

SURVEYOR: ALAN L. FAGAN 712 539-1471	
MAIL TO: AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038	
COUNTY: WOODBURY	
SECTION(S): 19 T. 87 N., R. 46 W.	
ALIQUOT PART: PART OF THE S.E.1/4	
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S): PAYNE SARGISSON, ETAL	
REQUESTED BY: PAYNE SARGISSON	

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

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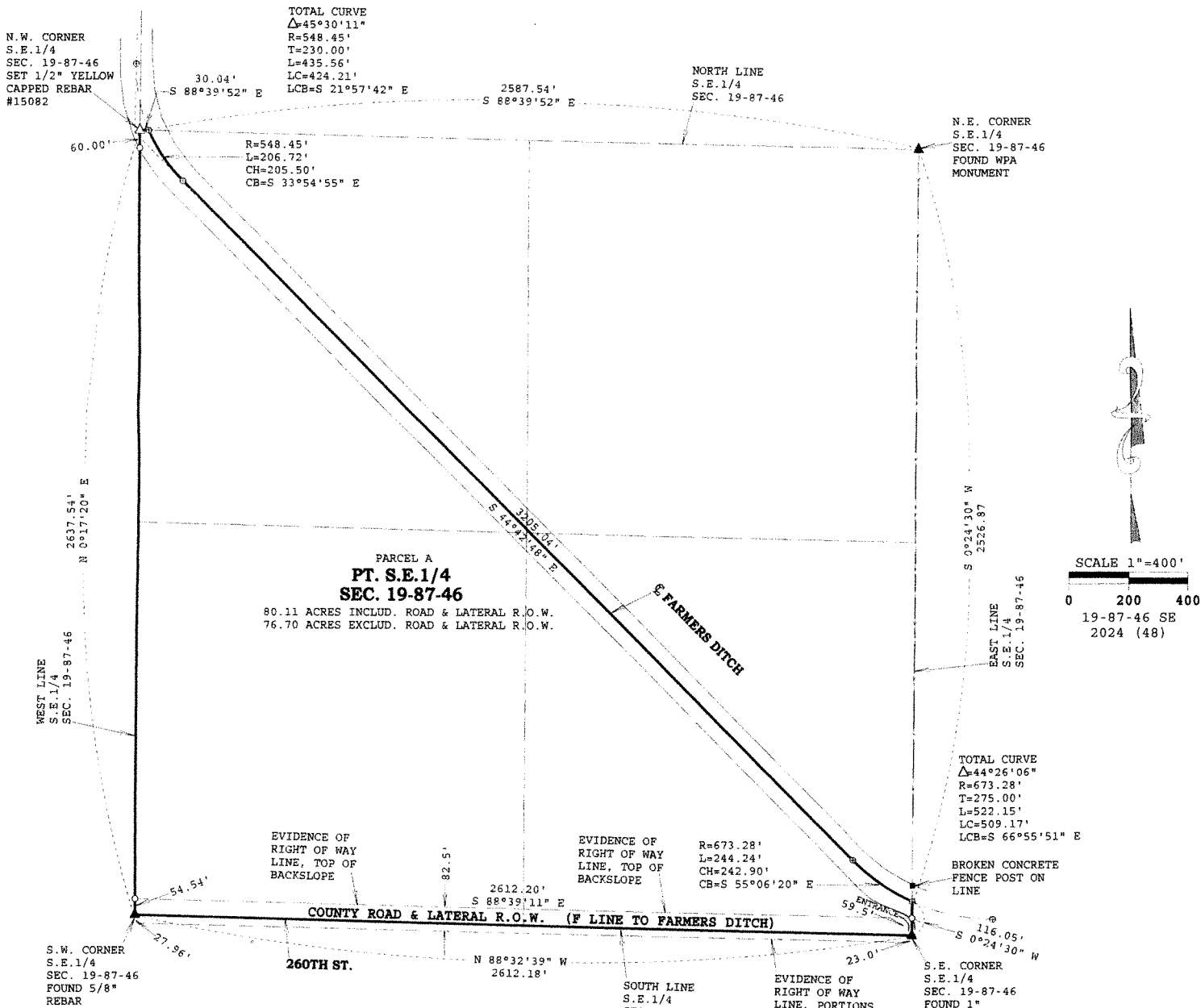
PLAT OF SURVEY

PLAT OF SURVEY SHOWING PART OF THE S.E.1/4 OF SECTION 19, T.87N., R.46W. OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

SURVEYOR'S DESCRIPTION:

PART OF THE S.E.1/4 OF SECTION 19, TOWNSHIP 87 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID S.E.1/4; THENCE N.88°32'39"W. ALONG THE SOUTH LINE OF SAID S.E.1/4 FOR 2612.18 FEET TO THE S.W. CORNER OF SAID S.E.1/4; THENCE N.0°17'20"E. ALONG THE WEST LINE OF SAID S.E.1/4 FOR 2637.54 FEET TO THE N.W. CORNER OF SAID S.E.1/4; THENCE S.88°39'52"E. ALONG THE NORTH LINE OF SAID S.E.1/4 FOR 30.04 FEET TO THE CENTERLINE OF THE FARMERS DITCH; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND A 548.45 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY FOR 206.72 FEET, SAID CURVE HAVING A CHORD BEARING OF S.33°54'55"E. AND A CHORD LENGTH OF 205.50 FEET; THENCE S.44°42'48"E. ALONG SAID CENTERLINE FOR 3205.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND A 673.28 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY FOR 244.24 FEET TO THE EAST LINE OF SAID S.E.1/4, SAID CURVE HAVING A CHORD BEARING OF S.55°06'20"E. AND A CHORD LENGTH OF 242.90 FEET; THENCE S.0°24'30"W. ALONG SAID EAST LINE FOR 116.05 FEET TO THE POINT OF BEGINNING. CONTAINING 80.11 ACRES INCLUDING ROAD AND LATERAL RIGHT OF WAY AND 76.70 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR S.0°24'30"W.



NOTES

MIDDLE OF ENTRANCE TO PARCEL A IS ON THE EAST LINE OF THE S.E.1/4.
 PLAT OF SURVEY RECORDED IN BOOK 1257, PAGE 320 DOES NOT SHOW WHAT MONUMENTS THE NORTH LINE OF SECTION 30-87-46/SOUTH LINE OF SECTION 19-87-46.

USED TOP OF BACKSLOPE AS EVIDENCE OF LATERAL RIGHT OF WAY.
 THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT PARCEL A.
 SEE PAGE 2 FOR MORE INFORMATION REGARDING THIS SURVEY.

DATE OF SURVEY: JUNE 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 DATE 6-19-24

LICENSE NUMBER 15082
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL: TWO



AREA BREAKDOWN

- PT. N.W.1/4-S.E.1/4
19.66 ACRES
- PT. N.E.1/4-S.E.1/4
0.00 ACRES
- PT. S.W.1/4-S.E.1/4
39.57 AC. INCLUD. ROAD & LATERAL R.O.W.
37.91 AC. EXCLUD. ROAD & LATERAL R.O.W.
- PT. S.E.1/4-S.E.1/4
20.88 AC. INCLUD. ROAD & LATERAL R.O.W.
19.13 AC. EXCLUD. ROAD & LATERAL R.O.W.

MONUMENTS

- ⊙ = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊕ = IN DITCH, NOT SET
- = FENCE