

**INDEX LEGEND**

LOCATION: SW1/4 SEC. 2-98-42, OSCEOLA COUNTY, IA  
 PROPRIETOR: CLARK VOGЕ & CHRISTOPHER VOGЕ  
 FOR: LUKE SKINNER & CHRISTOPHER VOGЕ  
 SURVEYOR: JAMES C. SAILER, PLS #12090  
 PREPARED BY/  
 RETURN TO: SCHLOTFELDT ENGINEERING, INC.  
 P.O. BOX 806, 650 12TH STREET S.W.  
 LEMARS, IOWA 51031 (712)546-8118

Document 20230793  
 BK: 2023 PG: 793  
 Recorded: 8/3/2023 at 3:35:37.0 PM  
 County Recording Fee: \$12.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$15.00  
 Revenue Tax:  
 Sheila Christians, RECORDER  
 Osceola County, Iowa

**RETRACEMENT PLAT OF SURVEY**

OF



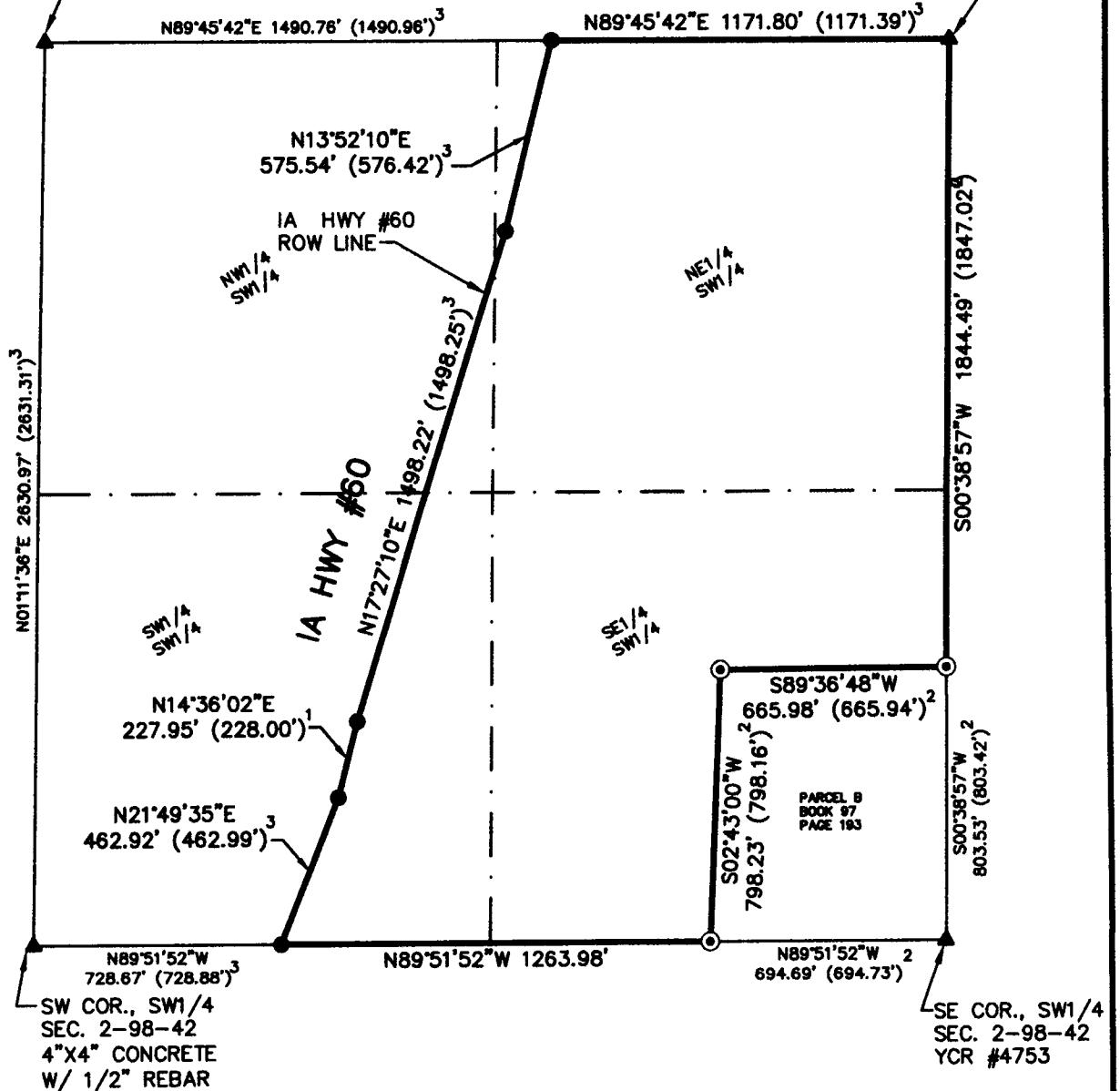
SEE ATTACHED DESCRIPTION

**ACRE BREAKDOWN**

	TOTAL	ROAD	NET
NW1/4 SW1/4	1.49	0.00	1.49
NE1/4 SW1/4	39.24	0.00	39.24
SW1/4 SW1/4	11.95	0.00	11.95
SE1/4 SW1/4	28.18	0.00	28.18
<b>TOTAL</b>	<b>80.86</b>	<b>0.00</b>	<b>80.86</b>

NW COR., SW1/4  
 SEC. 2-98-42  
 5/8" REBAR

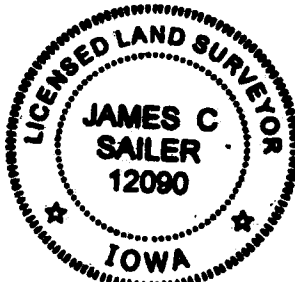
NE COR., SW1/4  
 SEC. 2-98-42  
 5/8" REBAR



0' 500' 1000'

SHEET 1 OF 2

- ( ) = RECORD
- 1 = BK 31, PG 376
- 2 = BK 97, PG 193
- 3 = BK 2003, PG 1273
- SURVEY DATE: 7/28/2023
- SCALE: 1" = 500'
- CORNERS FOUND:
- ▲ GOVT CORNER
- YELLOW IDOT CAPPED PIPE
- ⊙ YELLOW CAPPED REBAR #4753



I hereby certify that this land surveying document was prepared and the related surveying 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.

