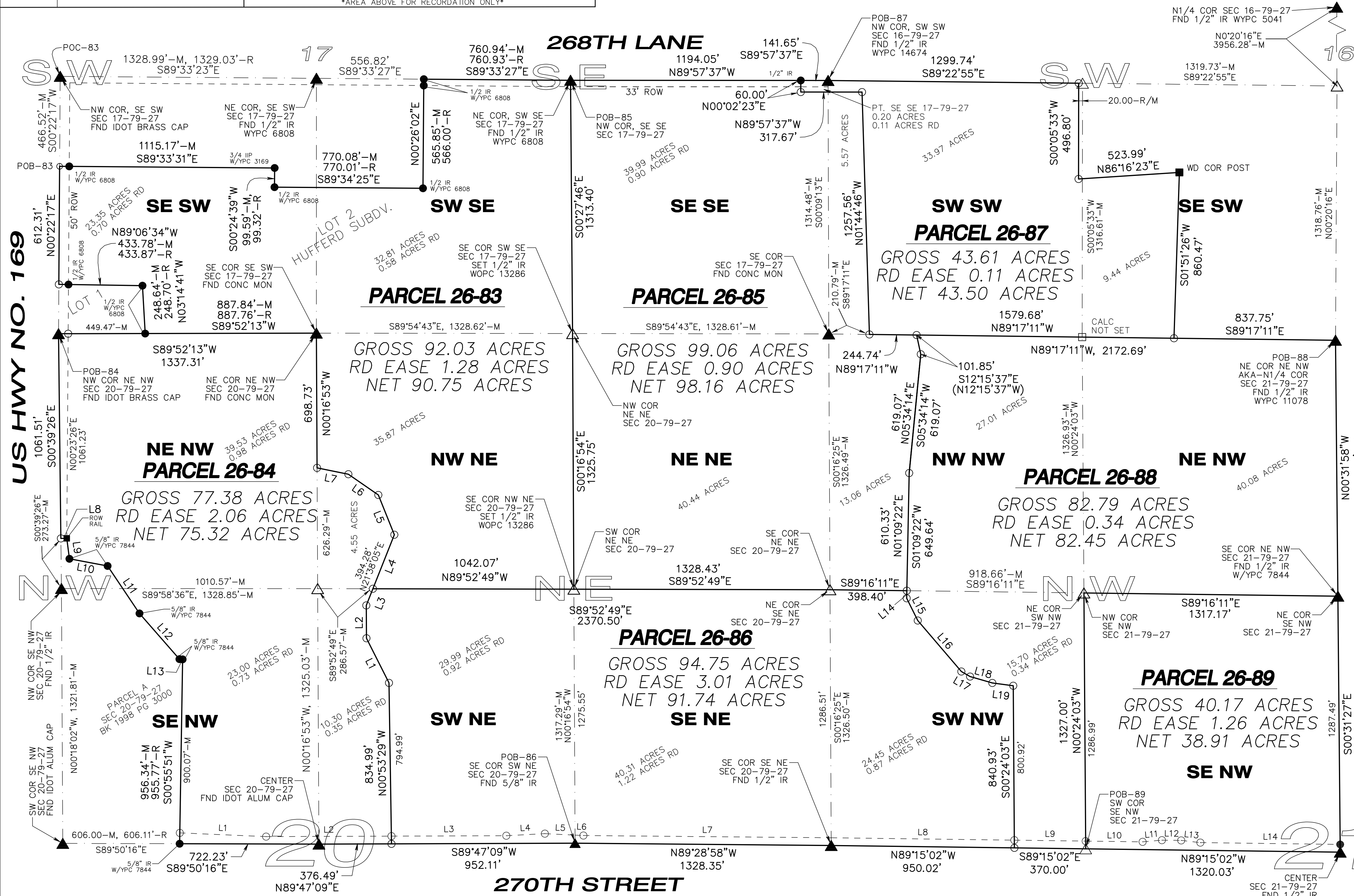


INDEX LEGEND	
LOCATION:	DALLAS COUNTY, IOWA SECTIONS 16-17-20-21 TOWNSHIP 79 NORTH, RANGE 27 WEST
REQUESTOR:	MATT VEGTER-HERTZ REAL ESTATE SERVICES
PROPRIETOR:	KOETHE, LEMAR A 2023 IRREVOCABLE TRUST 6000 DOUGLAS AVE STE 210 DES MOINES IA 50322
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1520 NW IRVINGDALE DR. SUITE 102 ANKENY, IA 50023
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1520 NW IRVINGDALE DR. SUITE 102 ANKENY, IA 50023

AREA ABOVE FOR RECORDATION ONLY

PLAT OF SURVEY



OWNER

KOETHE, LEMAR A 2023 IRREVOCABLE TRUST
6000 DOUGLAS AVE STE 210
DES MOINES IA 50322

LEGAL DESCRIPTION- PARCEL 26-83

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) AND ALL OF LOT 2 IN HUFFERD SUBDIVISION, AN OFFICIAL PLAT, IN SECTION 17, AND ALL THAT PART OF THEN NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 20, ALL IN TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P. M., DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 17; THENCE SOUTH 00°22'17" WEST, ALONG THE WEST LINE OF SAID SE1/4 OF THE SW1/4, A DISTANCE OF 466.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'31" EAST, A DISTANCE OF 1115.17 FEET; THENCE SOUTH 00°24'39" WEST, A DISTANCE OF 99.59 FEET; THENCE SOUTH 89°34'25" EAST, A DISTANCE OF 770.08 