

PLAT OF SURVEY
 PARCELS C, D, E & F AND EASEMENTS IN THE S.1/2 OF SECTION 26-96-47
 SIOUX COUNTY, IOWA

LOCATION:
 S.1/2 SEC. 26-96-47

PREPARED BY AND RETURN TO:
 TIM M. LALEMAN, PLS
 DGR ENGINEERING
 1302 SOUTH UNION STREET
 P.O. BOX 511
 ROCK RAPIDS, IOWA 51246
 PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

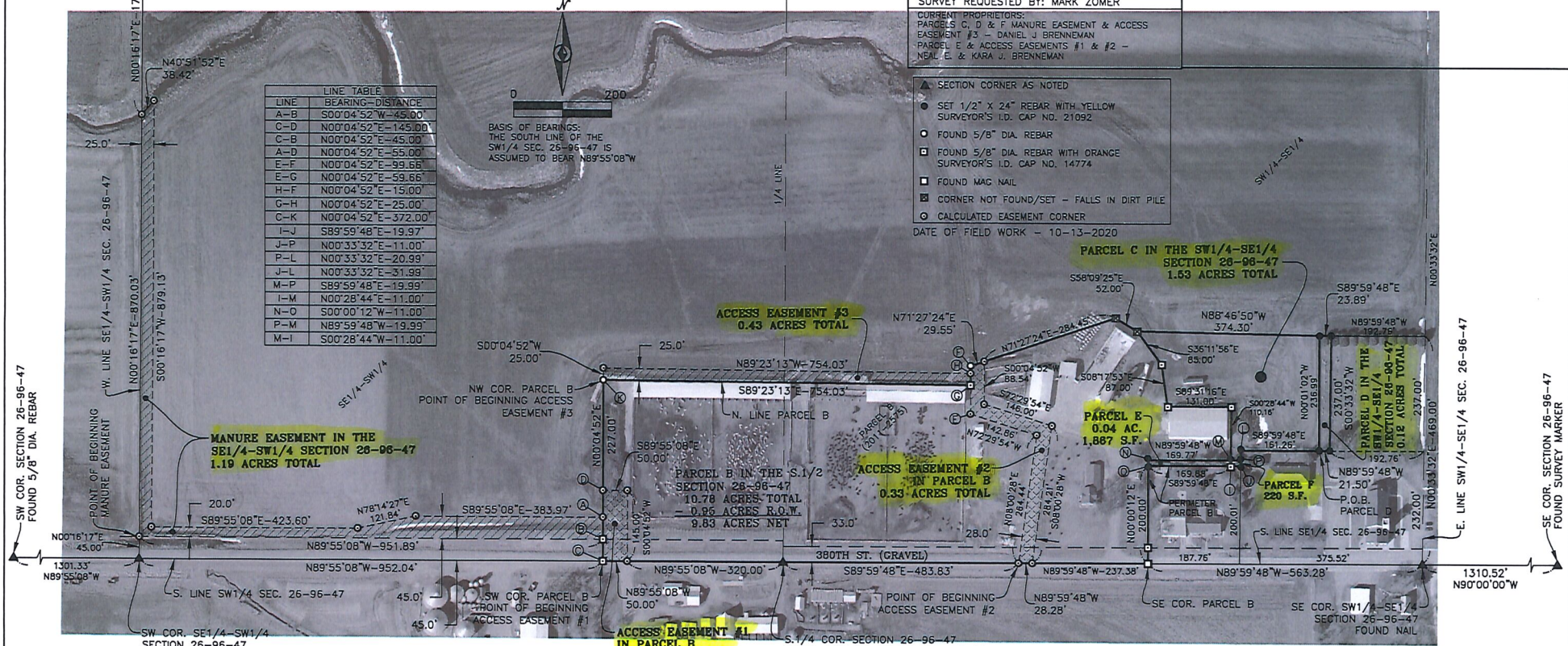
CURRENT PROPRIETORS:
 PARCELS C, D & F MANURE EASEMENT & ACCESS
 EASEMENT #3 - DANIEL J. BRENNEMAN
 PARCEL E & ACCESS EASEMENTS #1 & #2 -
 NEAL E. & KARA J. BRENNEMAN