*James C. Sailer* 8/2/23  
 James C. Sailer, P.L.S. Date  
 License number 12090  
 My license renewal date is December 31, 2024  
 Pages or sheets covered by this seal: 2

FILE: OsCo23 2-98-42 Voge.dwg

**COURT OFFICER DEED BOOK 2020 PAGE 167**

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP NINETY-EIGHT (98) NORTH, RANGE FORTY-TWO (42) WEST OF THE 5TH P.M., OSCEOLA COUNTY, IOWA, LYING EAST OF THE HIGHWAY RUNNING ACROSS THE AFORESAID SOUTHWEST QUARTER (SW 1/4) EXCEPT THE FOLLOWING TRACTS OF REAL ESTATE:

**-EXCEPT-**

PARCEL A IN THE SW-1/4 OF SEC. 2, T 98N, R 42W OF THE 5TH P. M., OSCEOLA COUNTY, IOWA, FURTHER DESCRIBED AS: COMMENCING AT THE SW COR. OF SEC. 2, T 98N, R 42W OF THE 5TH P. M., OSCEOLA COUNTY, IOWA; THENCE NORTH 89° 49.5' EAST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 542.2 FT. TO THE EAST RIGHT OF WAY LINE OF IOWA HIGHWAY 60; THENCE NORTH 17° 21' EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 456.9 FT. TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 17° 21' EAST A DISTANCE OF 256.9 FT; THENCE SOUTH 72° 39' EAST A DISTANCE OF 50.0 FT.; THENCE NORTH 17° 21' EAST A DISTANCE OF 19.8 FT; THENCE SOUTH 76° 55' EAST A DISTANCE OF 152.9 FT; THENCE SOUTH 14° 31' WEST A DISTANCE OF 228.0 FT.; THENCE NORTH 88° 25' WEST A DISTANCE OF 222.1 FT. TO THE POINT OF BEGINNING;