FEET; THENCE NORTH 00°26'02" EAST, A DISTANCE OF 565.85 FEET; THENCE SOUTH 89°33'27" EAST, A DISTANCE OF 760.94 FEET TO THE NORTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 17; THENCE SOUTH 00°27'46" EAST, A DISTANCE OF 1313.40 FEET TO THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 17; THENCE SOUTH 00°16'54" EAST, A DISTANCE OF 1325.75 FEET TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 20; THENCE NORTH 89°52'49" WEST, A DISTANCE OF 1042.07 FEET; THENCE NORTH 21°38'05" EAST, A DISTANCE OF 301.40 FEET; THENCE NORTH 21°56'31" WEST, A DISTANCE OF 222.26 FEET; THENCE NORTH 55°15'14" WEST, A DISTANCE OF 189.00 FEET; THENCE NORTH 78°34'09" WEST, A DISTANCE OF 165.70 FEET; THENCE NORTH 00°16'53" WEST, A DISTANCE OF 698.73 FEET TO THE SOUTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 17; THENCE SOUTH 89°52'13" WEST, A DISTANCE OF 887.84 FEET; THENCE NORTH 03°14'41" WEST, A DISTANCE OF 248.64 FEET; THENCE NORTH 89°06'34" WEST, A DISTANCE OF 433.78 FEET TO THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 17; THENCE NORTH 00°22'17" EAST, A DISTANCE OF 612.31 FEET TO THE POINT OF BEGINNING, CONTAINING 92.03 ACRES, MORE OR LESS, AND SUBJECT TO A PUBLIC ROADWAY EASEMENT, CONTAINING 1.28 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION- PARCEL 26-84

