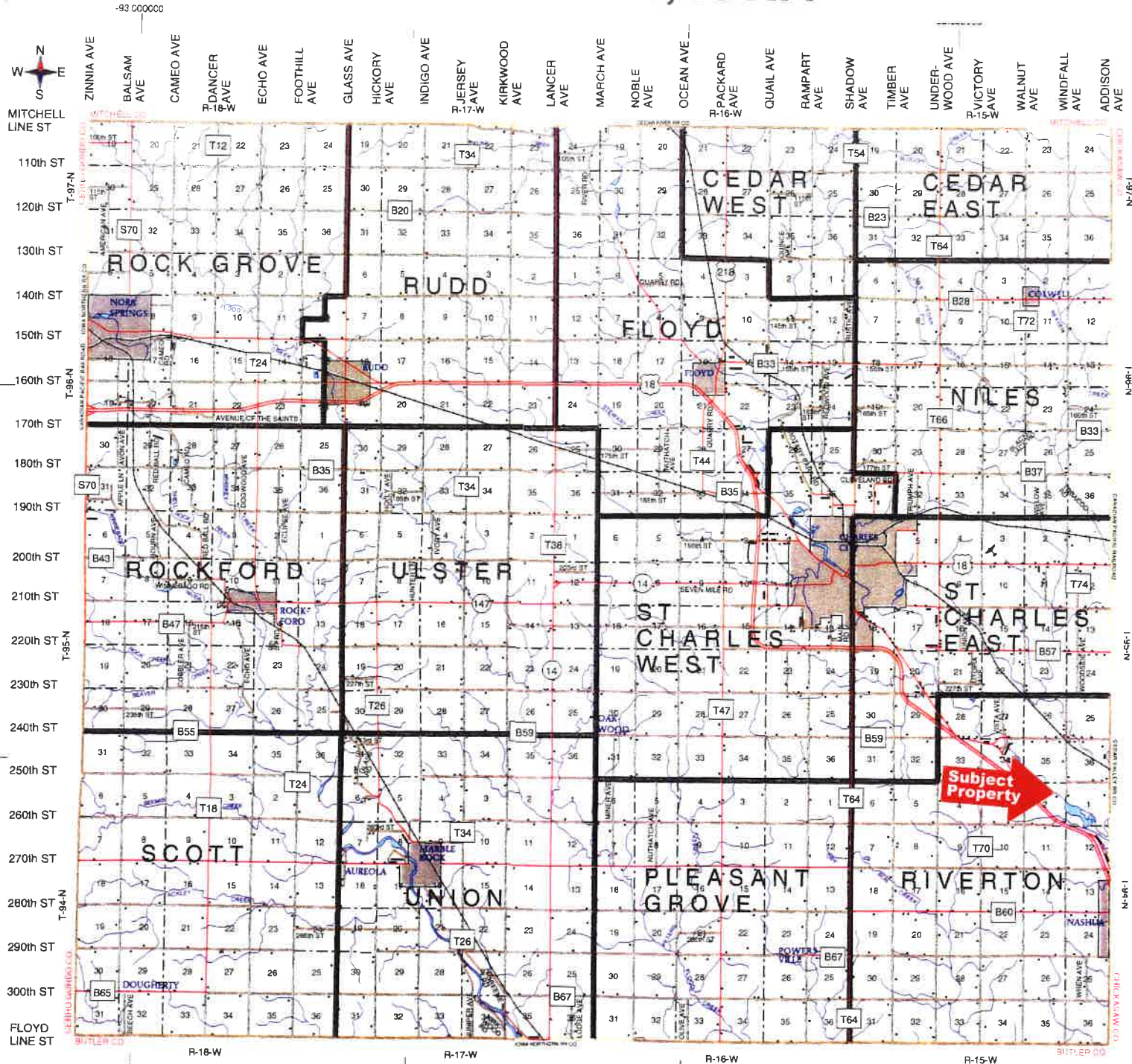
**MINERAL RIGHTS – All of the mineral rights go with the farm.**

**POSSESSION - Outright possession available for the 2024 growing season. The 2023 lease was terminated.**

**EASEMENTS - The Carville Homeowners Association have the right for ingress or egress across the land.**



# FLOYD COUNTY, IOWA





T-94-95-N

# RIVERTON PLAT

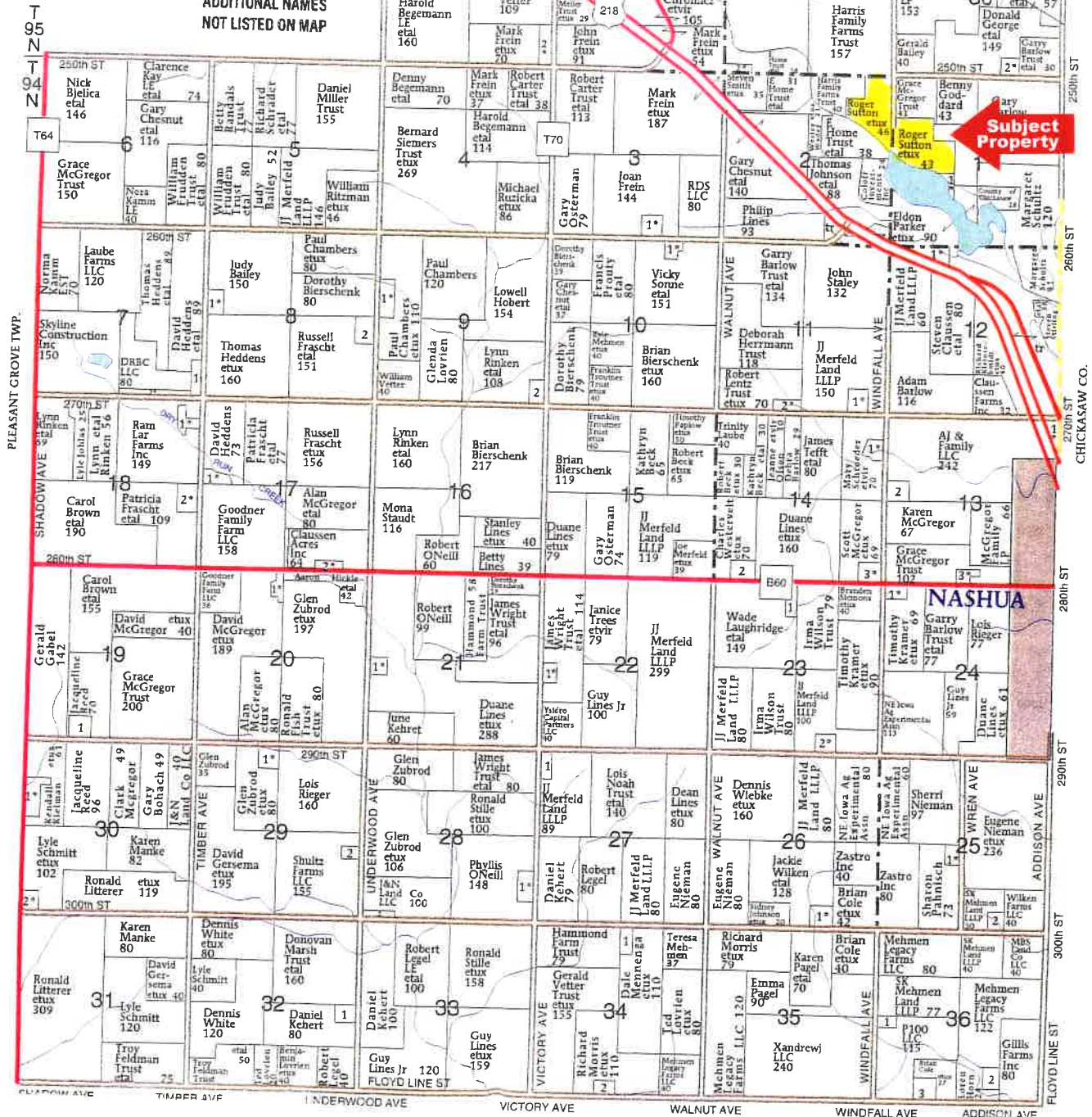
(Landowners)

R-15-W

ST. CHARLES 'E' TWP.

RIVERTON TOWNSHIP		
SECTION 1	SECTION 2	SECTION 3
1 LANTON, HAROLD ETUX 10	1 MILLER, IZAAK ETUX 10	1 WESTERVELT, CHARLIE ETUX 16
1 MCGREGOR, STEVEN ETUX 16	2 HURD SR, RONALD ETUX 9	2 HARRINGTON, LOUIS ETUX 12
1 HEDDENS, THOMAS 7	3 WESTERVELT, CHARLIE ETUX 16	2 EKWALL, DENISE 10
2 HEDDENS, THOMAS ETUX 8	1 HARRINGTON, LOUIS ETUX 12	3 MCGREGOR, SCOTT ETUX 5
1 HICKLE, AARON ETUX 10	1 MCGREGOR, DAVID ETAL 10	1 MCGREGOR, DAVID ETAL 10
2 SLESSOR TRUST, MANDA 9	2 MOELLER, GARY 9	2 MOELLER, GARY 9
1 GEEEL, CHRISTOPHER ETUX 9	3 BARLOW TRUST, GARY ETAL 11	3 BARLOW TRUST, GARY ETAL 11
2 ILW TRUST 12	1 LARUE, JOEL ETUX 6	1 LARUE, JOEL ETUX 6
1 STENDEL, HERMAN ETUX 8	2 HICKLE, AARON ETAL 15	2 HICKLE, AARON ETAL 15

