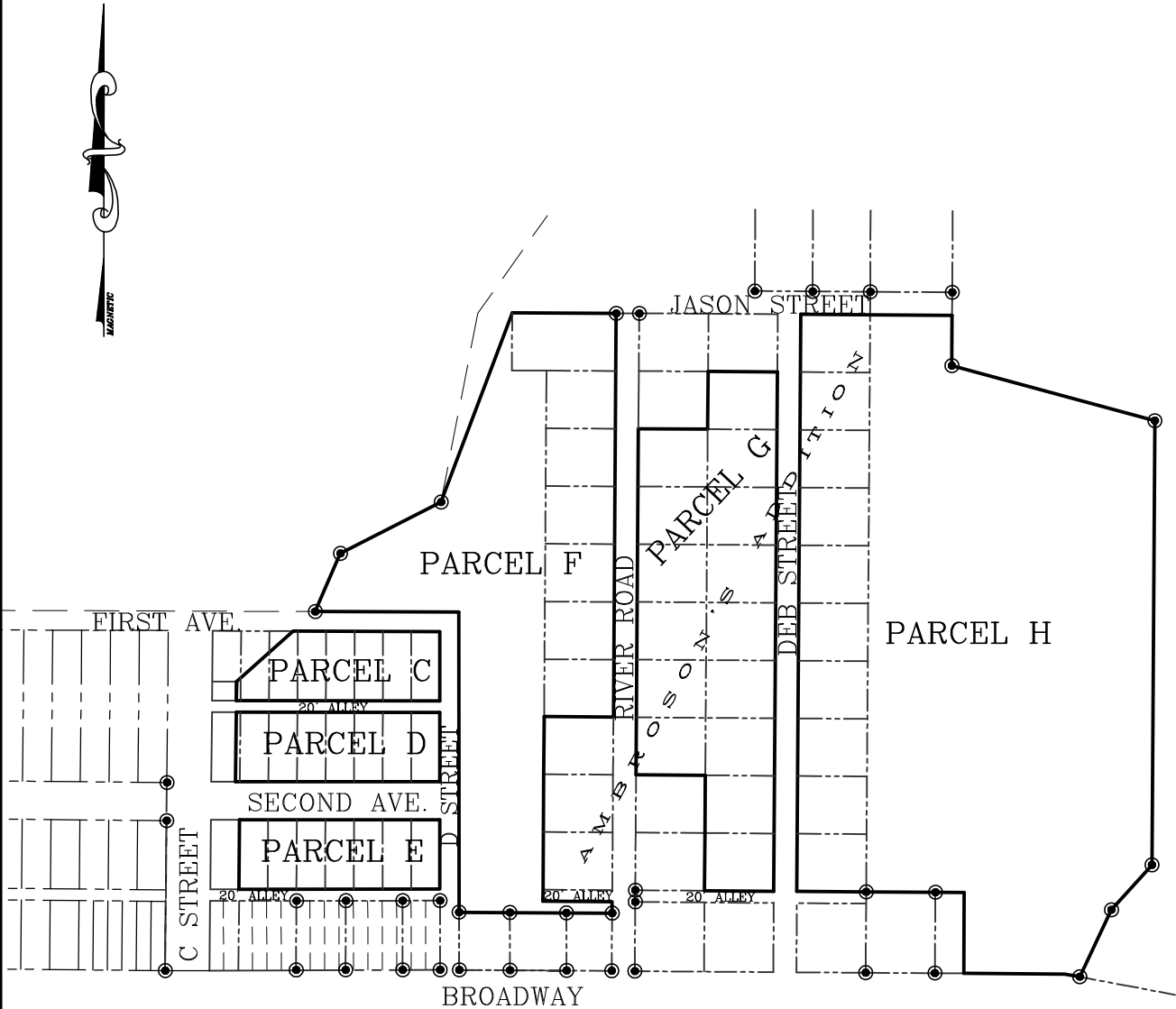


INDEX LEGEND

LOCATION DESCRIPTION: SEC 1 T98N, R24W, NW
WINNEBAGO COUNTY
REQUESTOR: DAVID WHITAKER
PROPRIETOR: AMBROSON JUDY K & WARD DEBRA S
SURVEYOR: GREGORY L. ROSS, PLS
SURVEYOR
COMPANY: ROSS LAND SURVEYING, INC
PO BOX 336 JOHNSTON, IOWA 50131
INFO@ROSSLANDSURVEYING.COM
RETURN TO: ROSS LAND SURVEYING, INC
PO BOX 336 JOHNSTON, IOWA 50131

