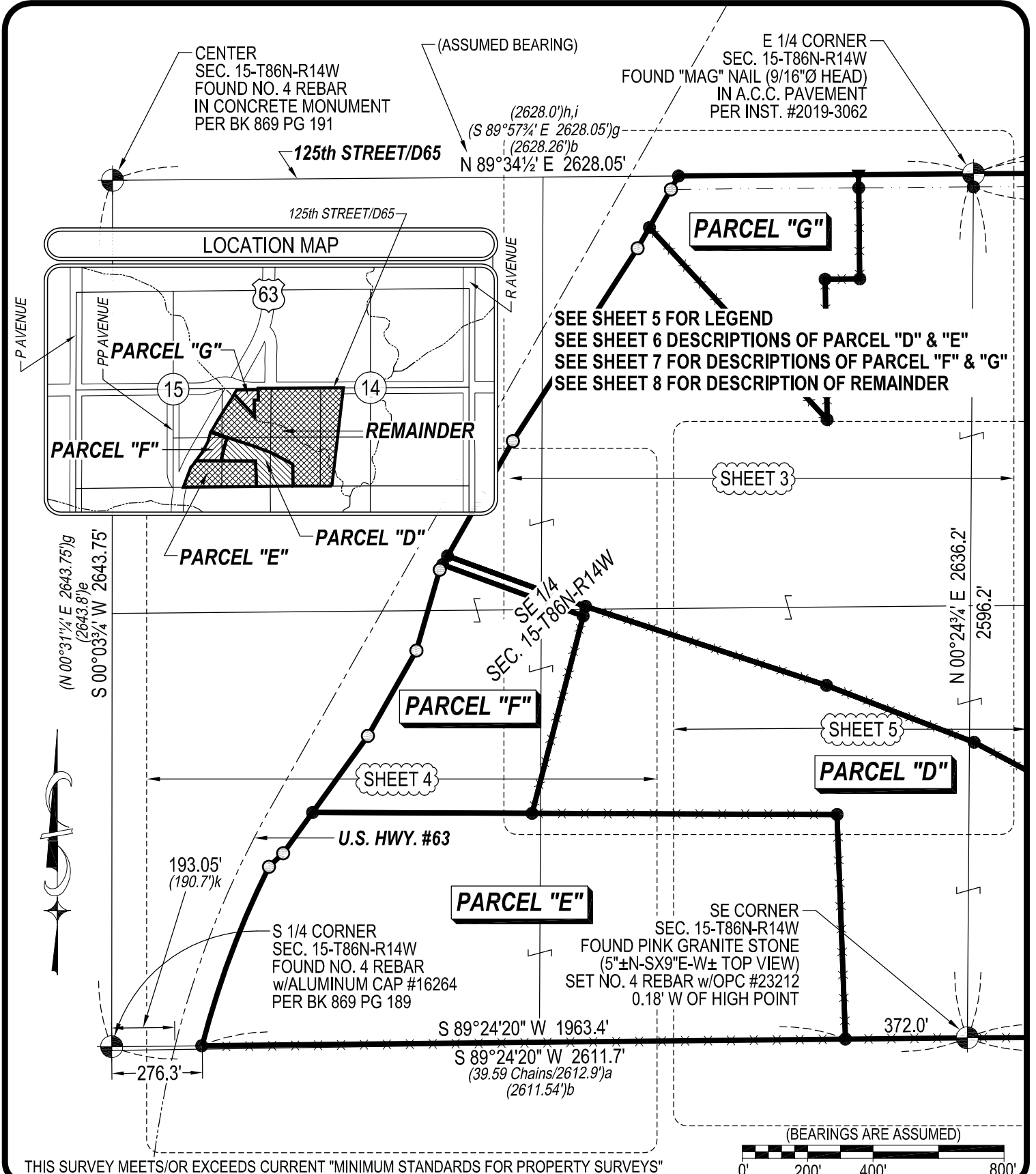


INDEX LEGEND

General Description: Sec. 14-T86N-R14W, SW 1/4
 Sec. 15-T86N-R14W, SE 1/4
 Surveyor: Kyle J. Helland
 Surveying Company/
 Return to: Helland Engineering & Surveying, Ltd.
 6109 Chancellor Drive
 Cedar Falls, Iowa 50613-6916
 319-266-0161
 Survey Requested By: Craig Dinsdale
 Proprietor: Marilyn Dinsdale Jellings, Trustee of the Marilyn
 Dinsdale Jellings Trust & Calvin W. Dinsdale Trust

Reserved for County Recorder's use.