SEE PAGE 52 FOR  
ADDITIONAL NAMES  
NOT LISTED ON MAP







United States  
Department of  
Agriculture

## Floyd County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 71.04 acres

2023 Program Year

Map Created April 07, 2023

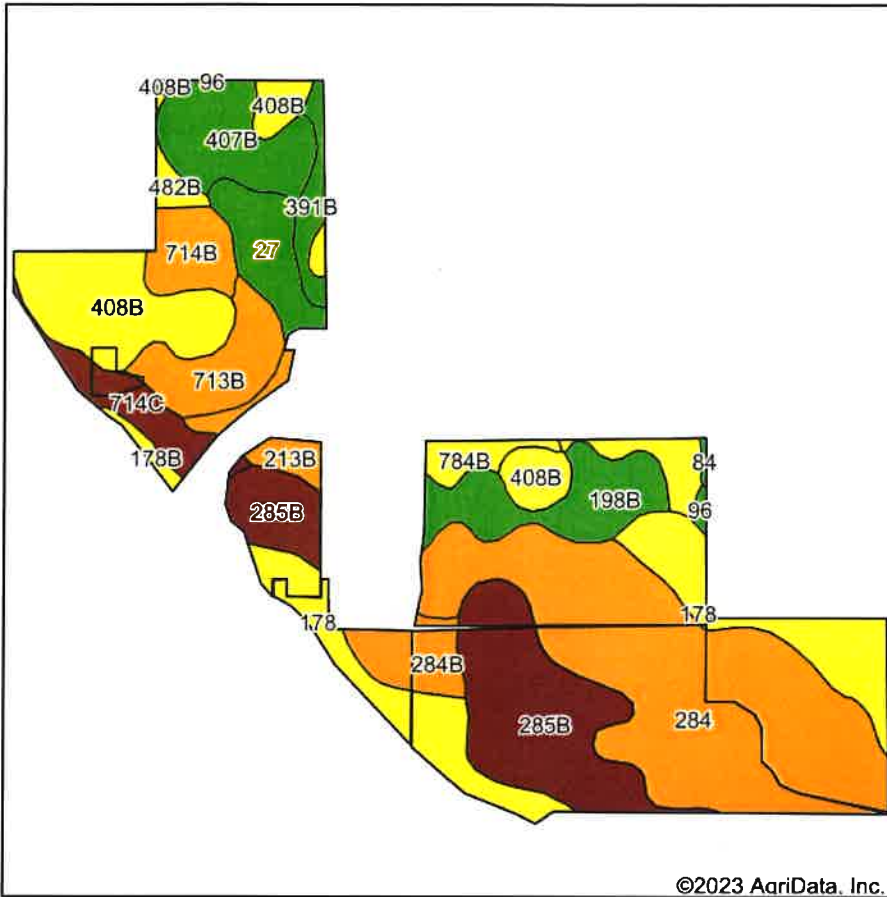
Farm 8483

Tract 12753

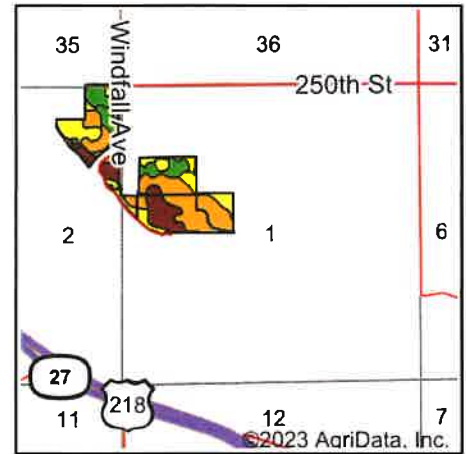
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Refer to your original determination (CPA-026 and attached maps) for exact

USDA is an equal opportunity provider, employer, and lender.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **1-94N-15W**  
 Township: **Riverton**  
 Acres: **69.32**  
 Date: **11/23/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA067, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
284	Flagler sandy loam, 0 to 2 percent slopes	19.06	27.5%		III s		80.0	23.2	56	50
285B	Burkhardt sandy loam, 2 to 5 percent slopes	9.72	14.0%		III s	Ile	80.0	23.2	17	25
178	Waukee loam, 0 to 2 percent slopes	8.19	11.8%		II s		80.0	23.2	69	79
408B	Olin sandy loam, 2 to 5 percent slopes	7.05	10.2%		Ile		196.8	57.1	64	67
198B	Floyd loam, 1 to 4 percent slopes	4.01	5.8%		IIw		222.4	64.5	89	74
407B	Schley silt loam, 1 to 4 percent slopes	3.89	5.6%		IIw		196.8	57.1	81	69
713B	Winneshiek silt loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	3.05	4.4%		Ile		80.0	23.2	44	69
27	Terril loam, 0 to 2 percent slopes	2.55	3.7%		I		232.0	67.3	95	92
714B	Winneshiek silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	2.04	2.9%		Ile		80.0	23.2	42	53
714C	Winneshiek silt loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	2.03	2.9%		IIIe		80.0	23.2	37	33
284B	Flagler sandy loam, 2 to 5 percent slopes	1.93	2.8%		IIIe		80.0	23.2	49	45
798B	Protivin loam, 1 to 4 percent slopes	1.35	1.9%		Ile		193.6	56.1	61	55
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.20	1.7%		Ile		80.0	23.2	49	74
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.14	1.6%		IIw		216.0	62.6	87	73
784B	Riceville silt loam, 1 to 4 percent slopes	0.97	1.4%		IIw		201.6	58.5	68	50
482B	Racine loam, 2 to 5 percent slopes	0.56	0.8%		Ile		212.8	61.7	76	79
178B	Waukee loam, 2 to 5 percent slopes	0.36	0.5%		II s		80.0	23.2	64	74
96	Turlin loam, 0 to 2 percent slopes	0.16	0.2%		IIw		225.6	65.4	94	90
84	Clyde silty clay loam, 0 to 3 percent slopes	0.06	0.1%		IIw		224.0	65.0	88	77
Weighted Average					2.44	*.	119.9	34.8	56.9	57.3

\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



## Sutton - 2016 tile evidence



© All EagleView Technology Corporation



# Sutton - 2016 tile evidence - Section 1



IOWA

FLOYD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

FARM : 8483

Prepared : 10/5/23 10:24 AM CST

Crop Year : 2024

## Abbreviated 156 Farm Record

Operator Name : ADAM LEE BARLOW  
 CRP Contract Number(s) : None  
 Recon ID : 19-067-2021-104  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.13	71.04	71.04	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	71.04	0.00			0.00	0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	17.51	0.00	137	0
Soybeans	8.55	0.00	37	
<b>TOTAL</b>	<b>26.06</b>	<b>0.00</b>		

## NOTES

Tract Number : 12753  
 Description : 1 & 2-94-15 RIVERTON  
 FSA Physical Location : IOWA/FLOYD  
 ANSI Physical Location : IOWA/FLOYD  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : TAMARA R SUTTON, ROGER L SUTTON  
 Other Producers : BRITTANY BARLOW  
 Recon ID : 19-067-2021-103

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.13	71.04	71.04	0.00	0.00	0.00	0.00	0.0



IOWA

FLOYD

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8483

Prepared : 10/5/23 10:24 AM CST

Crop Year : 2024

## Abbreviated 156 Farm Record

## Tract 12753 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.04	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	17.51	0.00	137
Soybeans	8.55	0.00	37
<b>TOTAL</b>	<b>26.06</b>	<b>0.00</b>	

## NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

**HIGHLY ERODIBLE LAND CONSERVATION (HELC) AND  
WETLAND CONSERVATION (WC) CERTIFICATION***Small Area  
exemption  
7-2012*

(See Page 2 for Nondiscrimination, Privacy Act and Paperwork Reduction Act Statements).

1. Name of Producer <i>Roger Sutton</i>	2. Tax Identification Number (Last 4 digits) <i>60028</i>	3. Crop Year <i>2012</i>
4. Do you have any interest in land that produces or could produce an agricultural commodity? If "YES", or if you are a Farm Loan Applicant, continue with Item 5. If "NO", and you are not a farm loan applicant, go to Item 12 and sign and date.		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
5. For farm loan applicants only: Will you conduct any activities for fish production, trees, vineyards, shrubs, building construction, or other non-agricultural purposes on lands for which a wetland determination has not been completed by NRCS or Army Corps of Engineers?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
6. Are you a landlord or tenant on any farm that will not be in compliance with HELC and WC provisions? If "YES", enter the farm number or contact your County FSA Office before completing this form. Farm Number: _____		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
7. Do any of your landlords refuse to comply with HELC requirements on any farms? If "YES", enter the farm number or contact your County FSA Office before completing this form. Farm Number: _____		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
8. List affiliated persons with farming interests. See Page 2 for an explanation. Enter "NONE", if applicable. <i>none</i>		
9. During the crop year entered in Item 3 above, or the term of a requested USDA loan, did you or will you plant and produce an agricultural commodity on land for which an HEL determination has not been made?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
10. Since December 23, 1985, or during the current crop year, or during the term of a requested USDA loan, has anyone performed, or will anyone perform any activities to:		
A. Create new drainage systems, or conduct land leveling, filling, dredging, land clearing, excavation, or stump removal, that has NOT been evaluated by NRCS? If "YES", indicate year(s): _____		YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
B. Improve or modify an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate year(s): _____		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
C. Maintain an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): _____ <small>Note: Maintenance is the repair, rehabilitation, or replacement of the capacity of existing drainage systems to allow for the continued use of wetlands currently in agricultural production and the continued management of other areas as they were used before December 23, 1985. This allows a person to reconstruct or maintain the capacity of the original system or install a replacement system that is more durable or will realize lower maintenance or costs.</small>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
11. If "YES" to Items 5, 9, 10A, 10B and/or 10C enter the following for the land the answer applies to:		
A. Farm and/or tract/field number: _____		
B. Activity: _____		
C. Current land use (specify crops): _____		
D. County: _____		

A "YES", answer in Items 9 or 10 authorizes FSA to refer this AD-1026 to NRCS. If you check "YES", to Item 10C, NRCS does not have to conduct certified wetland determination. (Contact your County FSA Office if you are unsure about the answers to Items 9 or 10.)

**Continuous AD-1026 Certification:**

I have read the AD-1026 Appendix and understand and agree that my eligibility for certain USDA program benefits is contingent upon this certification of compliance with highly erodible land conservation and wetland conservation provisions of the Food Security Act of 1985 as amended, and if a determination is made that results in a violation and ineligibility, I agree to refund all applicable payments.

- I agree to the terms and conditions stated on AD-1026 Appendix on all land in which I have or will have an interest and understand that I am responsible for any non-compliance with these provisions.
- I agree that I will file a revised AD-1026 if there are any changes in my operation or activities that may affect compliance with these provisions.
- I understand that affiliated persons are also subject to compliance with these provisions and their failure to comply or file AD-1026 will result in loss of eligibility to persons or enterprises with whom they are affiliated. (See Page 2 of this form for affiliated persons.)

**12. Producer's Certification:**

I hereby certify that the information on this form is true and correct to the best of my knowledge, and I authorize NRCS to make a HELC and/or certified wetland determination on the tract or farm numbers listed above.

12A. Producer's Signature (By) <i>Roger Sutton</i> 4/24/12	12B. Title/Relationship (Individual Signing in the Representative capacity)	12C. Date (MM-DD-YYYY) 4/24/2012
13. Referral to NRCS (Completed by FSA). Sign and date if a NRCS determination is needed for any reason including a "YES" answer in Item 9, 10A, 10B, or 10C.	13A. Signature of FSA Representative	13B. Date (MM-DD-YYYY)