NW COR. NE1/4-SW1/4
 SECTION 26-96-47
 SET 1/2"X24" REBAR WITH YELLOW
 SURVEYOR'S I.D. CAP NO. 21092

LINE	BEARING-DISTANCE
A-B	S00°04'52"W-45.00'
C-D	N00°04'52"E-145.00'
C-B	N00°04'52"E-45.00'
A-D	N00°04'52"E-55.00'
E-F	N00°04'52"E-99.66'
E-G	N00°04'52"E-59.66'
H-F	N00°04'52"E-15.00'
G-H	N00°04'52"E-25.00'
C-K	N00°04'52"E-372.00'
I-J	S89°59'48"E-19.97'
J-P	N00°33'32"E-11.00'
P-L	N00°33'32"E-20.99'
J-L	N00°33'32"E-31.99'
M-P	S89°59'48"E-19.99'
I-M	N00°28'44"E-11.00'
N-O	S00°00'12"W-11.00'
P-M	N89°59'48"W-19.99'
M-I	S00°28'44"W-11.00'

BASIS OF BEARINGS:
 THE SOUTH LINE OF THE
 SW1/4 SEC. 26-96-47 IS
 ASSUMED TO BEAR N89°55'08"W

- SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - FOUND 5/8" DIA. REBAR
 - FOUND 5/8" DIA. REBAR WITH ORANGE SURVEYOR'S I.D. CAP NO. 14774
 - FOUND MAG NAIL
 - CORNER NOT FOUND/SET - FALLS IN DIRT PILE
 - CALCULATED EASEMENT CORNER
- DATE OF FIELD WORK - 10-13-2020



SW COR. SECTION 26-96-47
 FOUND 5/8" DIA. REBAR

MANURE EASEMENT IN THE
 SE1/4-SW1/4 SECTION 26-96-47
 1.19 ACRES TOTAL

ACCESS EASEMENT #3
 0.43 ACRES TOTAL

PARCEL C IN THE SW1/4-SE1/4
 SECTION 26-96-47
 1.53 ACRES TOTAL

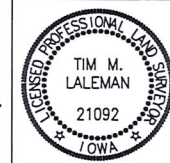
PARCEL E
 0.04 AC.
 1,887 S.F.

PARCEL D IN THE
 SW1/4-SE1/4 SECTION 26-96-47
 0.12 ACRES TOTAL

ACCESS EASEMENT #1
 IN PARCEL B
 0.17 ACRES TOTAL

S.1/4 COR. SECTION 26-96-47
 FOUND 5/8" DIA. REBAR WITH YELLOW
 SURVEYOR'S I.D. CAP NO. 13202

- ⊕ = ANGLE POINT OF PARCEL B & POINT OF BEGINNING PARCEL C
- ⊙ = ANGLE POINT OF PARCEL B & POINT OF BEGINNING PARCEL E
- ⊖ = ANGLE POINT OF PARCEL B & POINT OF BEGINNING PARCEL F



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.

By:
 Tim M. Laleman, L.S. License No. 21092
 My license renewal date is December 31, 2021

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2



DGR ENGINEERING
 Rock Rapids, Iowa 712-472-2531
 Sioux City, Iowa
 Ankeny, Iowa
 Sioux Falls, South Dakota