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 Cedar Falls, Iowa 50613-6916
 (319)-266-0161

SHEET 1 OF 8

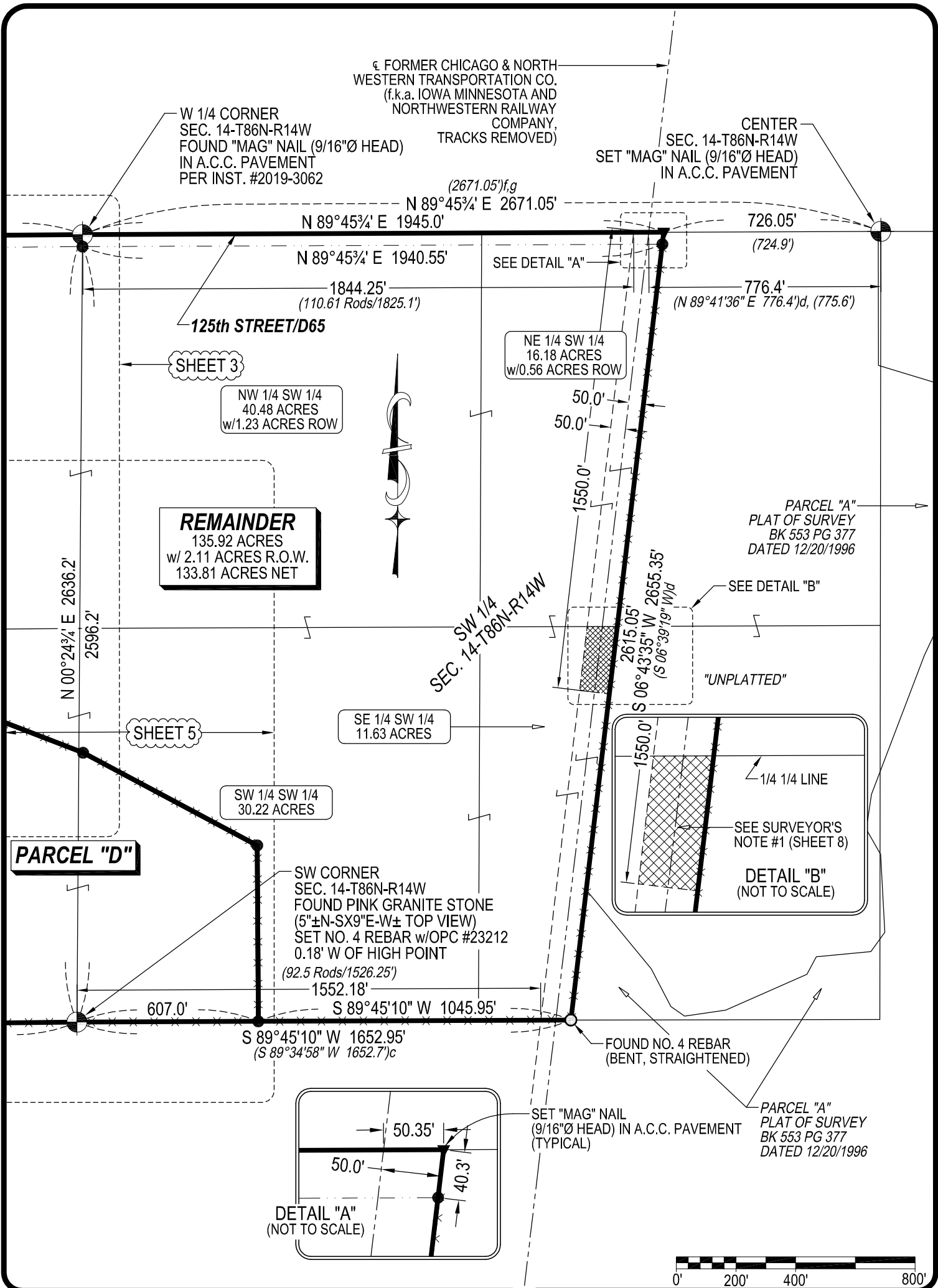
● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212 (00') RECORDED AS FILE NAME: 22-174.DWG
 SCALE: 1" = 400' PROJECT #22-174 DRAWN BY: JPH
 OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)