ORIGINAL - FSA COPY ☐NRCS COPY ☐PRODUCER'S COPY ☐





NOT TO SCALE



Legend



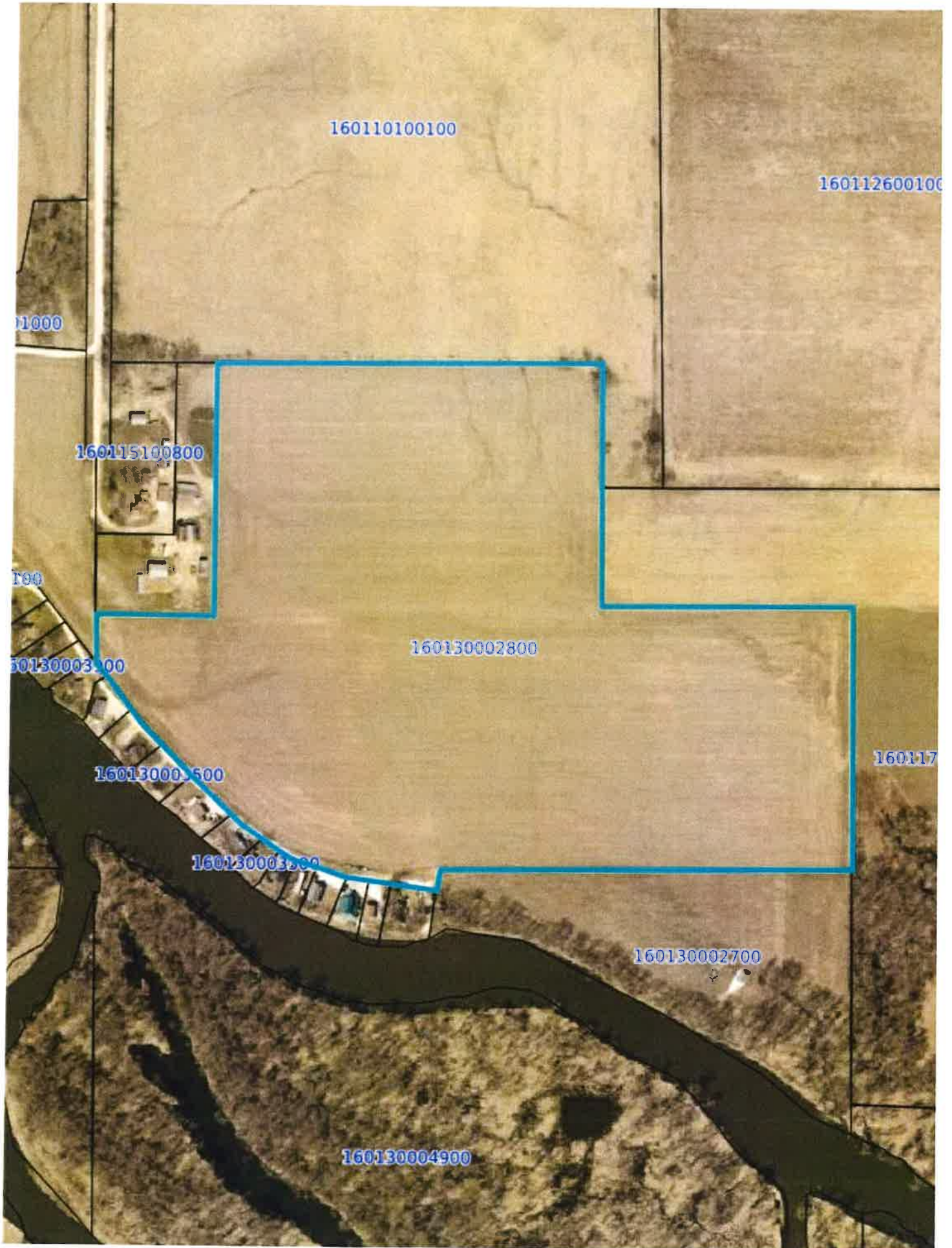
FARM: 5306  
TRACT: 2359  
SECTION: 1 & 2-94-15  
TWP: RIVERTON

0 295 590 1,180 Feet  
1 inch equals 660 feet

**PRINTED**  
December 29, 2010  
by Floyd County FSA

**CROP YEAR** \_\_\_\_\_

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.





125050000200

160222600900

160110100100

2600800

160222601000

160130003700

160130003800

160115100800

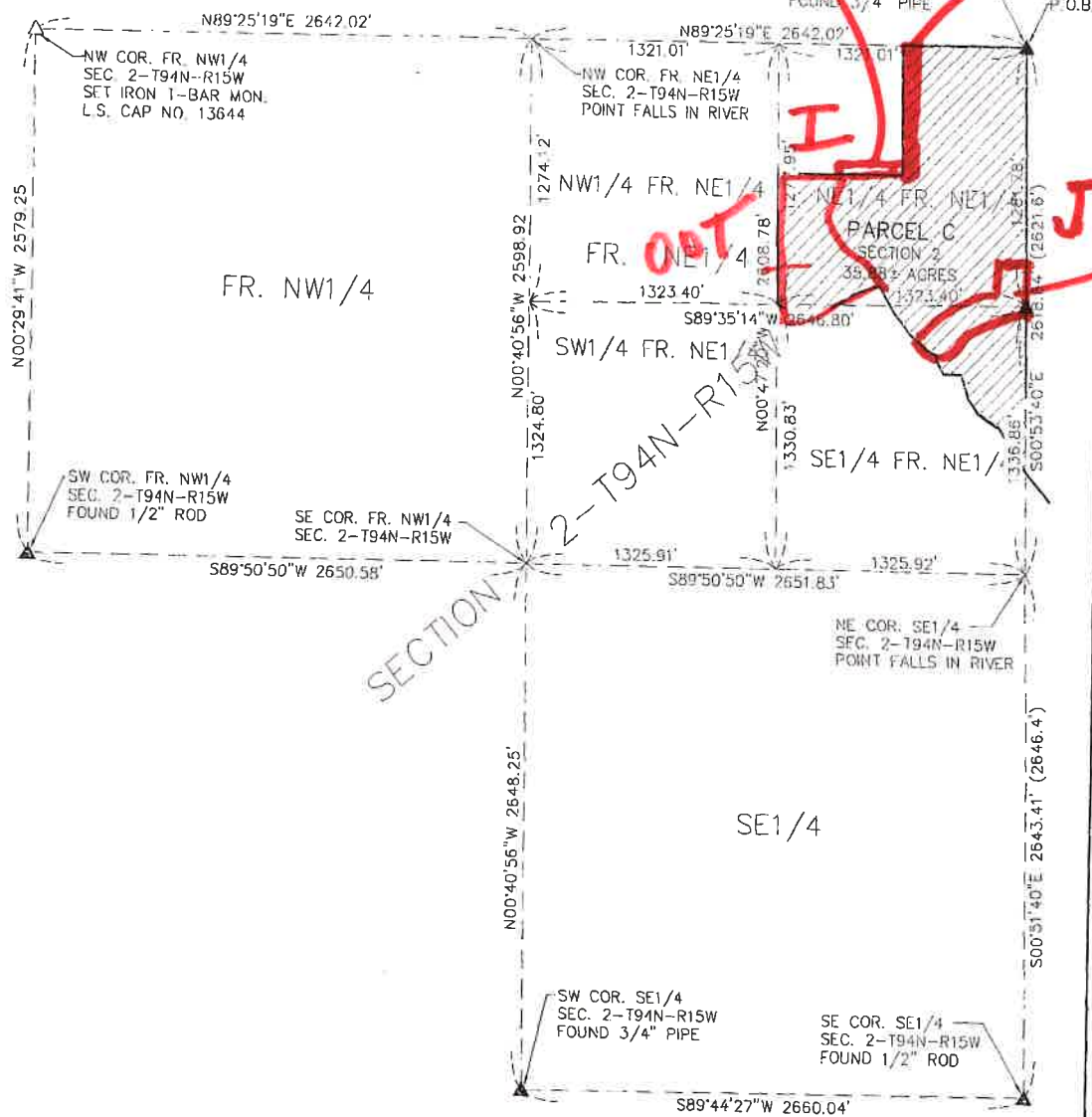
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160130003500



