

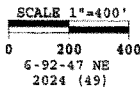
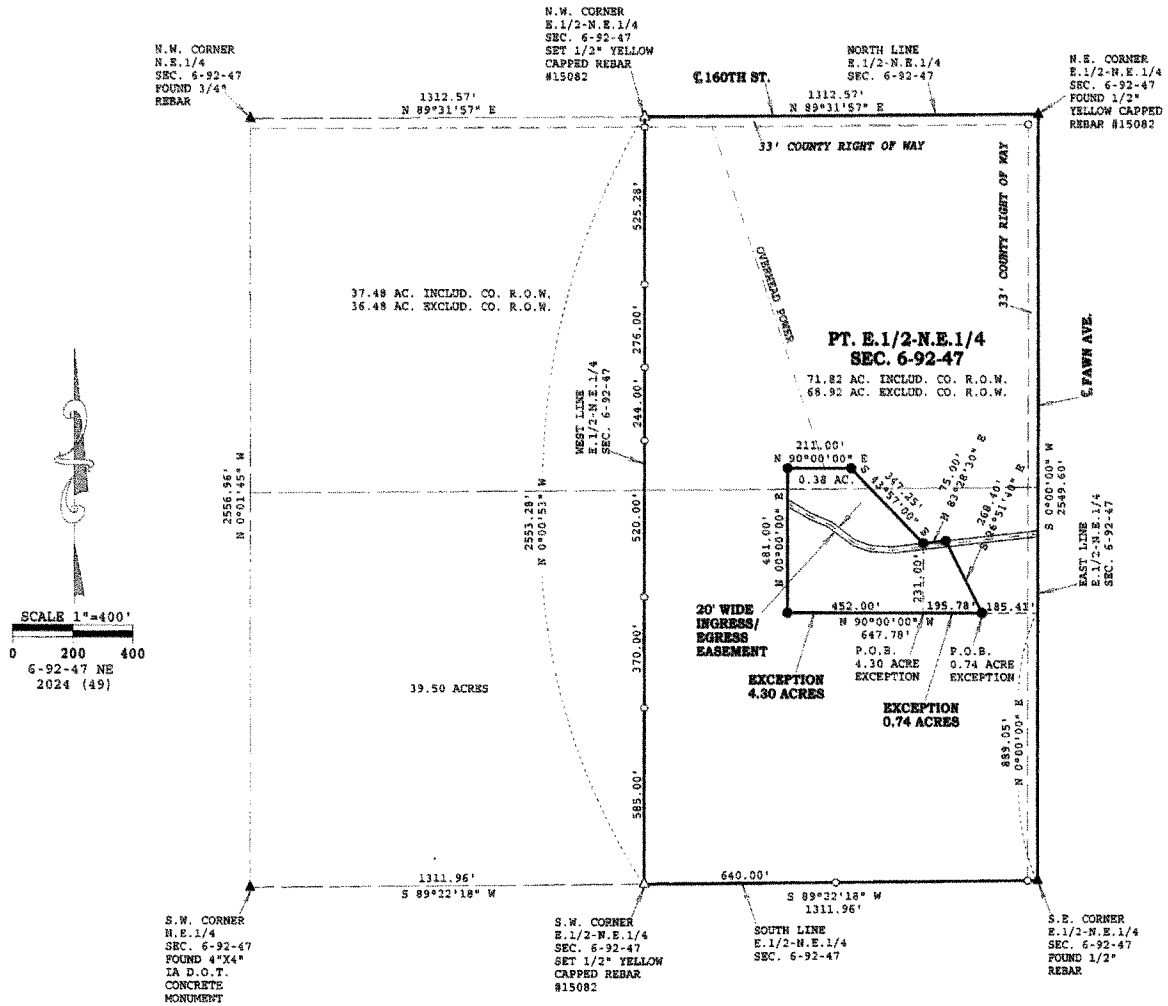
SURVEYOR: ALAN L. FAGAN	712 539-1471
MAIL TO: AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038	
COUNTY:	PLYMOUTH
SECTION(S):	6 T. 92 N., R. 47 W.
ALIQUOT PART:	PART OF THE E. 1/2 OF THE N.E. 1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	ROXANNE MICHAEL & WILLIAM MICHAEL AND COYLA TROTZIG & JOSEPH TROTZIG
REQUESTED BY:	BROCK AUCTION COMPANY, INC.