PLAT OF SURVEY
IN THE FR. NW ¼ OF SECTION 1
TOWNSHIP 98 NORTH, RANGE 24 WEST
THE FIFTH PRINCIPAL MERIDIAN,
WINNEBAGO COUNTY, IOWA

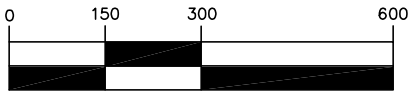


LEGEND

- -MONUMENT FOUND AS NOTED
- -SET ½" IR (W/ ORANGE PLASTIC CAP #13286)
- ✕ - CUT "X"
- IP - IRON PIPE
- IR - IRON ROD
- (C) - CALCULATED DISTANCE
- (M) - MEASURED DISTANCE
- (R) - RECORDED DISTANCE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S.
STATE PLANE NAD83 COORDINATE SYSTEM IOWA
NORTH ZONE, DETERMINED BY GPS OBSERVATIONS.

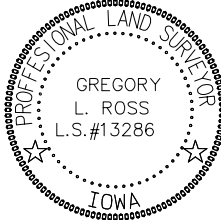


SCALE: 1 inch = 300 ft.

JOB NO: 8241 DATE OF FIELD WORK 11.27.2022



ross
LAND SURVEYING inc.
PO Box 336,
Johnston, Iowa 50131
PH 515 254 2567
rosslandsurveying.com