**BRIAN J. DIEHL, P.L.S.**

LAND SURVEYING SERVICES

10 SUMAC  
MASON CITY, IA 50401

641-512-8004

bjladiehl@mchsi.com





Document 2010-2242

Book 2010 Page 2242 Type 03 008 Pages 6

Date 10/07/2010 Time 3:13 PM

Rec Amt \$32.00

✓ INDX  
✓ CHCK  
✓ NOTE

DEBORAH K ROBERTS, COUNTY RECORDER  
FLOYD COUNTY IOWA

SCAN  
ODD

PREPARED BY: BRIAN J. DIEHL, LS 13644 WHKS & CO. 1412 6th ST. SW. MASON CITY, IOWA 50401 -- (515) 423-6271

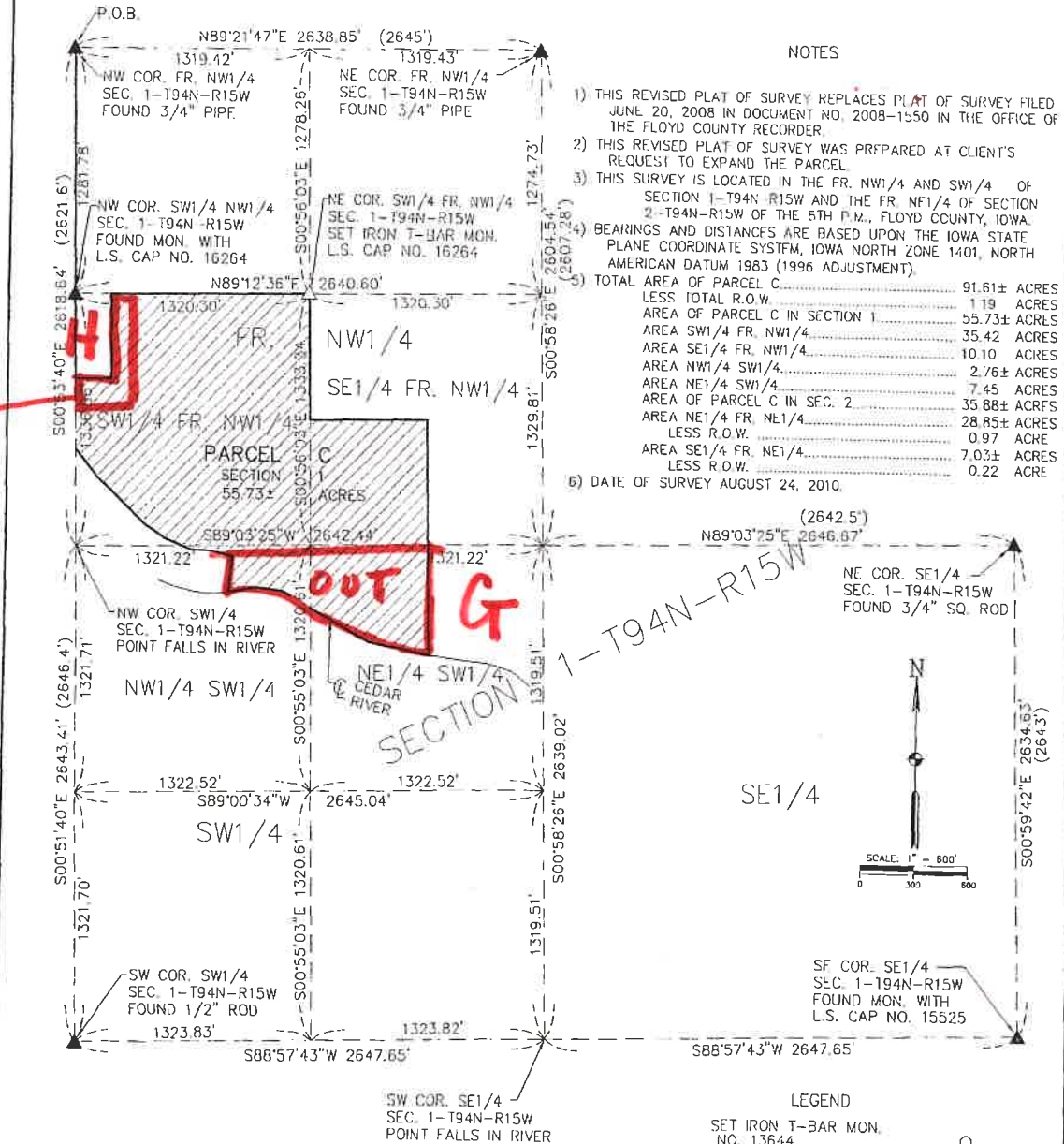
## REVISED PLAT OF SURVEY

### NOTES

- 1) THIS REVISED PLAT OF SURVEY REPLACES PLAT OF SURVEY FILED JUNE 20, 2008 IN DOCUMENT NO. 2008-1550 IN THE OFFICE OF THE FLOYD COUNTY RECORDER.
- 2) THIS REVISED PLAT OF SURVEY WAS PREPARED AT CLIENT'S REQUEST TO EXPAND THE PARCEL.
- 3) THIS SURVEY IS LOCATED IN THE FR. NW1/4 AND SW1/4 OF SECTION 1-T94N-R15W AND THE FR. NE1/4 OF SECTION 2-T94N-R15W OF THE 5TH P.M., FLOYD COUNTY, IOWA.
- 4) BEARINGS AND DISTANCES ARE BASED UPON THE IOWA STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE 1401, NORTH AMERICAN DATUM 1983 (1996 ADJUSTMENT).
- 5) TOTAL AREA OF PARCEL C..... 91.61± ACRES  
LESS TOTAL R.O.W..... 1.19 ACRES  
AREA OF PARCEL C IN SECTION 1..... 55.73± ACRES  
AREA SW1/4 FR. NW1/4..... 35.42 ACRES  
AREA SE1/4 FR. NW1/4..... 10.10 ACRES  
AREA NW1/4 SW1/4..... 2.76± ACRES  
AREA NE1/4 SW1/4..... 7.45 ACRES  
AREA OF PARCEL C IN SEC. 2..... 35.88± ACRES  
AREA NE1/4 FR. NE1/4..... 28.85± ACRES  
LESS R.O.W..... 0.97 ACRES  
AREA SE1/4 FR. NE1/4..... 7.03± ACRES  
LESS R.O.W..... 0.22 ACRES
- 6) DATE OF SURVEY AUGUST 24, 2010.

OUT

OUT G



SURVEY REQUESTED BY:  
MR. ROGER SUTTON  
119 NORTH JACKSON STREET  
CHARLES CITY, IA 50616-2067  
PROPRIETORS:  
LARRY L. BEAN AND  
JACQUELINE M. BEAN

### LEGEND

- SET IRON T-BAR MON. NO. 13644..... ○
- SET 5/8" ROD WITH BLUE L.S. NO. 13644..... ○
- SET SECTION CORNERS AS NOTED..... △
- FOUND MON. WITH L.S. CAP NO. 16264..... ●
- FOUND SECTION CORNER AS NOTED..... ▲
- RECORD..... ( )
- FENCE..... ————



**BRIAN J. DIEHL, P.L.S.**

LAND SURVEYING SERVICES

10 SUMAC  
MASON CITY, IA 50401

641-512-8004

bjladiehl@mchsi.com



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.

Brian J. Diehl  
Date

License number 13644.

My license renewal date is December 31, 2011

Sheets covered by this seal: 6

<b>INDEX LEGEND</b>
<b>LOCATION</b> PARCEL 'G' BEING PART OF PARCEL 'C' BEING PART OF THE SW 1/4 SEC. 1-T94N-R15W OF THE 5TH P.M., FLOYD COUNTY, IOWA
<b>PROPRIETOR</b> ROGER L. SUTTON TAMARA R. SUTTON
<b>SURVEY REQUESTED BY</b> KAREN LANTOW
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401



Document 2020-3322

Book 2020 Page 3322 Type SURV Pages 2  
Date 12/22/2020 Time 11:42 AM  
Rec Amt \$12.00

✓  
INDEX  
NOTE  
SCAN

DEBORAH K ROBERTS. COUNTY RECORDER  
FLOYD COUNTY IOWA

CHCK  
ODD

## PLAT OF SURVEY

### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'G' BEING PART OF PARCEL 'C' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2010-2242 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE ALSO BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1-T94N-R15W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER (NE COR.) SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 500°36'48"E 663.82 FEET (500°56'03"E 666.67 FEET) ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 'C' TO THE SOUTHEAST CORNER (SE COR.) NORTHEAST QUARTER (NE 1/4) SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1);

THENCE N89°57'56"E 654.72 FEET (N89°08'01"E 660.38 FEET) ALONG THE NORTHERLY LINE SOUTHWEST QUARTER (SW 1/4) SOUTHEAST QUARTER (SE 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) AND THE NORTHERLY BOUNDARY OF SAID PARCEL 'C' TO THE NORTHEAST CORNER (NE COR.) SOUTHWEST QUARTER (SW 1/4) SOUTHEAST QUARTER (SE 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1);

THENCE S00°43'42"E 665.04 FEET (S00°57'15"E 665.79 FEET) ALONG THE EASTERLY LINE SOUTHWEST QUARTER (SW 1/4) SOUTHEAST QUARTER (SE 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) AND THE EASTERLY LINE OF SAID PARCEL 'C' TO THE SOUTHEAST CORNER (SE COR.) SOUTHWEST QUARTER (SW 1/4) SOUTHEAST QUARTER (SE 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) AND THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE S00°43'12"E 587.14 FEET (S00°56'45"E 587.14 FEET) ALONG THE EASTERLY LINE WEST THREE-QUARTERS (W 3/4) NORTH ONE-HALF (N 1/2) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION ONE (1) AND THE EASTERLY LINE OF SAID PARCEL 'C' TO THE SOUTHEAST CORNER (SE COR.) OF SAID PARCEL 'C';

THENCE N78°55'47"W 351.23 FEET (N79°23'56"W 349.20 FEET) ALONG THE SOUTHERLY LINE OF SAID PARCEL 'C';

THENCE N60°24'40"W 551.47 FEET (N60°55'02"W 551.47 FEET) ALONG THE SOUTHERLY LINE OF SAID PARCEL 'C';

THENCE N83°11'25"W 150.94 FEET (N83°41'47"W 150.94 FEET) ALONG THE SOUTHERLY LINE OF SAID PARCEL 'C';

THENCE S80°13'25"W 151.25 FEET (S79°48'50"W 151.18 FEET) ALONG THE SOUTHERLY LINE OF SAID PARCEL 'C' TO THE SOUTHWEST CORNER (SW COR.) THEREOF AND THE SOUTHEAST CORNER (SE COR.) OF CARVILLE ADDITION AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2011-1757 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE;

THENCE N06°29'53"E (N06°14'29"E) 248.50 FEET ALONG THE EASTERLY LINE OF SAID CARVILLE ADDITION AND THE WESTERLY BOUNDARY OF SAID PARCEL 'C' ON A NORTHERLY EXTENSION THEREOF TO THE NORTHERLY LINE SOUTH ONE-HALF (S 1/2) OF SAID SECTION ONE (1);

THENCE N89°33'58"E 1087.71 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'G' CONTAINS 10.01 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### SURVEYOR'S NOTES:

- 1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

### DOCUMENTS USED FOR THIS SURVEY

PLATS: DOC.#2011-1757, DOC.#2010-2311, DOC.#2010-2242  
CERTS: DOC.#2009-0334, DOC.#2006-2663, DOC.#2008-1122  
DEED: DOC.#2011-1757

DATE SURVEYED	12-10-20
SCALE:	AS SHOWN
PROJECT NO.:	20368
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*  
Benjamin Stark

12-17-20  
Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2021

**STARK  
SURVEYING  
INC.**



**PLAT OF SURVEY**

NW COR.  
SW 1/4 FR. NW 1/4  
SEC. 1-T94N-R15W  
FND. 1/2" REBAR  
W/ OPC 16264  
PER DOC.#2006-2683

NE COR.  
SW 1/4 FR. NW 1/4  
SEC. 1-T94N-R15W  
FND. TBAR W/  
CHROME CAP 13644  
PER DOC.#2009-0334  
P.O.C.

N89°42'57"E 1320.69' (N89°12'36"E 1320.30')

N'LY LINE PARCEL 'C'  
PER DOC.#2010-2242

NW 1/4 SW 1/4 FR. NW 1/4

NE 1/4 SW 1/4 FR. NW 1/4

E'LY LINE  
NE 1/4 SW 1/4 FR. NW 1/4  
AND E'LY LINE PARCEL 'C'  
PER DOC.#2010-2242

SE COR.  
NE 1/4 SW 1/4 FR. NW 1/4  
SEC. 1-T94N-R15W  
FND. TBAR W/ CHROME CAP 13644

N'LY LINE  
SW 1/4 SE 1/4 FR. NW 1/4  
PER DOC.#2010-2242

SW 1/4 SE 1/4 FR. NW 1/4

E'LY LINE SW 1/4  
SE 1/4 FR. NW 1/4 AND  
PER DOC.#2010-2242

N'LY LINE S 1/2  
SEC. 1-T94N-R15W

SE COR. SW 1/4  
SE 1/4 FR. NW 1/4  
SEC. 1-T94N-R15W  
FND. TBAR W/  
CHROME CAP 13644  
P.O.B.

E'LY LINE PARCEL 'C'  
PER DOC.#2010-2242

SW 1/4 SE 1/4 FR. NW 1/4

E'LY LINE PARCEL 'C'  
PER DOC.#2010-2242

SE COR. PARCEL 'C'

NE 1/4 SW 1/4

SW 1/4 SW 1/4

SE COR. CARVILLE ADD.  
AND SW COR. PARCEL 'C'

S80°13'25"W 151.25'  
(S79°48'50"W 151.18')

N83°11'25"W 150.94'  
(N83°41'47"W 150.94')

N06°29'53"E (N06°14'29"E) 248.50'  
E'LY LINE CARVILLE ADD. AND  
WLY BOUNDARY PARCEL 'C'

PARCEL 'G'  
PART OF SW 1/4  
SEC. 1-T94N-R15W

S'LY LINE PARCEL 'C'  
PER DOC.#2010-2242

N60°24'40"W 551.47'  
(N60°55'02"W 551.47')

N78°55'47"W 351.23'  
(N79°23'56"W 349.20')

SE COR. PARCEL 'C'

NE 1/4 SW 1/4

SW 1/4 SW 1/4

SW COR.  
SEC. 1-T94N-R15W  
FND. 1/2" REBAR  
PER DOC.#2008-1122

DATE SURVEYED 12-10-20  
SCALE: AS SHOWN  
PROJECT NO.: 20368  
DRAWN BY: BVS  
CHECKED BY: BVS  
SHEET 2 of 2

**STARK SURVEYING INC.**

**LEGEND**

△ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT  
○ SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING  
● FOUND TBAR W/ CHROME CAP 13644 (0.00') RECORD MEASUREMENT MONUMENT UNLESS NOTED  
▲ FOUND SECTION CORNER AS NOTED ☒ POINT NOT SET FALLS IN RIVER  
■ FOUND 5/8" REBAR W/ RPC 15525 ◆ FOUND 5/8" REBAR W/ BPC 13644

AREA CALCULATIONS  
TOTAL AREA.....10.01 AC.  
NE 1/4 SW 1/4  
AREA.....7.46 AC.  
NW 1/4 SW 1/4  
AREA.....2.55 AC.