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4), ALL IN SECTION 20, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P. M., DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE SOUTH 00°39'26" EAST ALONG THE WEST LINE OF SAID NE1/4 OF THE NW1/4, A DISTANCE OF 1061.51 FEET; THENCE NORTH 89°20'34" EAST, A DISTANCE OF 30.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PRESENTLY ESTABLISHED HIGHWAY US NO. 169; THENCE SOUTH 07°28'13" EAST, A DISTANCE OF 107.01 FEET; THENCE SOUTH 79°20'58" EAST, A DISTANCE OF 201.38 FEET; THENCE SOUTH 33°53'46" EAST, A DISTANCE OF 296.53 FEET; THENCE SOUTH 41°08'36" EAST, A DISTANCE OF 314.80 FEET; THENCE SOUTH 86°08'16" EAST, A DISTANCE OF 16.64 FEET; THENCE SOUTH 00°55'51" WEST, A DISTANCE OF 956.34 FEET TO THE SOUTH LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE SOUTH 89°50'16" EAST, A DISTANCE OF 722.23 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 89°47'09" EAST, A DISTANCE OF 376.49 FEET; THENCE NORTH 00°53'29" WEST, A DISTANCE OF 834.99 FEET; THENCE NORTH 26°47'38" WEST, A DISTANCE OF 259.21 FEET; THENCE NORTH 00°16'53" WEST, A DISTANCE OF 170.41 FEET; THENCE NORTH 21°38'05" EAST, A DISTANCE OF 394.28 FEET; THENCE NORTH 21°56'31" WEST, A DISTANCE OF 222.26 FEET; THENCE NORTH 55°15'14" WEST, A DISTANCE OF 189.00 FEET; THENCE NORTH 78°34'09" WEST, A DISTANCE OF 165.70 FEET TO THE EAST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE NORTH 00°16'53" WEST, A DISTANCE OF 698.73 FEET TO THE NORTHEAST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE SOUTH 89°52'13" WEST, A DISTANCE OF 1337.31 FEET TO THE POINT OF BEGINNING, CONTAINING 77.38 ACRES, MORE OR LESS, AND SUBJECT TO PUBLIC ROADWAY EASEMENTS, CONTAINING 2.06 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION- PARCEL 26-85

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 16 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 20 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 21, ALL IN TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P. M., DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 17; THENCE SOUTH 00°27'46" EAST, A DISTANCE OF 1313.40 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 00°16'54" EAST, A DISTANCE OF 1325.75 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 89°52'49" EAST, A DISTANCE OF 1328.43 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 89°16'11" EAST, A DISTANCE OF 398.40 FEET; THENCE NORTH 01°09'22" EAST, A DISTANCE OF 610.33 FEET; THENCE NORTH 05°34'14" EAST, A DISTANCE OF 619.07 FEET; THENCE NORTH 12°15'37" WEST, A DISTANCE OF 101.85 FEET TO THE NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 21; THENCE NORTH 89°17'11" WEST, A DISTANCE OF 244.74 FEET; THENCE NORTH 01°44'46" WEST, A DISTANCE OF 1257.56 FEET; THENCE NORTH 89°57'37" WEST, A DISTANCE OF 317.67 FEET; THENCE NORTH 00°22'23" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 17; THENCE NORTH 89°57'37" WEST ALONG SAID LINE, A DISTANCE OF 1194.05 FEET TO THE POINT OF BEGINNING, CONTAINING 99.06 ACRES, MORE OR LESS, AND SUBJECT TO AN EASEMENT FOR PUBLIC ROADWAY, CONTAINING 0.90 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION- PARCEL 26-86