Date 11-19-20
 Drawn By TML
 Approved TML

PROJECT NO. 370235

DWG. # P:03:070:235:370235:DWG:370235 BOUND ORTHO.DWG

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 SIOUX COUNTY, IOWA

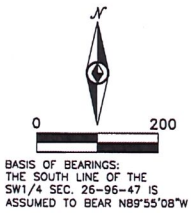
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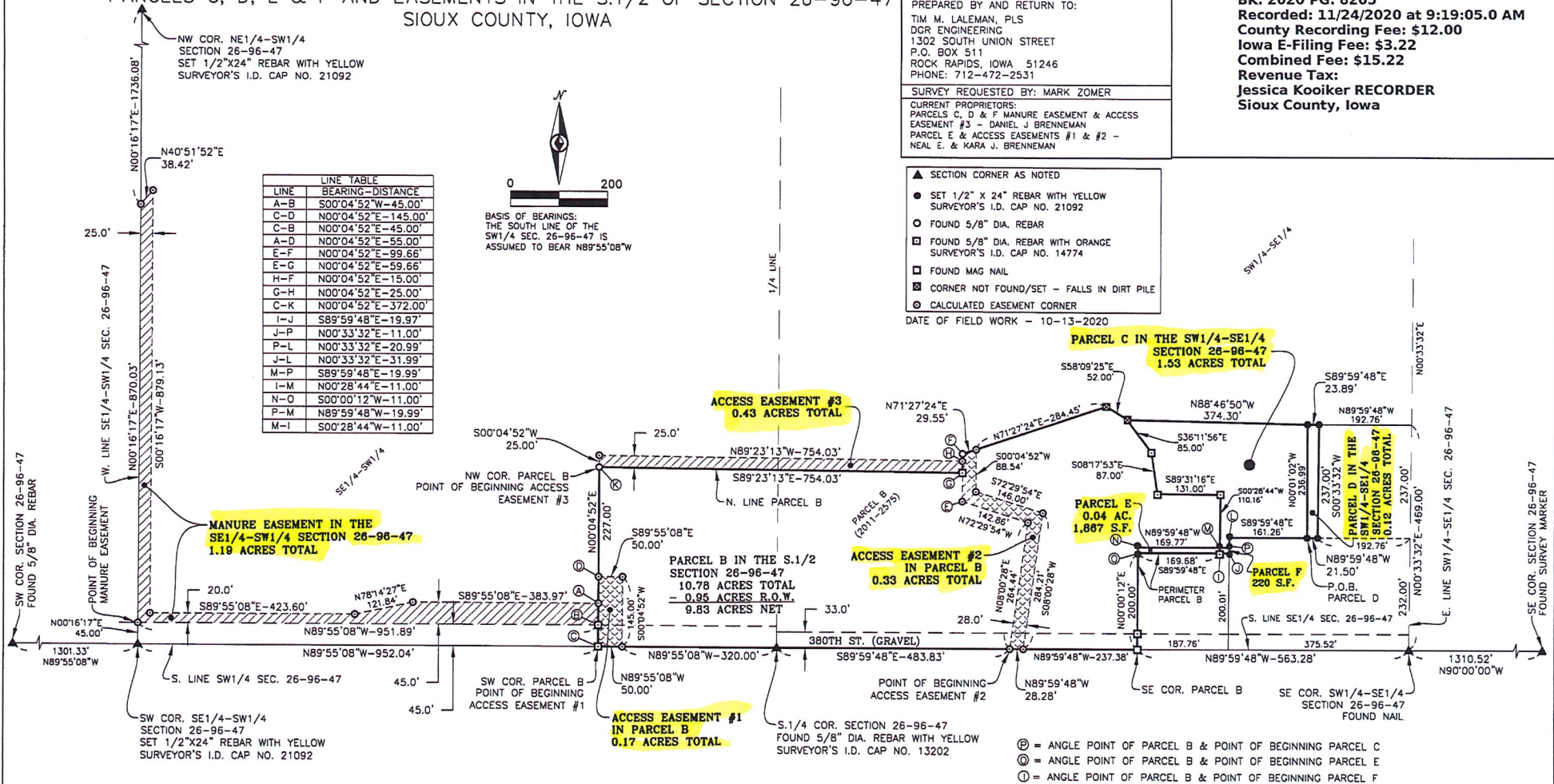
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 PARCEL E & ACCESS EASEMENTS #1 & #2 -
 NEAL E. & KARA J. BRENNEMAN

Number: 2020-08205
 BK: 2020 PG: 8205
 Recorded: 11/24/2020 at 9:19:05.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 Jessica Kooiker RECORDER
 Sioux County, Iowa

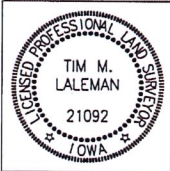
LINE	BEARING-DISTANCE
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C-D	N00°04'52"E-145.00'
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E-F	N00°04'52"E-99.66'
E-G	N00°04'52"E-59.66'
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J-L	N00°33'32"E-31.99'
M-P	S89°59'48"E-19.99'
I-M	N00°28'44"E-11.00'
N-O	S00°00'12"W-11.00'
P-M	N89°59'48"W-19.99'
M-I	S00°28'44"W-11.00'



- ▲ SECTION CORNER AS NOTED
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 - FOUND MAG NAIL
 - ⊠ CORNER NOT FOUND/SET - FALLS IN DIRT PILE
 - ⊙ CALCULATED EASEMENT CORNER
- DATE OF FIELD WORK - 10-13-2020



- ⊙ = ANGLE POINT OF PARCEL B & POINT OF BEGINNING PARCEL C
- ⊙ = ANGLE POINT OF PARCEL B & POINT OF BEGINNING PARCEL E
- ⊙ = ANGLE POINT OF PARCEL B & POINT OF BEGINNING PARCEL F