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 Professional Land Surveyor under the laws of the State of Iowa.

Kyle J. Helland
 License Number 23212
 My license renewal date is December 31, 2023.
 All pages or sheets are covered by this seal except:

PLAT OF SURVEY
 OF
 PART OF SE 1/4 SEC. 15-T86N-R14W
 PART OF SW 1/4 SEC. 14-T86N-R14W
 TAMA COUNTY, IOWA FOR
 MARILYN DINSDALE JELLINGS, TRUSTEE OF THE
 MARILYN DINSDALE JELLINGS TRUST, ET AL

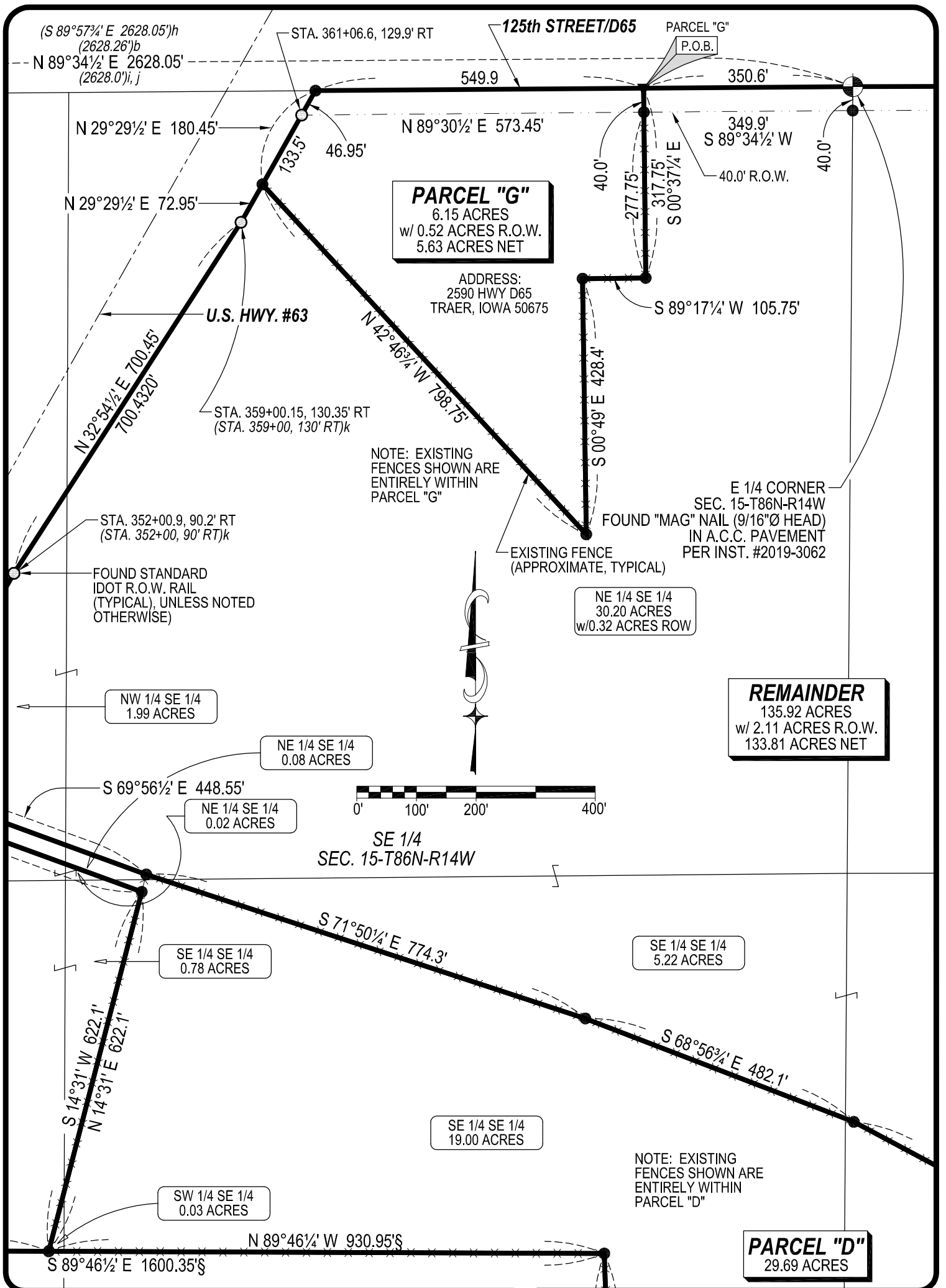


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SHEET 2 OF 8

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PLAT OF SURVEY
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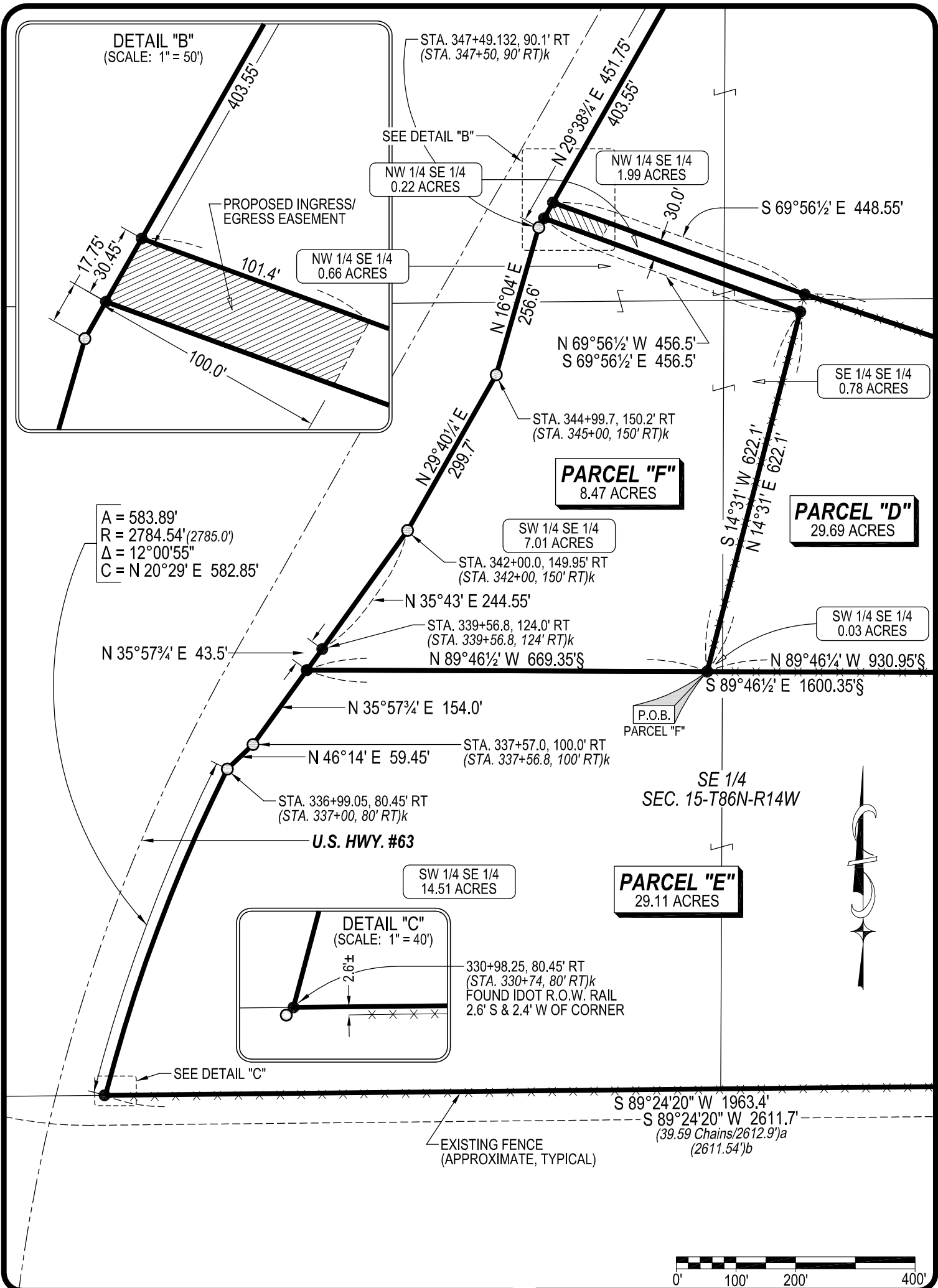


