

| INDEX LEGEND         |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Property Location:   | NE Qtr./SE Qtr. & SE Qtr./SE Qtr.<br>Sec. 21, T69N, R19W<br>Appanoose County, Iowa |
| Surveyor /           | Wendell Folkerts P.E. and P.L.S.                                                   |
| Return Document to:  | B&T Engineering Services<br>P.O. Box 825, Centerville, IA 52544                    |
| Survey Requested by: | Misty Wells                                                                        |
| Prioritor:           | Wells, Margaret Ann Trust                                                          |
| Survey Date:         | 10/18/2022                                                                         |

B & T ENGINEERING SERVICES, INC., P.O. Box 825 Centerville, IA. 52544 (641) 437-4478

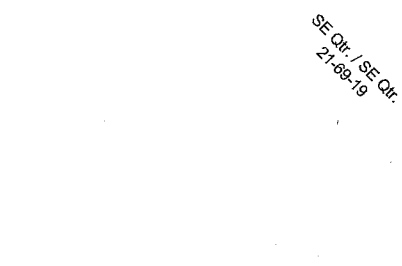
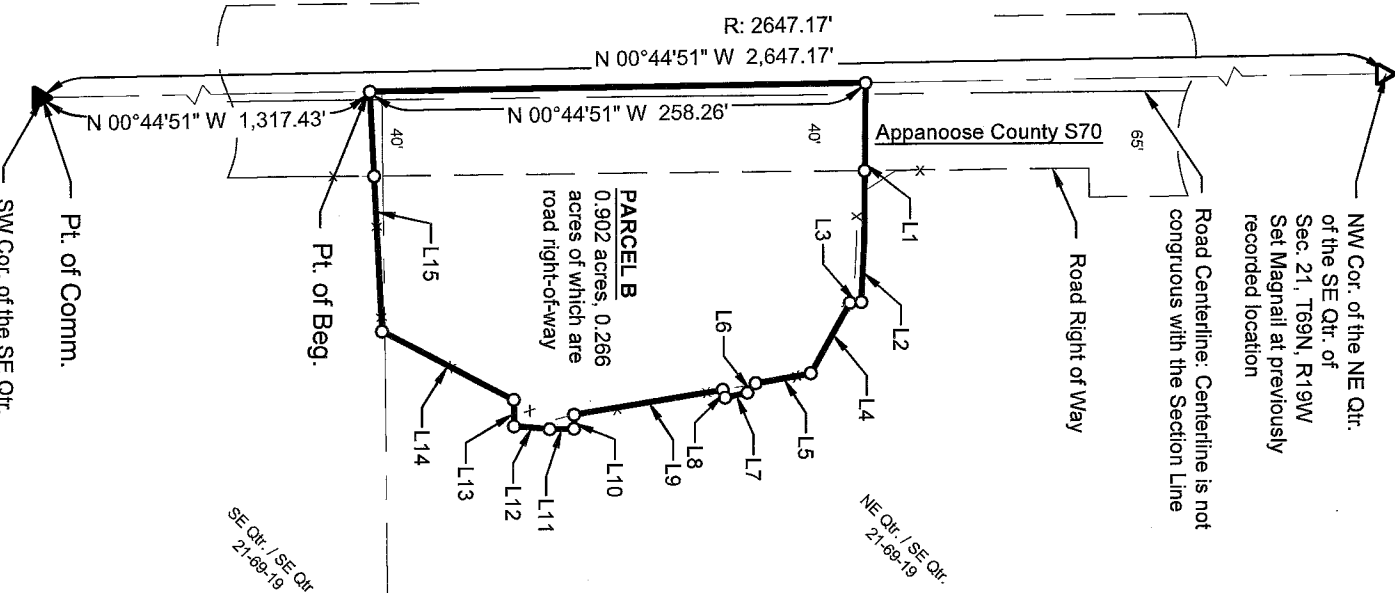
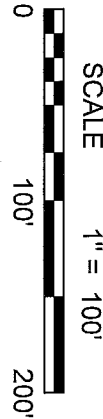
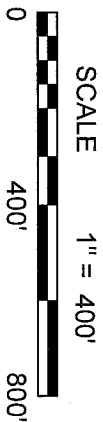


| AREAS BY 1/4-1/4 SECTION |             |             |
|--------------------------|-------------|-------------|
| 1/4 1/4                  | TOTAL       | R.O.W.      |
| NE - SE                  | 0.891 acres | 0.205 acres |
| SE - SE                  | 0.011 acres | 0.001 acres |
| TOTAL                    | 0.902 acres | 0.206 acres |