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

By: *Tim M. Laleman* 11-19-2020
 Tim M. Laleman, L.S. License No. 21092
 My license renewal date is December 31, 2021

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

DGR ENGINEERING
 DGR ENGINEERING
 Rock Rapids, Iowa 712-472-2531
 Sioux City, Iowa
 Ankeny, Iowa
 Sioux Falls, South Dakota

Date 11-19-20
 Drawn By TML
 Approved TML

PROJECT NO. 370235

DWG. # P:\03\070\235\370235\DWG\370235 BOUND ORTHO.DWG

**PLAT OF SURVEY
PARCELS C, D, E & F AND EASEMENTS IN THE S.1/2 OF SECTION 26-96-47
SIOUX COUNTY, IOWA**

DESCRIPTION - MANURE EASEMENT IN THE SE1/4-SW1/4 SECTION 26-96-47

That part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa, described as follows:

Commencing at the Southwest Corner of the SE1/4-SW1/4 of said Section 26; thence North 00°16'17" East along the west line of said SE1/4-SW1/4 for a distance of 45.00 feet to the Point of Beginning; thence continuing North 00°16'17" East along said west line for a distance of 870.03 feet; thence North 40°51'52" East for a distance of 38.42 feet; thence South 00°16'17" West for a distance of 879.13 feet; thence South 89°55'08" East for a distance of 423.60 feet; thence North 78°14'27" East for a distance of 121.84 feet; thence South 89°55'08" East for a distance of 383.97 feet to the west line of Parcel B in the S.1/2 of said Section 26 (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575); thence South 00°04'52" West along said west line for a distance of 45.00 feet; thence North 89°55'08" West for a distance of 951.89 feet to the Point of Beginning, containing 1.19 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - ACCESS EASEMENT #1 IN PARCEL B IN THE S.1/2 SECTION 26-96-47

That part of Parcel B in the South Half (S.1/2) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575), described as follows:

Beginning at the Southwest Corner of said Parcel B; thence North 00°04'52" East along the west line of said Parcel B for a distance of 145.00 feet; thence South 89°55'08" East for a distance of 50.00 feet; thence South 00°04'52" West for a distance of 145.00 feet to the south line of said Parcel B; thence North 89°55'08" West along said south line for a distance of 50.00 feet to the Point of Beginning, containing 0.17 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - ACCESS EASEMENT #2 IN PARCEL B IN THE S.1/2 SECTION 26-96-47

That part of Parcel B in the South Half (S.1/2) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575), described as follows:

Commencing at the South Quarter Corner of said Section 26 and at a point on the south line of said Parcel B; thence South 89°59'48" East along the south line of said Parcel B for a distance of 483.83 feet to the Point of Beginning; thence North 08°00'28" East for a distance of 264.44 feet; thence North 72°29'54" West for a distance of 142.86 feet; thence North 00°04'52" East for a distance of 99.66 feet to the north line of said Parcel B; thence North 71°27'24" East along said north line for a distance of 29.55 feet; thence South 00°04'52" West for a distance of 88.54 feet; thence South 72°29'54" East for a distance of 146.00 feet; thence South 08°00'28" West for a distance of 284.21 feet to the south line of said Parcel B; thence North 89°59'48" West along said south line for a distance of 28.28 feet to the Point of Beginning, containing 0.33 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - ACCESS EASEMENT #3 IN THE S.1/2 SECTION 26-96-47

That part of the South Half (S.1/2) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa, described as follows:

Beginning at the Northwest Corner of Parcel B in the S.1/2 of said Section 26 (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575); thence South 89°23'13" East along the north line of said Parcel B for a distance of 754.03 feet to an angle point of said Parcel B; thence North 00°04'52" East along the perimeter of said Parcel B for a distance of 25.00 feet; thence North 89°23'13" West for a distance of 754.03 feet; thence South 00°04'52" West for a distance of 25.00 feet to the Point of Beginning, containing 0.43 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - PARCEL C IN THE SW1/4-SE1/4 SECTION 26-96-47

That part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa, described as follows:

