

INDEX LEGEND

LOCATION: EAST 1/2-SW.1/4 SEC. 36 T78N R29W
DALLAS COUNTY IOWA

REQUESTOR: REID HESTER

PROPRIETOR: HESTER FARMS, LLC
9701 WICKMAN DRIVE
JOHNSTON IOWA 50131

SURVEYOR: JOEL R. ROMEY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC
RETURN TO: 33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PARCEL DESCRIPTIONS:

PARCEL 23-30:

AN IRREGULAR SHAPED PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 29 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 36, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 19-36 IN THE SOUTHWEST QUARTER OF SAID SECTION 36 AS SHOWN IN BOOK 2019 AT PAGE 7693 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE N89°04'15"W ALONG THE NORTH LINE OF THE SW.1/4 OF SAID SECTION 36 AND ALONG THE NORTH LINE OF SAID PARCEL 19-36, A DISTANCE OF 501.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 19-36 AND TO THE POINT OF BEGINNING; THENCE N89°04'15"W ALONG THE NORTH LINE OF THE SW.1/4 OF SAID SECTION 36, A DISTANCE OF 824.10 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF (E.1/2) OF THE SW.1/4 OF SAID SECTION 36; THENCE S00°25'45"W ALONG THE WEST LINE OF THE E.1/2 OF THE SW.1/4 OF SAID SECTION 36, A DISTANCE OF 2631.72 FEET TO THE SOUTHWEST CORNER OF THE E.1/2 OF THE SW.1/4 OF SAID SECTION 36; THENCE S89°05'35"E ALONG THE SOUTH LINE OF THE E.1/2 OF THE SW.1/4 OF SAID SECTION 36, A DISTANCE OF 675.90 FEET; THENCE N00°00'35"E, A DISTANCE OF 657.67 FEET; THENCE S88°15'10"E, A DISTANCE OF 329.00 FEET; THENCE N00°28'30"E, A DISTANCE OF 578.25 FEET; THENCE N27°59'30"E, A DISTANCE OF 95.05 FEET; THENCE S88°05'15"E, A DISTANCE OF 276.00 FEET TO THE EAST LINE OF THE SW.1/4 OF SAID SECTION 36; THENCE N00°39'20"E ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 36, A DISTANCE OF 1030.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 19-36; THENCE N88°52'25"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 19-36, A DISTANCE OF 257.23 FEET; THENCE N66°40'15"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 19-36, A DISTANCE OF 231.15 FEET; THENCE N12°49'45"W ALONG THE WESTERLY LINE OF SAID PARCEL 19-36, A DISTANCE OF 132.90 FEET; THENCE N00°55'45"E ALONG THE WESTERLY LINE OF SAID PARCEL 19-36, A DISTANCE OF 81.93 FEET TO THE POINT BEGINNING.

PARCEL 23-31:

AN IRREGULAR SHAPED PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 29 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 36, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 19-36 IN THE SOUTHWEST QUARTER OF SAID SECTION 36 AS SHOWN IN BOOK 2019 AT PAGE 7693 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE S00°39'20"W ALONG THE EAST LINE OF SAID PARCEL 19-36 AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°39'20"W ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 36, A DISTANCE OF 1301.16 FEET TO THE SOUTHEAST CORNER OF THE SW.1/4 OF SAID SECTION 36; THENCE N89°05'35"W ALONG THE SOUTH LINE OF THE SW.1/4 OF SAID SECTION 36, A DISTANCE OF 638.90 FEET; THENCE N00°00'35"E, A DISTANCE OF 657.67 FEET; THENCE S88°15'10"E, A DISTANCE OF 329.00 FEET; THENCE N00°28'30"E, A DISTANCE OF 578.25 FEET; THENCE N27°59'30"E, A DISTANCE OF 95.05 FEET; THENCE S86°05'15"E, A DISTANCE OF 276.00 FEET TO THE POINT BEGINNING.