200 0 200 400  
HORIZ. 1"=400'

SHEET 2 of

2 of 2

## LEGEND

- |   |                                   |  |
|---|-----------------------------------|--|
| △ | SET SECTION CORNER AS NOTED       | (P.O.C.) POINT OF COMMENCEMENT                                   |
| ○ | SET 1/2" REBAR 24" LONG YPC 23709 | (P.O.B.) POINT OF BEGINNING                                      |
| ● | FOUND TBAR W/ CHROME CAP 13644    | (0.00') RECORD MEASUREMENT MONUMENT UNLESS NOTED                 |
| ▲ | FOUND SECTION CORNER AS NOTED     | <input checked="" type="checkbox"/> POINT NOT SET FALLS IN RIVER |
| ■ | FOUND 5/8" REBAR W/ RPC 15525     | ◆ FOUND 5/8" REBAR W/ BPC 13644                                  |

*STARK  
SURVEYING  
INC.*

**INDEX LEGEND**  
**LOCATION**  
 PARCEL 'H' BEING PART PARCEL 'C'  
 WHICH IS PART OF THE  
 SW 1/4 FR. NW 1/4  
 SEC. 1-T94N-R15W OF THE 5TH P.M.,  
 FLOYD COUNTY, IOWA

**PROPRIETOR**  
 ROGER L. SUTTON  
 TAMARA R. SUTTON

**SURVEY REQUESTED BY**  
 ROGER SUTTON

**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



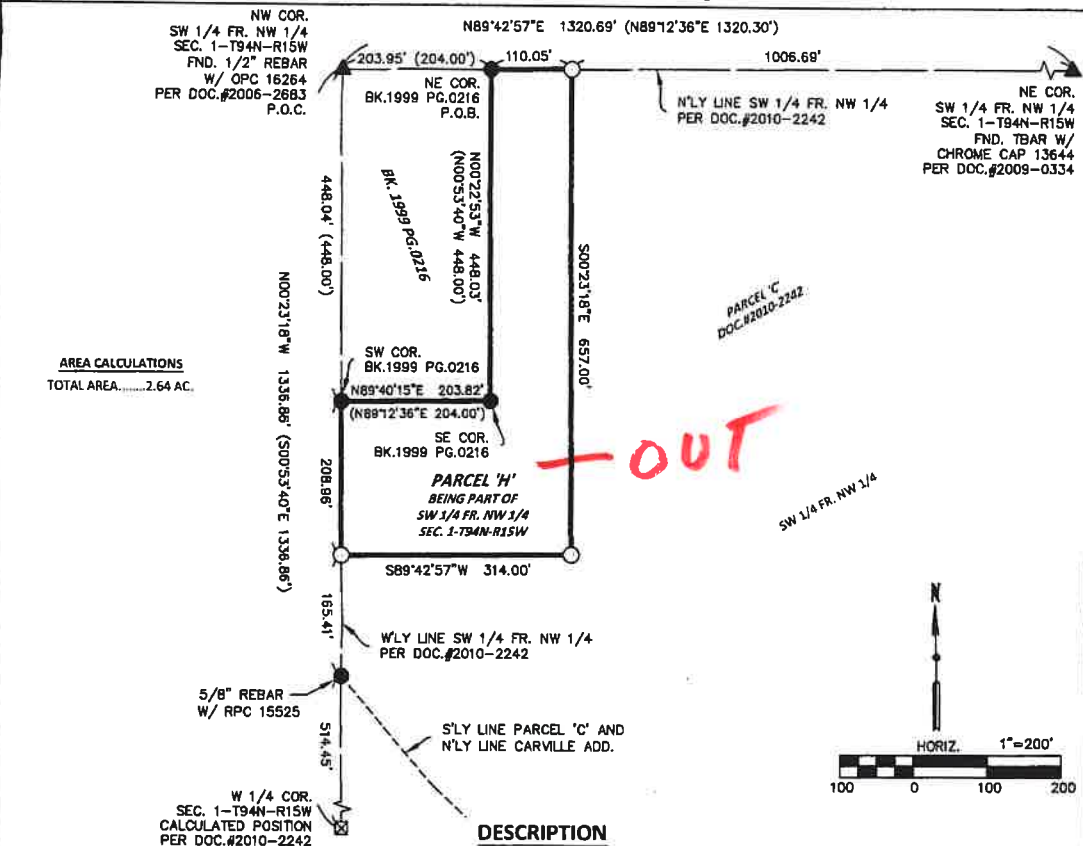
Document 2021-0563

Book 2021 Page 0563 Type SURV Pages 1  
 Date 3/02/2021 Time 3:02 PM  
 Rec Amt \$7.00

✓ **INDEX**  
**NOTE**  
**SCAN**  
**CHK**  
**ODD**

AMY M ASSINK, COUNTY RECORDER  
 FLOYD COUNTY IOWA

## PLAT OF SURVEY



A PARCEL OF LAND DESIGNATED AS PARCEL 'H' IN PART OF PARCEL 'C' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2010-2242 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE WHICH IS PART OF THE SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SECTION 1-T94N-R15W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE NORTHWEST CORNER (NW COR.) OF THE SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°42'57"E 203.95 FEET (N89°12'36"E 204.00') ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) AND THE NORTHERLY LINE AS DESCRIBED IN BOOK 1999 PAGE 0216 WHICH IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE TO THE NORTHEAST CORNER (NE COR.) THEREOF AND THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) AND THE NORTHERLY LINE OF SAID PARCEL 'C' N89°42'57"E (N89°12'36"E) 110.05 FEET; THENCE S00°23'18"E 657.00 FEET PARALLEL WITH THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1); THENCE S89°42'57"W 314.00 FEET PARALLEL WITH THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) FRACTIONAL NORTHWEST QUARTER (FR. NW 1/4) OF SAID SECTION ONE (1) TO SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID PARCEL 'C'; THENCE N00°22'53"W 208.96 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER (SW COR.) OF SAID BOOK 1999 PAGE 0216; THENCE N89°40'15"E 203.82 FEET (N89°12'36"E 204.00 FEET) ALONG THE SOUTHERLY LINE OF SAID BOOK 1999 PAGE 0216 TO THE SOUTHWEST CORNER (SW COR.) THEREOF; THENCE N00°22'53"W 448.03 FEET (N00°53'40"W 448.00 FEET) ALONG THE WESTERLY LINE OF SAID BOOK 1999 PAGE 0216 TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'H' CONTAINS 2.64 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND TBAR W/ CHROME CAP 13644 (0.00') RECORD MEASUREMENT MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED ☒ POINT NOT SET FALLS IN RIVER

**SURVEYOR'S NOTES:**  
 1) IOWA ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**  
 PLATS: DOC.#2011-1757,  
 DOC.#2010-2311, DOC.#2010-2242  
 CERTS: DOC.#2009-0334,  
 DOC.#2006-2683, DOC.#2008-1122  
 DEED: DOC.#2011-1757, BK.1999 PG.0216

DATE SURVEYED 1-18-21
SCALE: AS SHOWN
PROJECT NO.: 21207
DRAWN BY: BVS
CHECKED BY: BVS
SHEET 1 of 1



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*  
 Benjamin Stark

2-9-21  
 Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2021

**STARK**  
**SURVEYING**  
**INC.**



<b>INDEX LEGEND</b>
<b>LOCATION</b> PARCEL 'I' BEING PART OF PARCEL 'C' AS DESCRIBED IN DOC.#2010-2242 BEING PART OF THE FR. NE 1/4 SEC. 2-T94N-R15W OF THE 5TH P.M., FLOYD COUNTY, IOWA
<b>PROPRIETOR</b> ROGER L. SUTTON TAMARA R. SUTTON
<b>SURVEY REQUESTED BY</b> ROGER SUTTON
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7847
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401



Document 2021 3115

Book 2021 Page 3115 Type SURV Pages 2  
Date 12/20/2021 Time 12:09 PM  
Rec Amt \$12.00

INDX  
NOTE  
SCAN

AMY M ASSINK, COUNTY RECORDER  
FLOYD COUNTY IOWA

CHCK  
PRNT

## PLAT OF SURVEY

### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'I' BEING PART OF PARCEL 'C' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2010-2242 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE BEING PART OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) SECTION 2-T94N-R15W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTHEAST CORNER (NE COR.) OF LOT ONE (1) IN CARVILLE ADDITION AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2011-1757 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE;

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S74°12'26"W 87.56 FEET (S73°38'54"W 87.64 FEET) ALONG THE NORTHWESTERLY BOUNDARY OF SAID CARVILLE ADDITION AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 'C';

THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY OF CARVILLE ADDITION AND SAID SOUTHERLY BOUNDARY OF PARCEL 'C' S67°47'38"W 59.10 FEET (S67°16'55"W 58.86 FEET);

THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY OF CARVILLE ADDITION AND SAID SOUTHERLY BOUNDARY OF PARCEL 'C' S55°12'28"W 249.62 FEET (S56°53'59"W 249.62 FEET) TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 'C' AND THE NORTHWEST CORNER (NW COR.) OF LOT ONE (1) IN SAID CARVILLE ADDITION;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF PARCEL 'C' N62°37'18"W 209.74 FEET (N63°42'38"W 209.74 FEET) TO THE SOUTHWEST CORNER (SW COR.) SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2);

THENCE N00°49'07"W 638.97 FEET (N00°47'20"W 638.97 FEET) ALONG THE WESTERLY LINE OF SAID PARCEL 'C' TO THE NORTHWEST CORNER (NW COR.) SOUTHWEST QUARTER (SW 1/4) NORTHEAST QUARTER (NE 1/4) FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2);

THENCE N89°28'29"E (N89°30'16"E) 206.02 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 'C';

THENCE S13°19'32"W 69.42 FEET;

THENCE S21°16'44"W 33.46 FEET;

THENCE S12°56'26"E 54.18 FEET;

THENCE S32°47'49"E 83.16 FEET;

THENCE S44°26'51"E 105.96 FEET;

THENCE S29°01'53"E 121.96 FEET;

THENCE S25°48'37"E 62.73 FEET;

THENCE S50°41'00"E 48.35 FEET;

THENCE S76°29'16"E 110.19 FEET;

THENCE S41°09'44"E 33.86 FEET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF SAID CARVILLE ADDITION AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 'C';

THENCE S74°12'26"W (S73°38'54"W) 24.14 FEET ALONG SAID NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF SAID CARVILLE ADDITION AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 'C' TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'I' CONTAINS 4.95 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### SURVEYOR'S NOTES:

1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

### DOCUMENTS USED FOR THIS SURVEY:

PLATS: DOC.#2011-1757, DOC.#2010-2311, DOC.#2010-2242  
CERTS: DOC.#2009-0334, DOC.#2006-2683, DOC.#2008-1122  
DEED: DOC.#2011-1757, DOC.#2015-0714

DATE SURVEYED	11-15-21
SCALE:	AS SHOWN
PROJECT NO.:	21338
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*