Commencing at the Southeast Corner of the SW1/4-SE1/4 of said Section 26; thence North 89°59'48" West along the south line of said SW1/4-SE1/4 for a distance of 563.28 feet to the Southeast Corner of Parcel B in the S.1/2 of said Section 26 (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575); thence North 00°00'12" East along the perimeter of said Parcel B for a distance of 200.00 feet to an angle point of said Parcel B; thence South 89°59'48" East along the perimeter of said Parcel B for a distance of 169.68 feet to an angle point of said Parcel B; thence South 89°59'48" East for a distance of 19.97 feet; thence North 00°33'32" East for a distance of 11.00 feet to the Point of Beginning; thence North 00°33'32" East for a distance of 20.99 feet; thence South 89°59'48" East for a distance of 161.26 feet; thence North 00°01'02" West for a distance of 236.99 feet; thence North 88°46'50" West for a distance of 374.30 feet to an angle point of said Parcel B; thence South 36°11'56" East along the perimeter of said Parcel B for a distance of 85.00 feet; thence South 08°17'53" East along the perimeter of said Parcel B for a distance of 87.00 feet; thence South 89°31'16" East along the perimeter of said Parcel B for a distance of 131.00 feet; thence South 00°28'44" West along the perimeter of said Parcel B for a distance of 110.16 feet; South 89°59'48" East for a distance of 19.99 feet to the Point of Beginning, containing 1.53 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - PARCEL D IN THE SW1/4-SE1/4 SECTION 26-96-47

That part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa, described as follows:

Commencing at the Southeast Corner of the SW1/4-SE1/4 of said Section 26; thence North 89°59'48" West along the south line of said SW1/4-SE1/4 for a distance of 563.28 feet to the Southeast Corner of Parcel B in the S.1/2 of said Section 26 (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575); thence North 00°00'12" East along the perimeter of said Parcel B for a distance of 200.00 feet to an angle point of said Parcel B; thence South 89°59'48" East along the perimeter of said Parcel B for a distance of 169.68 feet to an angle point of said Parcel B; thence South 89°59'48" East for a distance of 19.97 feet; thence North 00°33'32" East for a distance of 31.99 feet; thence South 89°59'48" East for a distance of 161.26 feet to the Point of Beginning; thence North 00°01'02" West for a distance of 236.99 feet; thence South 89°59'48" East for a distance of 23.89 feet; thence South 00°33'32" West for a distance of 237.00 feet; thence North 89°59'48" West for a distance of 21.50 feet to the Point of Beginning, containing 0.12 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - PARCEL E IN THE SW1/4-SE1/4 SECTION 26-96-47

That part of Parcel B in the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575), described as follows:

Commencing at the Southeast Corner of the SW1/4-SE1/4 of said Section 26; thence North 89°59'48" West along the south line of said SW1/4-SE1/4 for a distance of 563.28 feet to the Southeast Corner of said Parcel B in the S.1/2 of said Section 26; thence North 00°00'12" East along the perimeter of said Parcel B for a distance of 200.00 feet to the Point of Beginning; thence South 89°59'48" East along the perimeter of said Parcel B for a distance of 169.68 feet to an angle point of said Parcel B; thence North 00°28'44" East along the perimeter of said Parcel B for a distance of 11.00 feet; thence North 89°59'48" West for a distance of 169.77 feet; thence South 00°00'12" West for a distance of 11.00 feet to the Point of Beginning, containing 1.867 square feet (0.04 acres).


SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - PARCEL F IN THE SW1/4-SE1/4 SECTION 26-96-47

That part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section Twenty-Six (Sec. 26), Township 96 North, Range 47 West of the 5th P.M., Sioux County, Iowa, described as follows:

Commencing at the Southeast Corner of the SW1/4-SE1/4 of said Section 26; thence North 89°59'48" West along the south line of said SW1/4-SE1/4 for a distance of 563.28 feet to the Southeast Corner of Parcel B in the S.1/2 of said Section 26 (the Plat of Survey of said Parcel B being recorded in File 2011, Card 2575); thence North 00°00'12" East along the perimeter of said Parcel B for a distance of 200.00 feet to an angle point of said Parcel B; thence South 89°59'48" East along the perimeter of said Parcel B for a distance of 169.68 feet to an angle point of said Parcel B and to the Point of Beginning; thence South 89°59'48" East for a distance of 19.97 feet; thence North 00°33'32" East for a distance of 11.00 feet; thence North 89°59'48" West for a distance of 19.99 feet to the perimeter of said Parcel B; thence South 00°28'44" West along the perimeter of said Parcel B for a distance of 11.00 feet to the Point of Beginning, containing 220 square feet.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Ankeny, Iowa Sioux Falls, South Dakota	Date 11-19-20 Drawn By TML Approved TML	PROJECT NO. 370235
			DWG. # P:031070235\370235\DWG\370235 BOUND ORTHO.DWG