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SHEET 3 OF 8

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 (00) RECORDED AS FILE NAME: 22-174-3.DWG
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PLAT OF SURVEY
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PART OF SW 1/4 SEC. 14-T86N-R14W
TAMA COUNTY, IOWA FOR
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NE 1/4 SE 1/4
30.20 ACRES
w/0.32 ACRES ROW

REMAINDER
135.92 ACRES
w/ 2.11 ACRES R.O.W.
133.81 ACRES NET

- LEGEND**
- (0.0)a PER AUDITOR'S SURVEY BK 3 PG 348 DATED 02/03-04/1892
 - (0.0)b PER IOWA LAND CORNER SURVEY PROJ. NO. FN-63-5(6)-21-86 DATED 01/23/1970
 - (0.0)c PER UNRECORDED PLAT OF SURVEY BY PAUL H. HELLAND (FIELD WORK 05/1979)
 - (0.0)d PER PLAT OF SURVEY BK 553 PG 377 DATED 12/20/1996
 - (0.0)e PER PLAT OF SURVEY FEE BK 2010-1186 DATED 05/04/2010
 - (0.0)f PER PLAT OF SURVEY FEE BK 2014-1401 DATED 06/02/2014
 - (0.0)g PER PLAT OF SURVEY FEE BK 2014-1401 DATED 06/02/2014
 - (0.0)h PER PLAT OF SURVEY FEE BK 2014-2280 DATED 09/04/2014
 - (0.0)i PER PLAT OF SURVEY FEE BK 2015-1632 DATED 06/24/2015
 - (0.0)j PER PLAT OF SURVEY INST. #2019-2721 DATED 10/30/2019
 - (0.0)k PER CONDEMNATION IN BK 329 PG 429 & IN BK 329 PG 435 DATED 01/18/1972
- § SUBJECT TO ROUNDING ERRORS

SE 1/4
SEC. 15-T86N-R14W

SE 1/4 SE 1/4
5.22 ACRES

SE 1/4 SE 1/4
19.00 ACRES

SW 1/4 SE 1/4
30.22 ACRES

NOTE: EXISTING
FENCES SHOWN ARE
ENTIRELY WITHIN
PARCEL "D"

SW 1/4
SEC. 14-T86N-R14W

PARCEL "D"
29.69 ACRES

PARCEL "E"
29.11 ACRES

SW 1/4 SW 1/4
10.36 ACRES

SE 1/4 SE 1/4
14.60 ACRES

N 02°08 1/2' W 685.55'
S 02°08 1/2' E 685.55'

PARCEL "E"
P.O.B.

PARCEL "D"
P.O.B.