Benjamin Stark

11-22-21

Date

License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2021

**STARK  
SURVEYING  
INC.**

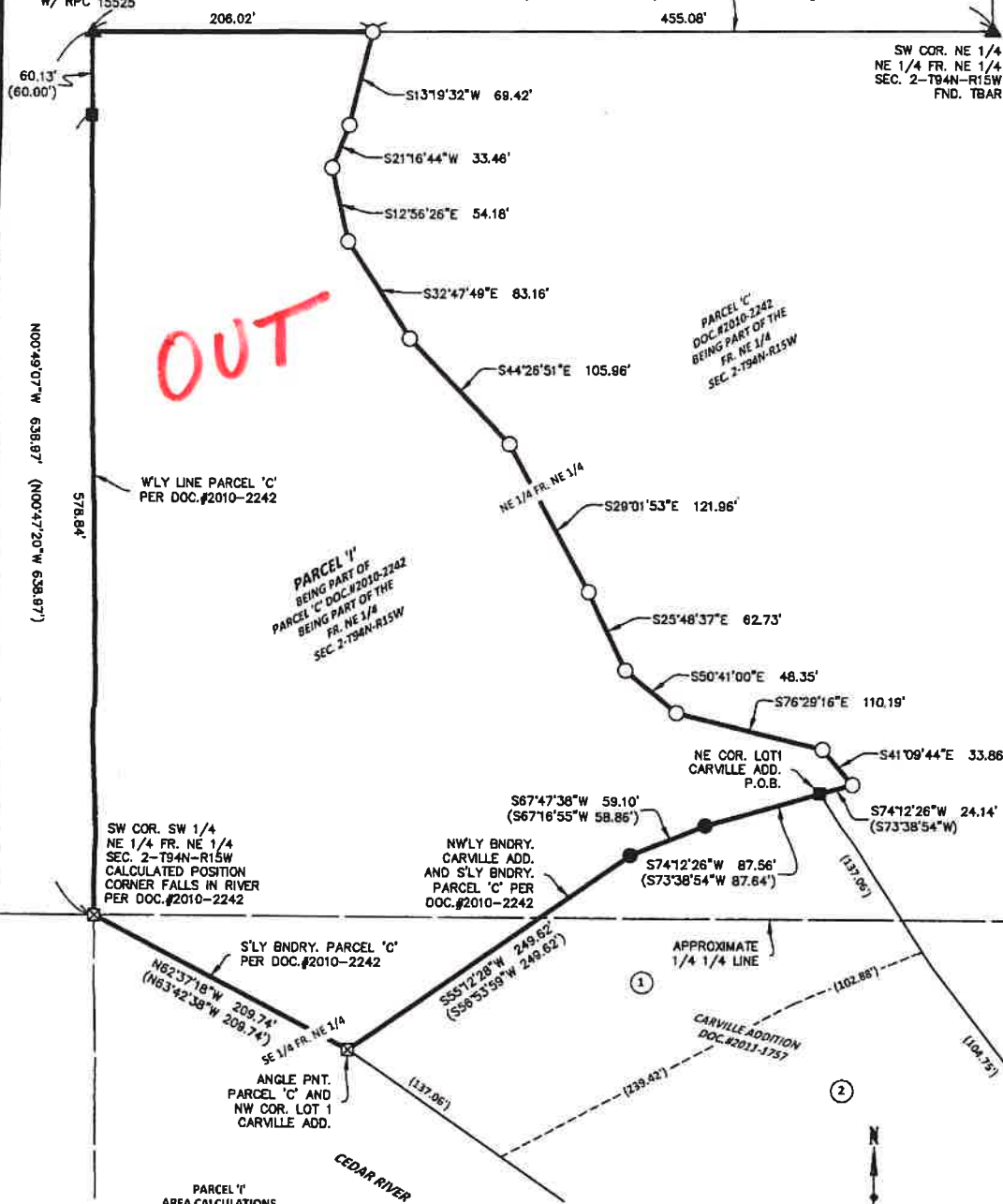
# PLAT OF SURVEY

NW COR. SW 1/4  
NE 1/4 FR. NE 1/4  
SEC. 2-T94N-R15W  
FND. 5/8" REBAR  
W/ RPC 15525

N89°28'29"E 661.10' (N89°30'16"E 661.10')

N'LY BNDRY. PARCEL 'C'  
PER DOC. #2010-2242

SW COR. NE 1/4  
NE 1/4 FR. NE 1/4  
SEC. 2-T94N-R15W  
FND. TBAR



SW COR. SW 1/4  
NE 1/4 FR. NE 1/4  
SEC. 2-T94N-R15W  
CALCULATED POSITION  
CORNER FALLS IN RIVER  
PER DOC. #2010-2242

PARCEL 'I'  
AREA CALCULATIONS  
TOTAL AREA.....4.95 AC.  
SE 1/4 FR. NE 1/4  
AREA.....0.36 AC.  
NE 1/4 FR. NE 1/4  
AREA.....4.59 AC.

## SURVEYOR'S NOTES:

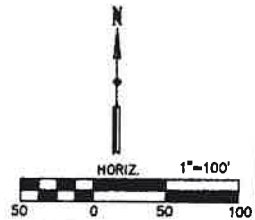
1) 10RCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

## DOCUMENTS USED FOR THIS SURVEY:

PLATS: DOC. #2011-1757, DOC. #2010-2311, DOC. #2010-2242  
CERTS: DOC. #2009-0334, DOC. #2006-2683, DOC. #2008-1122  
DEED: DOC. #2011-1757, DOC. #2015-0714

## LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND TBAR W/ CHROME CAP 13644 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR W/ RPC 15525
- ⊠ CALCULATED CORNER NOTHING SET
- (65) LOT NUMBER
- (0.00') RECORD MEASUREMENT



DATE SURVEYED	11-15-21
SCALE:	AS SHOWN
PROJECT NO.:	21339
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

**STARK  
SURVEYING  
INC.**



<b>INDEX LEGEND</b>
<b>LOCATION:</b> PARCEL 'J' BEING PART OF PARCEL 'C' AS DESCRIBED IN DOC.#2010-2242 BEING PART OF THE FR. NE 1/4 SEC. 2-T94N-R15W OF THE 5TH P.M., FLOYD COUNTY, IOWA
<b>PROPRIETOR:</b> ROGER L. SUTTON TAMARA R. SUTTON
<b>SURVEY REQUESTED BY:</b> JEREMY DEUTSCH
<b>SURVEYOR COMPANY:</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

Document 2023 0654  
Book 2023 Page 0654 Type SURV Pages 2  
Date 4/18/2023 Time 2:34 PM  
Rec Amt \$12.00

INDX  
NOTE  
SCAN  
CHKC  
PRNT

AMY M ASSINK, COUNTY RECORDER  
FLOYD COUNTY IOWA

## PLAT OF SURVEY

### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'J' BEING PART OF PARCEL 'C' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2010-2242 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE BEING PART OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) SECTION 2-T94N-R15W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE COR.) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N00°22'12"W (S00°53'40"E) 6.07 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2) AND THE EASTERLY BOUNDARY OF SAID PARCEL 'C' THAT IS THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND EASTERLY BOUNDARY OF SAID PARCEL 'C' N00°22'12"W (S00°53'40"E) 393.81 FEET;

THENCE S87°36'51"W 169.56 FEET;

THENCE S09°17'50"W 182.48 FEET;

THENCE S57°01'24"W 153.85 FEET;

THENCE S47°03'33"W 248.84 FEET;

THENCE S33°30'08"W 152.13 FEET TO THE NORTHERLY BOUNDARY OF CARVILLE ADDITION AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2011-1757 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 'C';

THENCE S50°50'07"E (S51°13'22"E) 30.60 FEET ALONG SAID NORTHERLY BOUNDARY OF CARVILLE ADDITION AND THE SOUTHERLY LINE OF SAID PARCEL 'C';

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF CARVILLE ADDITION AND THE SOUTHERLY LINE OF SAID PARCEL 'C' S51°08'53"E 54.98 FEET (S51°54'02"E 55.10 FEET);

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF CARVILLE ADDITION AND THE SOUTHERLY LINE OF SAID PARCEL 'C' S57°13'34"E 38.08 FEET (S57°38'15"E 38.21 FEET);

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF CARVILLE ADDITION AND THE SOUTHERLY LINE OF SAID PARCEL 'C' S68°57'42"E 22.64 FEET (S69°17'34"E 22.72 FEET) TO THE NORTHEAST CORNER (NE COR.) OF LOT FOUR (4) IN SAID CARVILLE ADDITION;

THENCE NORTHEASTERLY 81.17 FEET ALONG A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 60.00 FEET, DELTA ANGLE 77°30'34", AND CHORD BEARING AND DISTANCE OF N58°49'15"E 75.12 FEET;

THENCE NORTHEASTERLY 78.56 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 305.00 FEET, DELTA ANGLE 14°45'28", AND CHORD BEARING AND DISTANCE OF N06°51'37"E 78.34 FEET;

THENCE NORTHEASTERLY 106.78 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 190.00 FEET, DELTA ANGLE 32°11'59", AND CHORD BEARING AND DISTANCE OF N33°51'17"E 105.38 FEET;

THENCE NORTHEASTERLY 79.14 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 400.00 FEET, DELTA ANGLE 11°20'09", AND CHORD BEARING AND DISTANCE OF N55°57'14"E 79.01 FEET;

THENCE NORTHEASTERLY 85.18 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 190.00 FEET, DELTA ANGLE 25°41'09", AND CHORD BEARING AND DISTANCE OF N76°05'17"E 84.47 FEET;

THENCE S86°18'44"E 197.57 FEET TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'J' CONTAINS 3.29 ACRES INCLUDING 0.30 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 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

### DOCUMENTS USED FOR THIS SURVEY

PLATS: DOC.#2011-1757, DOC.#2010-2311, DOC.#2010-2242  
CERTS: DOC.#2009-0334, DOC.#2006-2683, DOC.#2008-1122  
DEED: DOC.#2011-1757, DOC.#2015-0714

DATE SURVEYED	2-9-23
SCALE:	AS SHOWN
PROJECT NO.:	23215
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*  
Benjamin Stark

3-16-23  
Date

License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2023

**STARK**  
**SURVEYING**  
**INC.**

# PLAT OF SURVEY

CURVE TABLE

C-1	$\Delta = 77^{\circ}30'34''$	RADIUS 60.00'	ARC LENGTH 81.17'	CH. LENGTH 75.12'	CH. BEARING N 58°49'15" E
C-2	$\Delta = 14^{\circ}45'28''$	RADIUS 305.00'	ARC LENGTH 78.56'	CH. LENGTH 78.34'	CH. BEARING N 06°51'37" E
C-3	$\Delta = 32^{\circ}11'59''$	RADIUS 190.00'	ARC LENGTH 106.78'	CH. LENGTH 105.38'	CH. BEARING N 33°51'17" E
C-4	$\Delta = 11^{\circ}20'09''$	RADIUS 400.00'	ARC LENGTH 79.14'	CH. LENGTH 79.01'	CH. BEARING N 55°57'14" E
C-5	$\Delta = 25^{\circ}41'09''$	RADIUS 190.00'	ARC LENGTH 85.18'	CH. LENGTH 84.47'	CH. BEARING N 76°05'17" E

LINE TABLE

L-1	BEARING S 50°50'07" E (S 51°13'22" E)	LENGTH 56.43' (56.27')
L-2	BEARING S 51°08'53" E (S 51°54'02" E)	LENGTH 54.98' (55.10')
L-3	BEARING S 57°13'34" E (S 57°38'15" E)	LENGTH 38.08' (38.21')