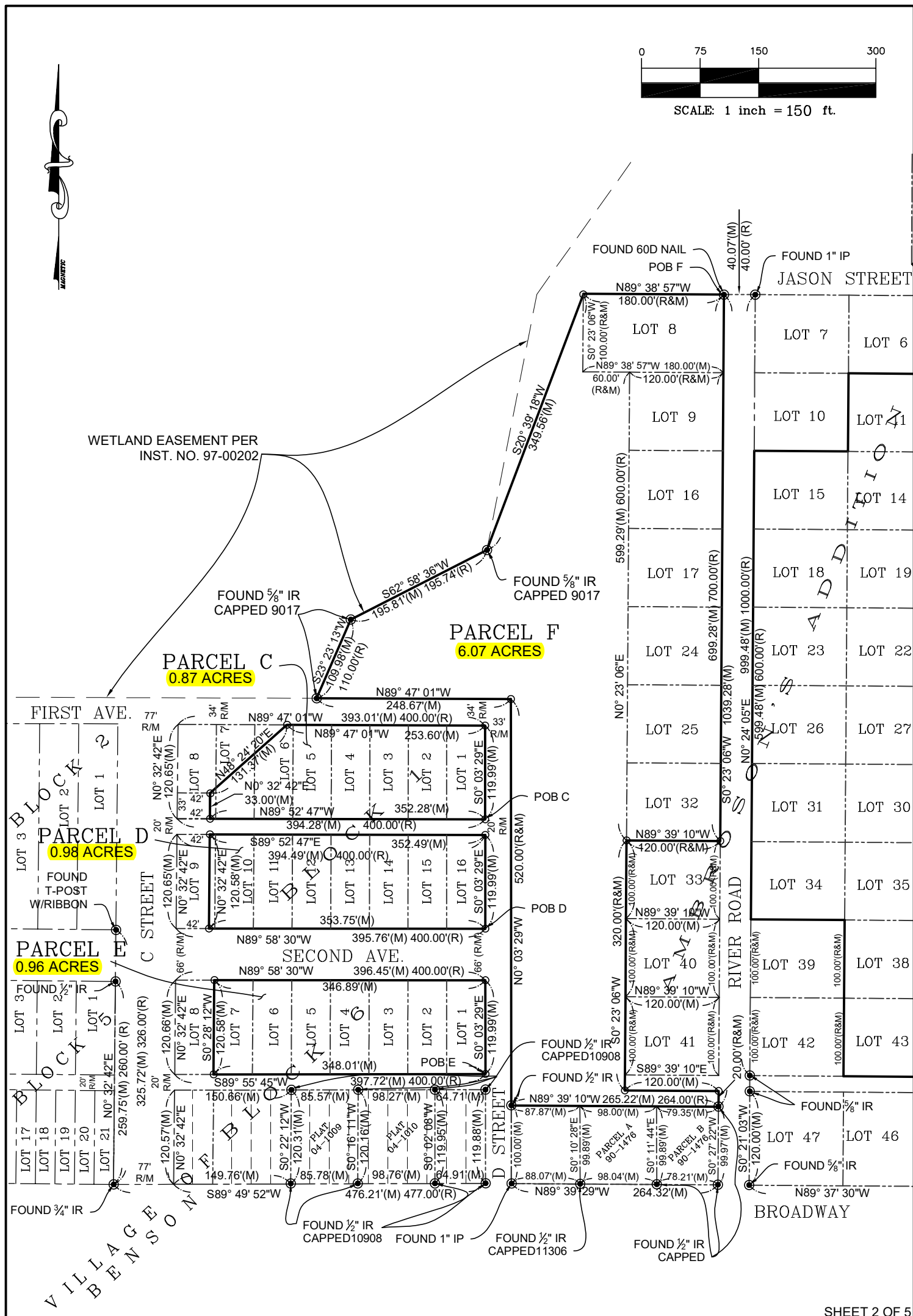


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF
IOWA.

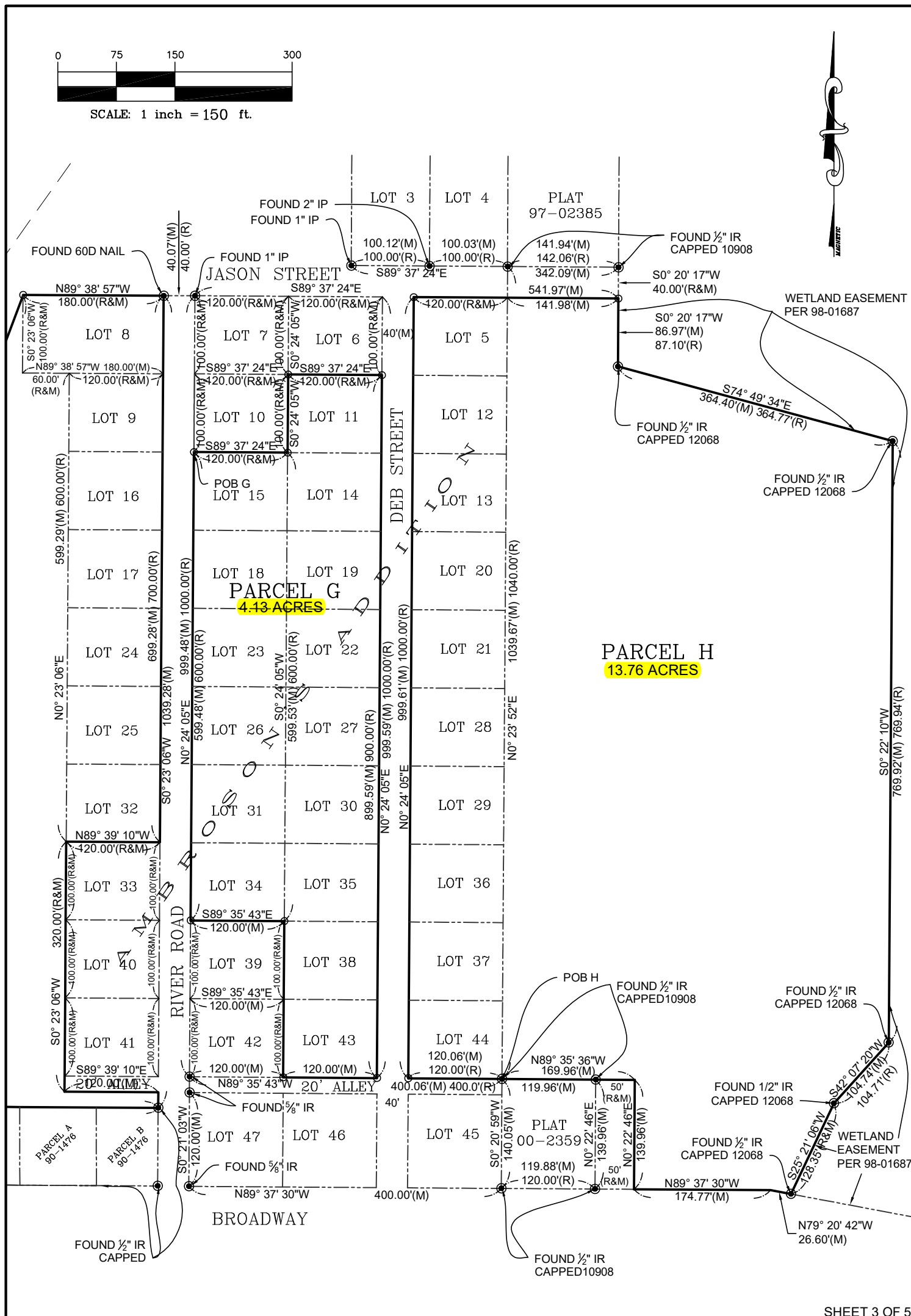
SIGNED
GREGORY L. ROSS Iowa Reg. No. 13286 Date
My License renewal date is December 31, 2024