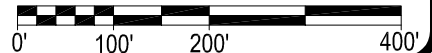
372.0'

607.0'

S 89°24'20" W 2611.7'
(39.59 Chains/2612.9')^a
(2611.54')^b

SE CORNER
SEC. 15-T86N-R14W
FOUND PINK GRANITE STONE
(5"±N-SX9"E-W± TOP VIEW)
SET NO. 4 REBAR w/OPC #23212
0.18' W OF HIGH POINT

SW CORNER
SEC. 14-T86N-R14W
FOUND PINK GRANITE STONE
(5"±N-SX9"E-W± TOP VIEW)
SET NO. 4 REBAR w/OPC #23212
0.18' W OF HIGH POINT
S 89°45'10" W 1652.95'
(S 89°34'58" W 1652.7')^c



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SHEET 5 OF 8

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PLAT OF SURVEY
OF
PART OF SE 1/4 SEC. 15-T86N-R14W
PART OF SW 1/4 SEC. 14-T86N-R14W
TAMA COUNTY, IOWA FOR
MARILYN DINSDALE JELLINGS, TRUSTEE OF THE
MARILYN DINSDALE JELLINGS TRUST, ET AL

THIS PLAT REPRESENTS A SURVEY OF PARCEL "D"

That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) in Section No. 14 and that part of the Southeast Quarter (SE 1/4) of Section No. 15, all in Township No. 86 North, Range No. 14 West of the Fifth Principal Meridian, Tama County, Iowa, described as follows:

Beginning at the Southeast corner of said Southeast Quarter, point being a found pink granite stone; thence along the South line of said Southeast Quarter South 89°24'20" West a distance of 372.0 feet to a set 1/2" rebar with license #23212; thence North 02°08'1/2" West a distance of 685.55 feet to a set 1/2" rebar with license #23212; thence North 89°46'1/4" West a distance of 930.95 feet to a set 1/2" rebar with license #23212; thence North 14°31' East a distance of 622.1 feet to a set 1/2" rebar with license #23212; thence North 69°56'1/2" West a distance of 456.5 feet to the Southeasterly right-of-way of U.S. Highway #63, point being a set 1/2" rebar with license #23212; thence along said right-of-way North 29°38'1/4" East a distance of 30.45 feet to a set 1/2" rebar with license #23212; thence South 69°56'1/2" East a distance of 448.55 feet to a set 1/2" rebar with license #23212; thence South 71°50'1/4" East a distance of 774.3 feet to a set 1/2" rebar with license #23212; thence South 68°56'3/4" East a distance of 482.1 feet to a set 1/2" rebar with license #23212; thence South 61°59' East a distance of 660.1 feet to a set 1/2" rebar with license #23212; thence South 00°21'35" East a distance of 589.05 feet to the South line of said Southwest Quarter of the Southwest Quarter, point being a set 1/2" rebar with license #23212; thence along said South line South 89°45'10" West a distance of 607.0 feet to the point of beginning.

Containing 29.69 acres.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The North line of said Southeast Quarter is assumed to bear North 89°34'1/2" East for this description.

DESCRIPTION OF PROPOSED INGRESS/EGRESS EASEMENT (Burdening PARCEL "D")

The Northwesterly 100 feet in even width of the above described Parcel "D". Containing 3,040 sq. ft.

THIS PLAT REPRESENTS A SURVEY OF PARCEL "E"

That part of the Southeast Quarter of Section No. 15, Township No. 86 North, Range No. 14 West of the Fifth Principal Meridian, Tama County, Iowa, described as follows:

Commencing at the Southeast corner of said Southeast Quarter, point being a found pink granite stone; thence along the South line of said Southeast Quarter South 89°24'20" West a distance of 372.0 feet to a set 1/2" rebar with license #23212, being the point of beginning; thence continuing along said South line South 89°24'20" West a distance of 1,963.4 feet to the Southeasterly right-of-way of U.S. Highway #63, point being a set 1/2" rebar with license #23212; thence along said right-of-way 583.89 feet Northeasterly along a curve concave Southeasterly having a radius of 2,784.54 feet, a central angle of 12°00'55" and a long chord of North 20°29' East 582.85 feet to a found IDOT rail; thence along said right-of-way North 46°14' East a distance of 59.45 feet to a found IDOT rail; thence along said right-of-way North 35°57'1/4" East a distance of 154.0 feet to a set 1/2" rebar with license #23212; thence South 89°46'1/2" East a distance of 1,600.35 feet to a set 1/2" rebar with license #23212; thence South 02°08'1/2" East a distance of 685.55 feet to the point of beginning.