AREA CALCULATIONS

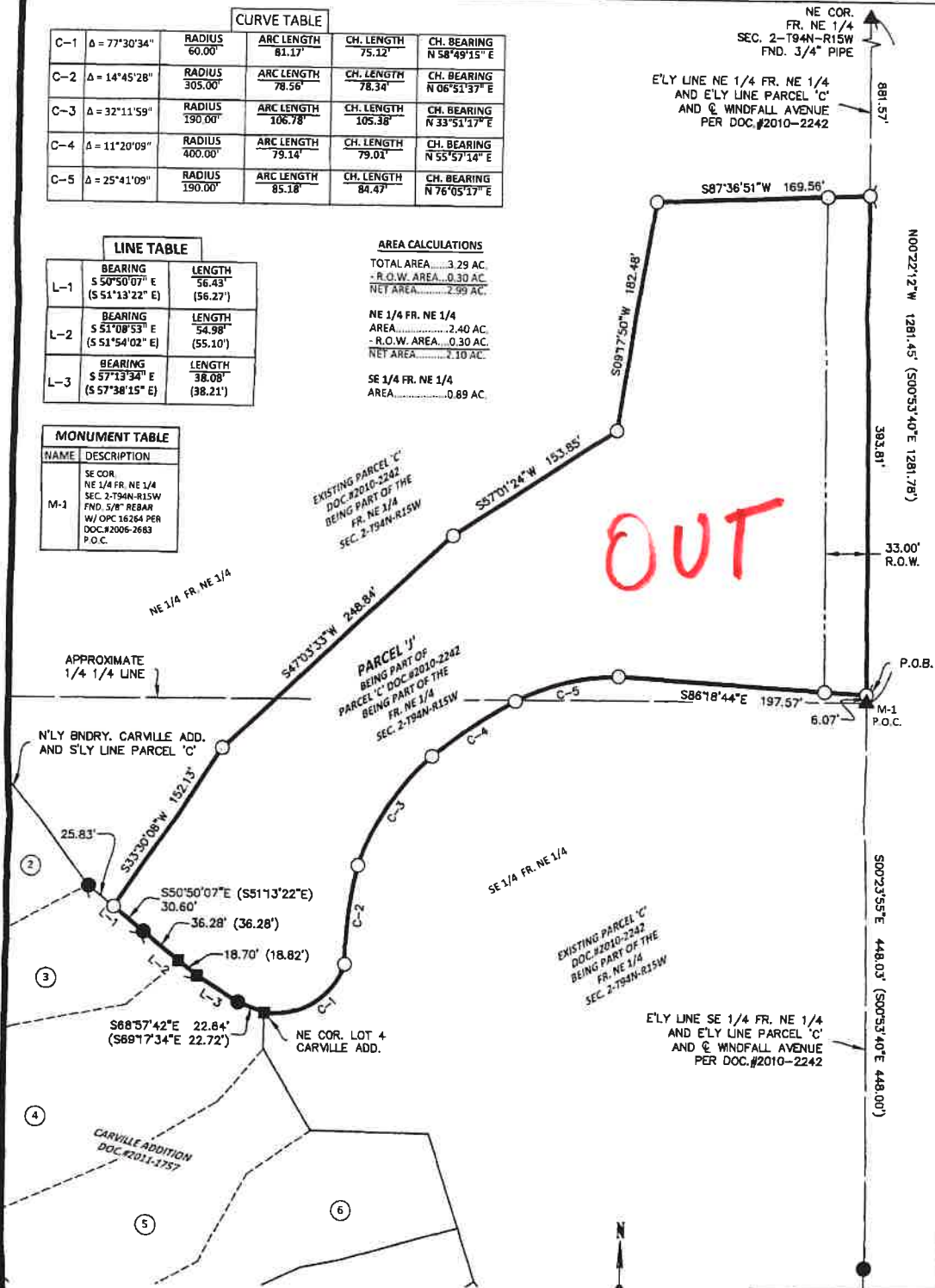
TOTAL AREA.....3.29 AC.  
- R.O.W. AREA.....0.30 AC.  
NET AREA.....2.99 AC.

NE 1/4 FR. NE 1/4  
AREA.....2.40 AC.  
- R.O.W. AREA.....0.30 AC.  
NET AREA.....2.10 AC.

SE 1/4 FR. NE 1/4  
AREA.....0.89 AC.

MONUMENT TABLE

NAME	DESCRIPTION
M-1	SE COR. NE 1/4 FR. NE 1/4 SEC. 2-T94N-R15W FND. 5/8" REBAR W/ OPC 16264 PER DOC.#2006-2683 P.O.C.



## SURVEYOR'S NOTES:

1) NAD83 ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.  
DOCUMENTS USED FOR THIS SURVEY  
PLATS: DOC.#2011-1757, DOC.#2010-2311, DOC.#2010-2242, DOC.#2021 3115  
CERTS: DOC.#2009-0334, DOC.#2008-2683, DOC.#2008-1122  
DEED: DOC.#2011-1757, DOC.#2015-0714, DOC.#2010-0218

## LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND TBAR W/ CHROME CAP 13644 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR W/ RPC 15525
- ☒ CALCULATED CORNER NOTHING SET
- (65) LOT NUMBER
- (0.00') RECORD MEASUREMENT

DATE SURVEYED	2-9-23
SCALE:	AS SHOWN
PROJECT NO.:	23215
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

**STARK  
SURVEYING  
INC.**



**INDEX LEGEND**  
**LOCATION**  
 PARCEL 'K' BEING PART OF PARCEL 'C'  
 AS DESCRIBED IN DOC.#2010-2242  
 BEING PART OF THE FR. NE 1/4  
 SEC. 2-T94N-R15W OF THE 5TH P.M.,  
 FLOYD COUNTY, IOWA  
**PROPRIETOR**  
 ROGER L. SUTTON  
 TAMARA R. SUTTON  
**SURVEY REQUESTED BY**  
 ROGER SUTTON  
**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

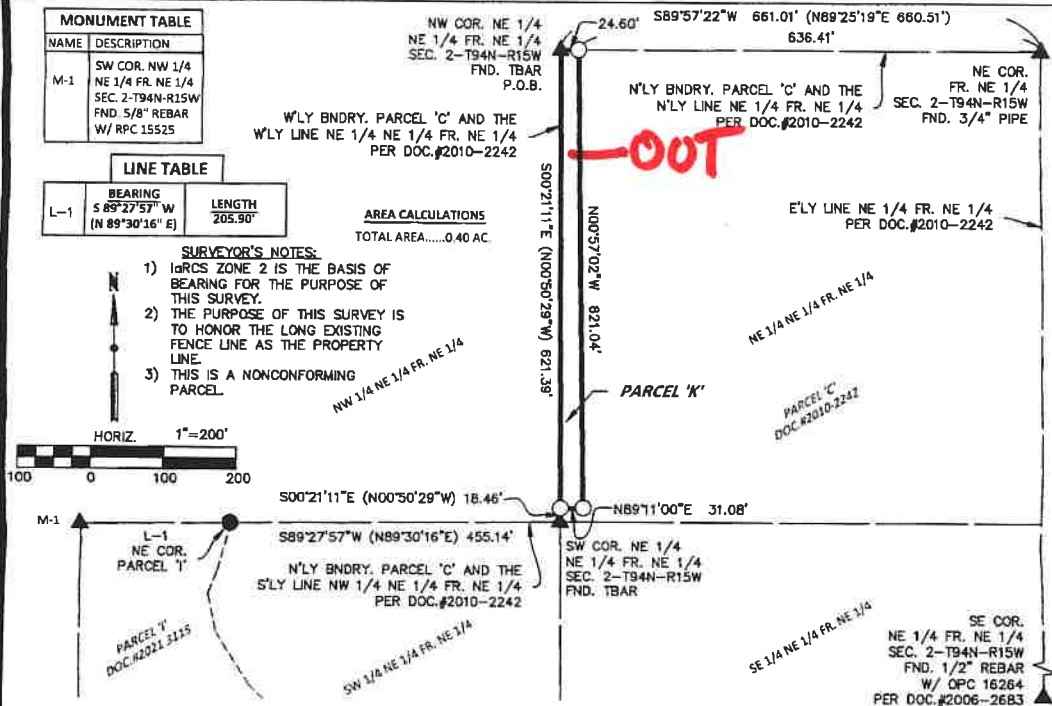
Document 2023 1530

Book 2023 Page 1530 Type SURV Pages 1  
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 Rec Amt \$7.00

INDX  
 NOTE  
 SCAN  
 CHCK  
 PRNT

AMY M ASSINK, COUNTY RECORDER  
 FLOYD COUNTY IOWA

## PLAT OF SURVEY



**DESCRIPTION**  
 A PARCEL OF LAND DESIGNATED AS PARCEL 'K' BEING PART OF PARCEL 'C' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2010-2242 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE ALSO BEING PART OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) SECTION 2-T94N-R15W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING (P.O.B.) AT THE NORTHWEST CORNER (NW COR.) NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2) THAT IS ALSO AN ANGLE POINT FOR SAID PARCEL 'C';  
 THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S00°21'11"E (N00°50'29"W) 621.39 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2) AND THE WESTERLY BOUNDARY OF SAID PARCEL 'C';  
 THENCE N89°11'00"E 31.08 FEET;  
 THENCE N00°57'02"W 621.04 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2) AND THE NORTHERLY BOUNDARY OF SAID PARCEL 'C';  
 THENCE S89°57'22"W (N89°25'19"E) 24.60 FEET ALONG SAID NORTHERLY LINE AND SAID NORTHERLY BOUNDARY TO THE POINT OF BEGINNING (P.O.B.).  
 SAID PARCEL 'K' CONTAINS 0.40 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

**LEGEND**  
 △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT  
 ○ SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING  
 ● FOUND 1/2" REBAR W/ YPC 23709 MONUMENT UNLESS NOTED  
 ▲ FOUND SECTION CORNER AS NOTED (0.00') RECORD MEASUREMENT  
 (65) LOT NUMBER

**DOCUMENTS USED FOR THIS SURVEY**  
 PLATS: DOC.#2011-1757,  
 DOC.#2010-2311, DOC.#2010-2242,  
 DOC.#2021 3115  
 CERTS: DOC.#2009-0334,  
 DOC.#2008-2683, DOC.#2008-1122  
 DEED: DOC.#2011-1757,  
 DOC.#2015-0714, DOC.#2010-0218

**DATE SURVEYED** 2-9-23  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 23214  
**DRAWN BY:** BVS  
**CHECKED BY:** BVS  
**SHEET** 1 of 1



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  
 License number 23709  
 My license renewal date is December 31, 2023

**STARK  
 SURVEYING  
 INC.**

INDEX LEGEND  
 LOCATION  
 PARCEL 'L' BEING PART OF THE  
 NW 1/4 NE 1/4 FR. NE 1/4  
 SEC. 2-T94N-R15W OF THE 5TH P.M.,  
 FLOYD COUNTY, IOWA