**-AND FURTHER EXCEPTING-**

PARCEL B IN THE SE-1/4 SW-1/4 OF SEC. 2, T 98N, R 42W OF THE 5TH P. M., OSCEOLA COUNTY, IOWA, FURTHER DESCRIBED AS: COMMENCING AT THE SE COR. OF SEC. 2, T 98N, R 42W OF THE 5TH P. M., OSCEOLA COUNTY, IOWA; THENCE SOUTH 89° 10' 55" WEST ALONG THE SOUTH LINE OF THE SE-1/4 OF SAID SEC. 2, A DISTANCE OF 2,664.69 FT. TO A POINT OF BEGINNING AT THE S-1/4 COR. OF SAID SEC. 2; THENCE SOUTH 89° 37' 18" WEST ALONG THE SOUTH LINE OF THE SW-1/4 OF SAID SEC. 2, A DISTANCE OF 694.73 FT; THENCE NORTH 02° 10' 36" EAST A DISTANCE OF 798.16 FT; THENCE NORTH 89° 06' 12" EAST A DISTANCE OF 665.94 FT. TO THE EAST LINE OF SAID SW-1/4; THENCE SOUTH 00° 06' 14" WEST ALONG SAID EAST LINE, A DISTANCE OF 803.42 FT. TO THE POINT OF BEGINNING;

**-AND FURTHER EXCEPTING-**

A PARCEL OF LAND LOCATED IN THE SW-1/4 SW-1/4 OF SEC. 2, T 98N, R 42W OF THE 5TH P. M, OSCEOLA COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW COR. OF SAID SEC. 2; THENCE SOUTH 88° 40' 58" EAST, 433.07 FT. ON THE SOUTH LINE OF THE SW-1/4 OF SAID SEC. 2 TO A POINT ON THE PRESENT EXISTING COMMON RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND HIGHWAY NO. 60, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 18° 37' 51" EAST, 489.32 FT. ALONG SAID EXISTING COMMON RIGHT-OF-WAY LINE; THENCE SOUTH 71° 22' 09" EAST, 104.00 FT. TO THE SW COR. OF PARCEL A IN THE SW-1/4 OF SAID SEC. 2; THENCE SOUTH 87° 08' 13" EAST, 222.10 FT. ALONG THE SOUTH LINE OF SAID PARCEL A TO THE SE COR. OF SAID PARCEL A; THENCE SOUTH 23°00'30" WEST, 462.99 FT. TO THE SOUTH LINE OF THE SW-1/4 OF SAID SEC. 2; THENCE NORTH 88° 40' 58" WEST, 295.81 FT. ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; AND A PARCEL OF LAND LOCATED IN THE SW-1/4 SW-1/4, AND IN THE NW-1/4 SW-1/4, AND IN THE NE-1/4 SW-1/4, ALL IN SEC. 2, T 98N, R 42W OF THE 5TH P. M., OSCEOLA COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W-1/4 COR. OF SAID SEC. 2; THENCE SOUTH 89° 04' 47" EAST, 1206.75 FT. ON THE NORTH LINE OF THE SW-1/4 OF SAID SEC. 2 TO A POINT ON THE PRESENT EXISTING COMMON RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND HIGHWAY NO. 60, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 18° 37' 51" WEST, 2275.16 FT. ALONG SAID COMMON EXISTING RIGHT-OF-WAY LINE; THENCE SOUTH 71° 22' 09" EAST, 104.00 FT. TO THE SW COR. OF PARCEL A IN THE SW-1/4 OF SAID SEC. 2; THENCE NORTH 18° 37' 51" EAST, 256.90 FT. ALONG THE PRESENT EXISTING EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 60 AND ALONG THE WEST LINE OF SAID PARCEL A TO THE NORTHWESTERLY-MOST CORNER OF SAID PARCEL A; THENCE SOUTH 71° 22' 09" EAST, 50.00 FT. ALONG SAID PRESENT EXISTING EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL A; THENCE NORTH 18° 37' 51" EAST, 19.80 FT. ALONG SAID PRESENT EXISTING RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID PARCEL A TO THE NORTHERN-MOST CORNER OF SAID PARCEL A; THENCE SOUTH 75° 38' 09" EAST, 152.90 FT. TO THE NE COR. OF SAID PARCEL A; THENCE NORTH 18° 38' 22" EAST, 1498.25 FT.; THENCE NORTH 15° 03' 17" EAST, 576.42 FT. TO THE NORTH LINE OF THE SW-1/4 OF SAID SEC. 2; THENCE NORTH 89° 04' 47" WEST, 284.21 FT. ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.