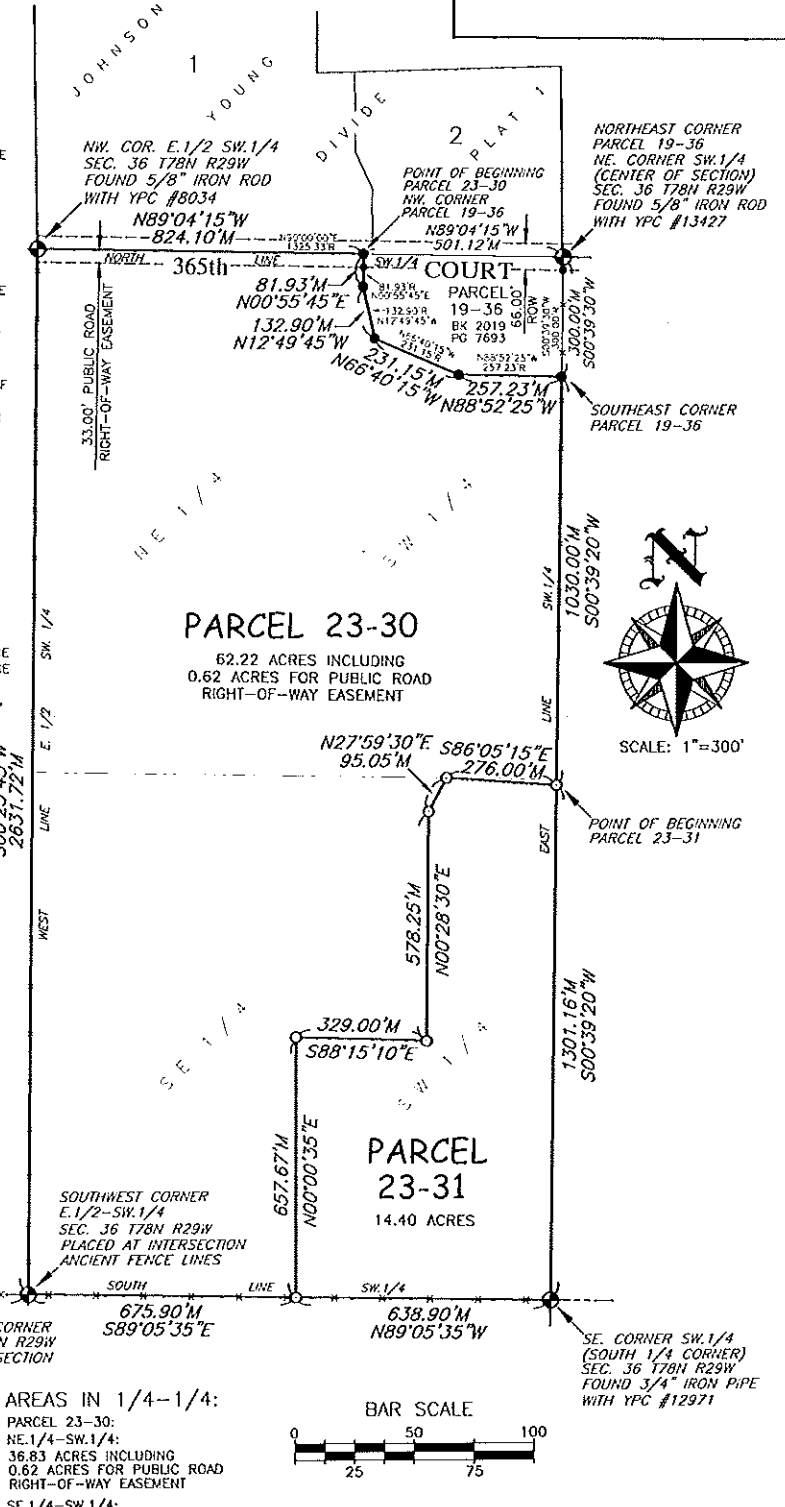
NOTES:

SAID TRACT OF LAND BEING SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
BASIS OF BEARINGS: IOWA RTN SOUTH ZONE
DATE OF FIELD WORK: MARCH 2023

LEGEND:

- ◆ INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
- INDICATES PARCEL/ROW CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- INDICATES LOT CORNER PLACED 1" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- YPC YELLOW PLASTIC ID CAP
- ROW RIGHT-OF-WAY

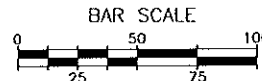
PLAT OF SURVEY
PART E.1/2 - SW.1/4
SEC. 36 T78N R29W



AREAS IN 1/4-1/4:

PARCEL 23-30:
NE.1/4-SW.1/4:
36.83 ACRES INCLUDING
0.62 ACRES FOR PUBLIC ROAD
RIGHT-OF-WAY EASEMENT

SE.1/4-SW.1/4:
25.39 ACRES

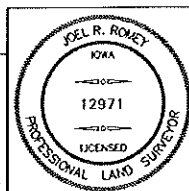


Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003
Phone: 515.493.317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023. PAGES COVERED BY THIS SEAL: THIS PAGE ONLY.

PRELIMINARY

SIGNED: _____ DATE: _____



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DRAWING NO. '23 004