PROPRIETOR  
 HARRIS FAMILY FARMS IRREVOCABLE  
 TRUST

SURVEY REQUESTED BY  
 ROGER SUTTON

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

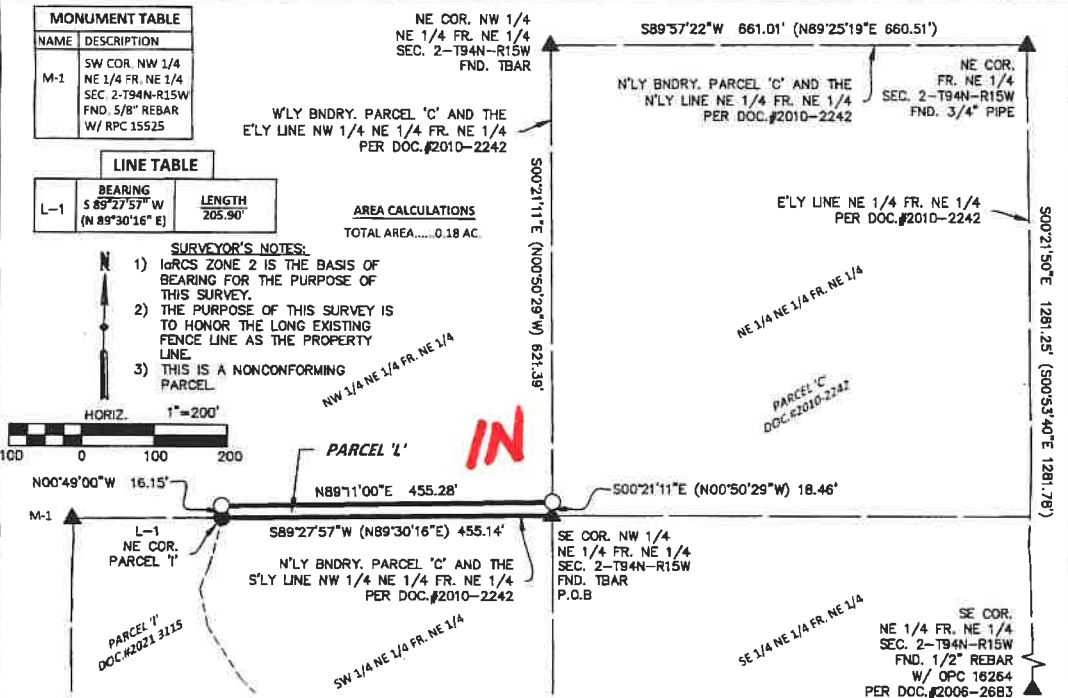
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Book 2023 Page 1531 Type SURV Pages 1  
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 Rec Amt \$7.00

INDX  
 NOTE  
 SCAN  
 CHCK  
 PRNT

AMY M ASSINK, COUNTY RECORDER  
 FLOYD COUNTY IOWA

## PLAT OF SURVEY



### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'L' BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) SECTION 2-T94N-R15W OF THE 5TH P.M. FLOYD COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S89°27'57"W (N89°30'16"E) 455.14 FEET ALONG THE NORTHERLY BOUNDARY OF PARCEL 'C' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2010-2242 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE THAT IS ALSO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2) TO THE NORTHEAST CORNER (NE COR.) OF PARCEL 'I' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2021 3115 THAT IS ON FILE AT THE FLOYD COUNTY RECORDER'S OFFICE;

THENCE N00°49'00"W 16.15 FEET;

THENCE N89°11'00"E 455.28 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE 1/4) OF SAID SECTION TWO (2) AND THE WESTERLY BOUNDARY OF SAID PARCEL 'C';

THENCE S00°21'11"E (N00°50'29"W) 18.46 FEET ALONG SAID EASTERLY LINE AND SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING (P.O.B.);

SAID PARCEL 'L' CONTAINS 0.18 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 1/2" REBAR W/ YPC 23709 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (0.00') RECORD MEASUREMENT
- (65) LOT NUMBER

DOCUMENTS USED FOR THIS SURVEY  
 PLATS: DOC.#2011-1757,  
 DOC.#2010-2311, DOC.#2010-2242,  
 DOC.#2021 3115  
 CERTS: DOC.#2009-0334,  
 DOC.#2006-2683, DOC.#2008-1122  
 DEED: DOC.#2011-1757,  
 DOC.#2015-0714, DOC.#2010-0218

DATE SURVEYED 2-9-23  
 SCALE: AS SHOWN  
 PROJECT NO.: 23214  
 DRAWN BY: BVS  
 CHECKED BY: BVS  
 SHEET 1 of 1



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  
 Benjamin Stark

8-7-23  
 Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2023

STARK  
 SURVEYING  
 INC.

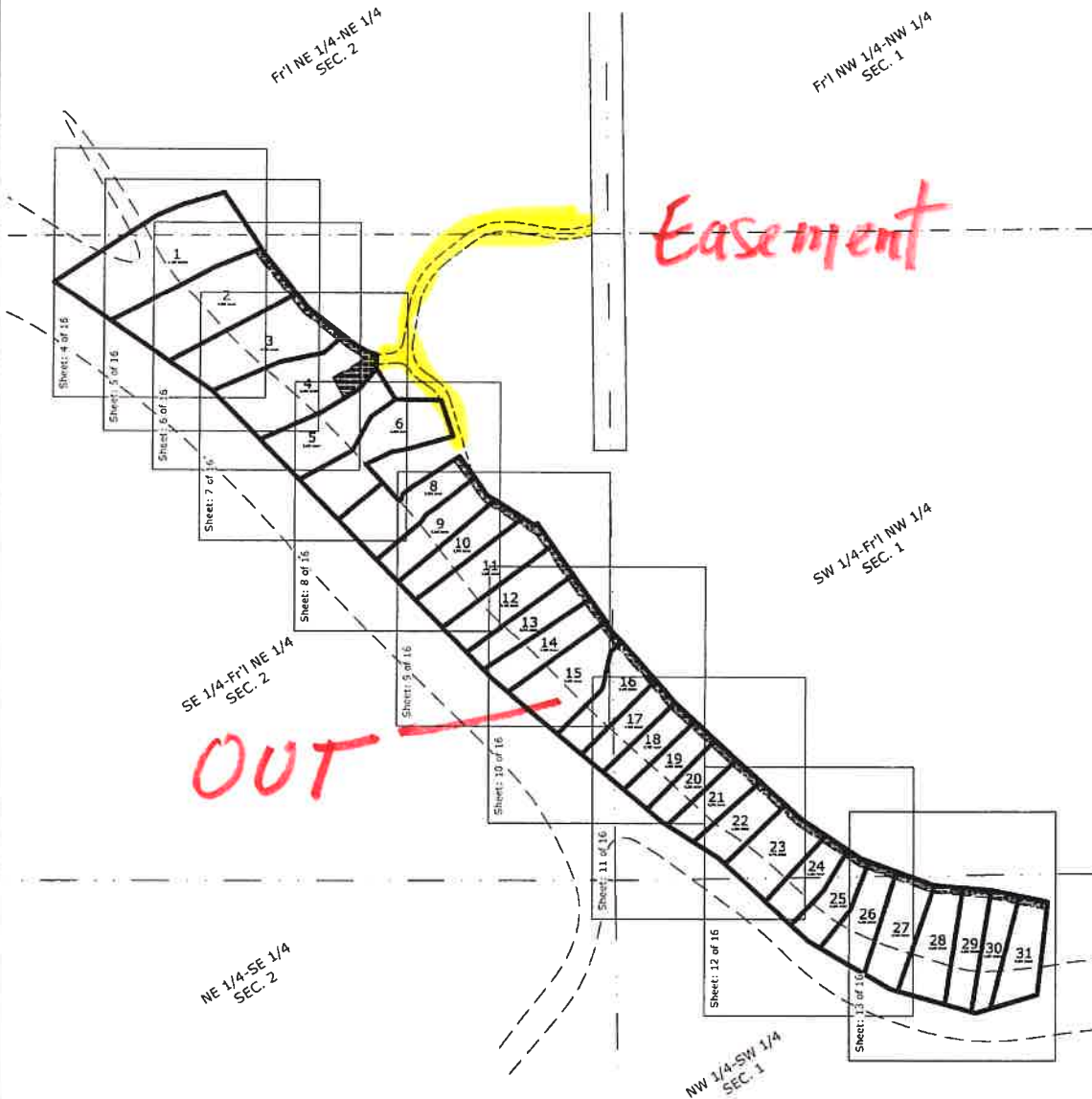


4. MUTUAL ACCESS EASEMENTS:

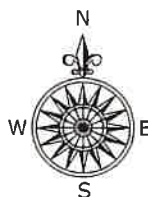
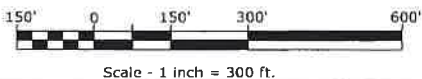
- a. Sellers (Beans) grant to Buyers (Suttons) a perpetual easement for the right of ingress and egress on the existing gravel road from Amended Parcel C through Parcel E to reach Parcel A and to reach all parts of Amended Parcel C, including river access through Parcel E to reach Parcel A, and the right of access through the river in Parcel E for Buyers (Suttons) to place a dock in the river adjacent to Parcel A. Said easement shall run with title to the land, and be binding on all heirs, successors and assigns of the parties.
- b. Buyers (Suttons) grant to Sellers (Beans) a perpetual easement for the right of ingress and egress on the existing gravel road through amended Parcel C from county road known as Windfall running West and South to Northeasterly line of Parcel E, as referenced herein. Said easement shall run with title to the land, and be binding on all heirs, successors and assigns of the parties.
- c. The parties agree that neither will do anything to interfere with the access rights of the other over and across the easement areas described herein.
- d. These easements are in addition to the original easements of ingress and egress granted to the Suttons to cross portions of Parcel E to allow the Suttons access to Parcel A for such purposes as necessary for the full enjoyment of their premises without restriction. This easement shall be binding as to each of the parties, their heirs, successors, and assigns without restriction.

Final Plat

**Carville Addition**  
**in the SW 1/4 - Fr'l NW 1/4 & NW 1/4 - SW 1/4 - Section 1,**  
**E 1/2 - Fr'l NE 1/4 - Section 2, T94N - R15W, Floyd County, Iowa.**



**Note:**  
 See Sheet 2 for Section Control.  
 See Sheet 3 for Sheet Index.  
 See Sheet 4 for Lot 1.  
 See Sheet 5 for Lot 2.  
 See Sheet 6 for Lot 3.  
 See Sheet 7 for Lots 4-5.  
 See Sheet 8 for Lots 6-9.  
 See Sheet 9 for Lots 10-14.  
 See Sheet 10 for Lots 15-18.  
 See Sheet 11 for Lots 19-22.  
 See Sheet 12 for Lots 23-26.  
 See Sheet 13 for Lots 27-31.  
 See Sheet 14 for Legal Description.  
 See Sheets 15-16 for Ingress-Egress Easement Descriptions.



LEGEND	
	= Section Corner Found
	= Set 5/8"Ø Rebar w/RPC PLS 15525
	= Fd. 5/8"Ø Rebar w/BPC 13644
	= Fd. 1/2"Ø Rebar w/YPC 16264
	= Fd. T-Bar w/SSC 13664
RPC,YPC,BPC = Red, Yellow or Blue Plastic Cap	
SSC = Stainless Steel Cap	
	= Survey Boundary Line
	= Approximate Edge of River



**This information has been gathered from reliable sources but, Stewart Realty Company and Benchmark Agribusiness, Inc. do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.**

**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.**

**Stewart Realty Company and Benchmark Agribusiness, Inc. is an agent for the Seller.**