Containing 29.11 acres.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The North line of the Southeast Quarter is assumed to bear North 89°34'1/2" East for this description.



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SHEET 6 OF 8

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PLAT OF SURVEY
OF
PART OF SE 1/4 SEC. 15-T86N-R14W
PART OF SW 1/4 SEC. 14-T86N-R14W
TAMA COUNTY, IOWA FOR
MARILYN DINSDALE JELLINGS, TRUSTEE OF THE
MARILYN DINSDALE JELLINGS TRUST, ET AL

THIS PLAT REPRESENTS A SURVEY OF PARCEL "F"

That part of the Southeast Quarter of Section No. 15, Township No. 86 North, Range No. 14 West of the Fifth Principal Meridian, Tama County, Iowa, described as follows:

Commencing at the Southeast corner of said Southeast Quarter, point being a found pink granite stone;

thence along the South line of said Southeast Quarter South 89°24'20" West a distance of 372.0 feet to a set 1/2" rebar with license #23212;

thence North 02°08 1/2' West a distance of 685.55 feet to a set 1/2" rebar with license #23212;

thence North 89°46 1/4' West a distance of 930.95 feet to a set 1/2" rebar with license #23212, being the point of beginning;

thence continuing North 89°46 1/4' West a distance of 669.35 feet to the Southeasterly right-of-way of U.S. Highway #63, point being a set 1/2" rebar with license #23212;

thence along said right-of-way North 35°57 3/4' East a distance of 43.5 feet to a set 1/2" rebar with license #23212;

thence along said right-of-way North 35°43' East a distance of 244.55 feet to a found IDOT rail;

thence along said right-of-way North 29°40 1/4' East a distance of 299.7 feet to a found IDOT rail;

thence along said right-of-way North 16°04' East a distance of 256.6 feet to a found IDOT rail;

thence along said right-of-way North 29°38 3/4' East a distance of 17.75 feet to a set 1/2" rebar with license #23212;

thence South 69°56 1/2' East a distance of 456.5 feet to a set 1/2" rebar with license #23212;

thence South 14°31' West a distance of 622.1 feet to the point of beginning.

Containing 8.47 acres.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The North line of said Southeast Quarter is assumed to bear North 89°34 1/2' East for this description.

THIS PLAT REPRESENTS A SURVEY OF PARCEL "G"

That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) in Section No. 15, Township No. 86 North, Range No. 14 West of the Fifth Principal Meridian, Tama County, Iowa, described as follows:

Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter, point being a found "mag" nail in A.C.C. pavement;

thence along the North line of said Northeast Quarter of the Southeast Quarter South 89°34 1/2' West a distance of 350.6 feet to a set "mag" nail in A.C.C. pavement, being the point of beginning;

thence South 00°37 1/4' East a distance of 317.75 feet to a set 1/2" rebar with license #23212;

thence South 89°17 1/4' West a distance of 105.75 feet to a set 1/2" rebar with license #23212;

thence South 00°49' East a distance of 428.4 feet to a set 1/2" rebar with license #23212;

thence North 42°46 3/4' West a distance of 798.75 feet to the Southeasterly right-of-way of U.S. Highway #63, point being a set 1/2" rebar with license #23212;

thence along said right-of-way North 29°29 1/2' East a distance of 180.45 feet to the North line of said Northeast Quarter of the Southeast Quarter, point being a set 1/2" rebar with license #23212;

thence along said North line North 89°34 1/2' East a distance of 549.9 feet to the point of beginning.