Basis for Bearing is Iowa Regional  
Coordinate System, Zone 12

## MONUMENT LEGEND

- ▲ Found Monument as Noted at U.S.P. L.S. Corner
- △ Set  $\frac{1}{2}$  bar with pink cap at U.S.P. L.S. Corner
- Found Monument as noted
- Set  $\frac{3}{4}$  bar with pink cap, PLS 6366



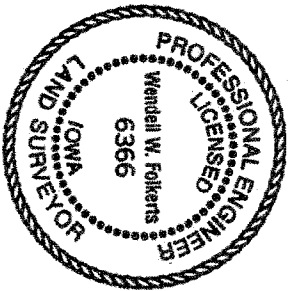
# PLAT OF SURVEY

I hereby certify that this land surveying document was prepared 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.

Wendell W. Folkerts, P.E. &amp; L.S.

Registration No. 6366

My registration renewal date is December 31, 2023.  
Pages covered by this certification: Page 1



Parcel B located in the East One-Half of the Southeast Quarter of Section 21, Township 69 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa, more particularly described as follows:

Commencing at a found magnail at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 21, Township 69 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa and proceeding thence North 00°44'51" West 1,317.43 feet along the West line of the East One-Half of the Southeast Quarter of said Section 21 to a set magnail and the Point of Beginning;

thence North 00°44'51" West 258.26 feet along the West line of the East One-Half of the Southeast Quarter of said Section 21 to a set magnail;

thence South 89°24'00" East 83.80 feet to a set iron pin;  
thence South 87°27'29" East 30.57 feet to a set iron pin;  
thence South 03°19'09" East 5.98 feet to a set iron pin;  
thence South 61°13'14" East 42.00 feet to a set iron pin;  
thence South 09°27'33" East 29.32 feet to a set iron pin;  
thence South 49°20'17" East 6.55 feet to a set iron pin;  
thence South 12°03'57" East 11.86 feet to a set iron pin;  
thence South 72°47'24" West 4.32 feet to a set iron pin;  
thence South 09°20'44" East 78.45 feet to a set iron pin;  
thence South 89°40'06" East 7.26 feet to a set iron pin;  
thence South 00°49'16" East 12.70 feet to a set iron pin;  
thence South 04°52'47" West 18.66 feet to a set iron pin;  
thence South 89°34'33" West 13.80 feet to a set iron pin;  
thence South 27°34'50" West 77.42 feet to a set iron pin;  
thence South 87°07'33" West 125.37 feet to the maginal at the Point  
of Beginning, said Parcel containing 0.902 acres, more or less,  
0.266 acres of which is road right-of-way, subject to easements  
of record.

Plat of Survey prepared by Randal J. Nugteren, P.L.S.#14416 recorded in Book 2007, Page 1055 in the office of the Appanoose County Recorder.

| Parcel Line Table |         |               |
|-------------------|---------|---------------|
| Line #            | Length  | Direction     |
| L1                | 83.80'  | S 89°24'00" E |
| L2                | 30.57'  | S 87°27'29" E |
| L3                | 5.98'   | S 03°19'09" E |
| L4                | 42.00'  | S 61°13'14" E |
| L5                | 29.32'  | S 09°27'33" E |
| L6                | 6.55'   | S 49°20'17" E |
| L7                | 11.86'  | S 12°03'57" E |
| L8                | 4.32'   | S 72°47'24" W |
| L9                | 78.45'  | S 09°20'44" E |
| L10               | 7.26'   | S 88°40'06" E |
| L11               | 12.70'  | S 00°49'16" E |
| L12               | 18.66'  | S 04°52'47" W |
| L13               | 13.80'  | S 89°34'35" W |
| L14               | 77.42'  | S 27°34'50" W |
| L15               | 125.37' | S 87°07'33" W |