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 20 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 21, ALL IN TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P. M., DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 20; THENCE SOUTH 89°47'09" WEST ALONG THE SOUTH LINE OF SAID SW1/4 OF THE NE1/4, A DISTANCE OF 952.11 FEET; THENCE NORTH 00°53'29" WEST, A DISTANCE OF 834.99 FEET; THENCE NORTH 26°47'38" WEST, A DISTANCE OF 259.21 FEET; THENCE NORTH 00°16'53" WEST, A DISTANCE OF 170.41 FEET; THENCE NORTH 21°38'05" EAST, A DISTANCE OF 394.28 FEET; THENCE NORTH 21°56'31" WEST, A DISTANCE OF 222.26 FEET; THENCE NORTH 55°15'14" WEST, A DISTANCE OF 189.00 FEET; THENCE NORTH 78°34'09" WEST, A DISTANCE OF 165.70 FEET TO THE EAST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE SOUTH 89°52'49" EAST, A DISTANCE OF 2370.50 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 20; THENCE SOUTH 89°16'11" EAST, A DISTANCE OF 398.40 FEET; THENCE NORTH 01°09'22" WEST, A DISTANCE OF 39.31 FEET; THENCE SOUTH 26°29'10" EAST, A DISTANCE OF 128.90 FEET; THENCE SOUTH 40°31'45" EAST, A DISTANCE OF 347.95 FEET; THENCE SOUTH 59°54'41" EAST, A DISTANCE OF 52.35 FEET; THENCE SOUTH 73°58'05" EAST, A DISTANCE OF 120.07 FEET; THENCE SOUTH 82°27'22" EAST, A DISTANCE OF 109.46 FEET; THENCE SOUTH 84°03'15" EAST, A DISTANCE OF 120.07 FEET; THENCE NORTH 00°24'03" WEST, A DISTANCE OF 109.46 FEET; THENCE SOUTH 00°24'03" EAST, A DISTANCE OF 840.93 FEET TO THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 21; THENCE NORTH 89°15'02" WEST, A DISTANCE OF 950.02 FEET TO THE SOUTHEAST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 20; THENCE NORTH 89°28'58" WEST, A DISTANCE OF 1328.35 FEET TO THE POINT OF BEGINNING, CONTAINING 94.75 ACRES, MORE OR LESS, AND SUBJECT TO AN EASEMENT FOR PUBLIC ROADWAY, CONTAINING 3.01 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION- PARCEL 26-87

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 17 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 16, ALL IN TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P. M., DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 16; THENCE SOUTH 89°22'55" EAST ALONG THE NORTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 16, A DISTANCE OF 1299.74 FEET; THENCE SOUTH 00°05'33" WEST, A DISTANCE OF 496.80 FEET; THENCE NORTH 86°16'23" EAST, A DISTANCE OF 523.99 FEET; THENCE SOUTH 01°51'26" WEST, A DISTANCE OF 860.47 FEET TO THE SOUTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 16; THENCE NORTH 89°17'11" WEST, A DISTANCE OF 1579.68 FEET; THENCE NORTH 01°44'46" WEST, A DISTANCE OF 1257.56 FEET; THENCE NORTH 89°57'37" WEST, A DISTANCE OF 317.67 FEET; THENCE NORTH 00°22'23" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 17; THENCE SOUTH 89°57'37" EAST, A DISTANCE OF 141.65 FEET TO THE POINT OF BEGINNING, CONTAINING 43.61 ACRES, MORE OR LESS, AND SUBJECT TO AN EASEMENT FOR PUBLIC ROADWAY, CONTAINING 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

NOTES:

1. US HIGHWAY NO. 169, EASEMENT RECORD, MISC NO. 307 PG 208
2. 270TH STREET EASEMENT RECORD, MISC NO. 411, PG 536

ZONING- ALL PARCELS

A-AGRICULTURE

FLOOD ZONE INFO

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 19049C01940, EFFECTIVE DECEMBER 15, 2022, PORTIONS OF THE FOLLOWING PARCELS ARE LOCATED WITHIN ZONE A, A SPECIAL FLOOD HAZARD AREA (SFHA) WITH A 1% ANNUAL CHANCE OF FLOODING.

PARCEL 26-87
PARCEL 26-88
PARCEL 26-89



LEGEND

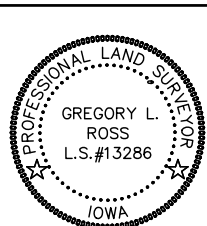
- MONUMENT FOUND AS NOTED
- SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- (M) MEASURED DISTANCE OR BEARING
- (R) RECORDED DISTANCE OF BEARING



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: GREGORY L. ROSS P.L.S. 13286
LICENSE RENEWAL DATE: DEC 31 2026
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY



ASSOCIATED ENGINEERING
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