AL FAGAN LAND SURVEYING P.C. P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

PAGE 1 OF 2

PLAT OF SURVEY

PLAT OF SURVEY SHOWING PART OF THE E. 1/2 OF THE N.E. 1/4 OF SECTION 6, T. 92N., R. 47W. OF THE 5TH P.M., PLYMOUTH COUNTY, IOWA. SEE ATTACHED DESCRIPTION.



- MONUMENTS**
- = 5/8" YELLOW CAPPED REBAR #12090 FOUND
 - = 1/2" YELLOW CAPPED REBAR #15082 SET

AREA BREAKDOWN

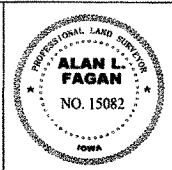
PT. N.E. 1/4-N.E. 1/4	37.02 AC. INCLUD. CO. R.O.W.
	35.12 AC. EXCLUD. CO. R.O.W.
PT. S.E. 1/4-N.E. 1/4	34.80 AC. INCLUD. CO. R.O.W.
	33.80 AC. EXCLUD. CO. R.O.W.

- NOTES**
- SEE OVERHEAD POWER LINE, DID NOT FIND EASEMENT.
 - SEE PLAT OF SURVEY RECORDED IN FILE 1994, CARD 463, SHOWS 20' WIDE INGRESS/EGRESS EASEMENT.
 - SEE PLAT OF SURVEY RECORDED IN FILE 1998, CARD 4457, SHOWS 20' WIDE INGRESS/EGRESS EASEMENT.
 - SEE MAINTENANCE PERFORMANCE AGREEMENT RECORDED IN BOOK 2019, PAGE 2564.
 - THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT THE E. 1/2 OF THE N.E. 1/4 OF SECTION 6-92-47.

DATE OF SURVEY: JULY 2024

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.

ALAN L. FAGAN
7-12-24
DATE
LICENSE NUMBER 15082
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: TWO



DESCRIPTION:

THE E.1/2 OF THE N.E.1/4 OF SECTION 6, TOWNSHIP 92 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, PLYMOUTH COUNTY, IOWA,

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE N.E.1/4 OF SAID SECTION 6; THENCE NORTH 00°00'00" EAST 889.05 FEET ALONG THE EAST LINE OF THE N.E.1/4; THENCE NORTH 90°00'00" WEST 381.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 452.00 FEET; THENCE NORTH 00°00'00" EAST 481.00 FEET; THENCE NORTH 90°00'00" EAST 211.00 FEET; THENCE SOUTH 43°57'00" EAST 347.25 FEET; THENCE SOUTH 00°00'00" WEST 231.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.30 ACRES MORE OR LESS AND BEING SUBJECT TO A 20.00 FOOT WIDE INGRESS-EGRESS EASEMENT AS SHOWN ON PLAT.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE N.E.1/4 OF SAID SECTION 6; THENCE NORTH 00°00'00" EAST 889.05 FEET ALONG THE EAST LINE OF THE N.E.1/4; THENCE NORTH 90°00'00" WEST 185.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 195.78 FEET; THENCE NORTH 00°00'00" EAST 231.00 FEET; THENCE NORTH 83°28'30" EAST 75.00 FEET; THENCE SOUTH 26°51'40" EAST 268.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES MORE OR LESS AND BEING SUBJECT TO A 20.00 FOOT WIDE INGRESS-EGRESS EASEMENT AS SHOWN ON PLAT.

ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:

THE EAST LINE OF SAID N.E.1/4 WAS ASSUMED TO BEAR DUE NORTH AND SOUTH.