Containing 6.15 acres including 0.52 acres of right-of-way.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The North line of said Southeast Quarter is assumed to bear North 89°34 1/2' East for this description.



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SHEET 7 OF 8

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PART OF SW 1/4 SEC. 14-T86N-R14W
TAMA COUNTY, IOWA FOR
MARILYN DINSDALE JELLINGS, TRUSTEE OF THE
MARILYN DINSDALE JELLINGS TRUST, ET AL

THIS PLAT REPRESENTS A SURVEY OF REMAINDER

(Part of Quit Claim Deed in Instrument #2021-3686 dated 08/02/2006

A strip of land 50 feet in width extending over and across part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Fourteen (14), Township Eighty-six (86) North, Range Fourteen (14) West of the Fifth Principal Meridian, said strip of land being 50 feet in width on the Easterly side of the center line of the main track (now removed) of the Iowa Minnesota and Northwestern Railway Company (now the Chicago and North Western Transportation Company) as said main track center line was originally located and established over and across said Section Fourteen (14), and lying Southerly of a line drawn at right angles to said original main track center line at a point thereon distant 1,550 feet Southerly from its intersection with the North line of the Southwest Quarter (SW1/4) of said Section Fourteen (14). Subject to any and all public or private utilities now located on the above described real estate.

AND

A strip of land 50 feet in width extending over and across part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 86 North, Range 14 West of the 5th Principal Meridian, Tama County, Iowa, said strip of land being 50 feet in width on the Westerly side of the center line of the main track (now removed) of the Iowa Minnesota and Northwestern Railway Company (now the Chicago and North Western Transportation Company) as said main track center line was originally located and established over and across said Section 14, and lying Southerly of a line drawn at right angles to said original main track center line at a point thereon distant 1,550 feet Southerly from its intersection with the North line of the Southwest Quarter of said Section 14.

AND

Railroad right-of-way across NE ¼ of SW ¼ of Section 14, Township 86 North, Range 14 West of the 5th P.M. containing approximately 3.00 acres.

AND

All that part of the Southeast Quarter (SE ¼) of Section Fifteen (15), lying South and East of paved Highway No. 63, and that portion of the Southwest Quarter (SW ¼) of Section Fourteen (14) described as follows: Commencing at the Northwest corner of the Southwest Quarter (SW ¼) of said Section Fourteen (14), thence running South along the West line of said Quarter Section to the Southwest corner thereof, thence East along the South line thereof 92.5 rods to the West side of the right-of-way of the C & NW Railway, thence Northeasterly along the West line of said right-of-way to a point on the North line of said Quarter Section 110.61 rods East of the Northwest corner thereof, thence West along the North line of said Quarter Section 110.61 rods to the place of beginning, being all of the Southwest Quarter (SW ¼) of Section Fourteen (14) lying West of the right-of-way of the C & NW Railway, all in Township Eighty-six (86) North, Range Fourteen (14) West of the 5th P.M..

AND

All that part of the SE 1/4 of the SW 1/4 lying Northerly of a line drawn at right angles to said original main track center line at a point thereon distant 1,550 feet Southerly from its intersection with the North line of the Southwest quarter (SW 1/4) of said Section Fourteen (14) (See Surveyor's Note #1).

EXCEPT

Parcel "D", Parcel "E", Parcel "F" and Parcel "G" as described on this Plat of Survey. Containing 135.92 acres including 2.11 acres of right-of-way.

SURVEYOR'S NOTE #1: Hatched area never properly transferred from railroad (now vacated) described as follows: All that part of the SE 1/4 of the SW 1/4 lying Northerly of a line drawn at right angles to said original main track center line at a point thereon distant 1,550 feet Southerly from its intersection with the North line of the Southwest quarter (SW 1/4) of said Section Fourteen (14). Containing 22,140 sq. ft. more or less. Tama County Auditor's drawings and Tama County Assessor's website indicates that Dinsdale owns this property.

Dates of Survey: 06/14/2022, 06/15/2022, 06/15/2022, 06/14/2022, 07/08/2022 & 07/11/2022



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SHEET 8 OF 8

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