THIS SIGNATURE COVERS 5 PAGES

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PARCEL C LEGAL DESCRIPTION

BEING A PART OF THE LOTS 1-8 BLOCK 1 IN THE VILLAGE OF BENSON SUBDIVISION IN THE CITY OF LELAND, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 24 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 1, THENCE NORTH 89 DEGREES 52 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1-8, A DISTANCE OF 352.28 FEET TO A POINT THAT IS 42 FEET WEST OF THE SOUTHWEST CORNER OF LOT 8;
THENCE NORTH 00 DEGREES 32 MINUTES 42 SECONDS EAST, ALONG A LINE THAT IS 42 FEET WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN A WARRANTY DEED RECORDED IN FEE BOOK 2012-1576;
THENCE NORTH 48 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 131.37 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 1;
THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 253.60 FEET TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 1;
THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 119.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRES, MORE OR LESS , AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.

PARCEL D LEGAL DESCRIPTION

BEING A PART OF LOTS 9-16 BLOCK 1 IN THE VILLAGE OF BENSON SUBDIVISION IN THE CITY OF LELAND, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 24 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 1 OF SAID BENSON SUBDIVISION AND TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 9-16, A DISTANCE OF 353.75 FEET TO A POINT THAT IS 42 FEET WEST OF THE SOUTHWEST CORNER OF LOT 9;
THENCE NORTH 00 DEGREES 32 MINUTES 42 SECONDS EAST, ALONG A LINE THAT IS 42 FEET WEST AND PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 120.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9
THENCE NORTH 48 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 131.37 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 1;
THENCE SOUTH 89 DEGREES 52 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE LOTS 9-16, A DISTANCE OF 352.49 FEET TO THE NORTHEAST CORNER OF LOT 16, OF SAID BLOCK 1;
THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 119.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRES, MORE OR LESS , AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.

PARCEL E LEGAL DESCRIPTION

LOTS 1-7 BLOCK 6 IN THE VILLAGE OF BENSON SUBDIVISION IN THE CITY OF LELAND, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 24 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 6, OF SAID BENSON SUBDIVISION, THENCE NORTH 00 DEGREES 03 MINUTES 29 SECONDS WEST, ALONG THE WEST RIGHT OF WAY OF D STREET, A DISTANCE OF 139.87 FEET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID BENSON SUBDIVISION AND TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, ALONG LOTS 1-7, A DISTANCE OF 348.01 FEET TO THE SOUTHWEST CORNER OF LOT 7;
THENCE NORTH 00 DEGREES 28 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 120.58 FEET, TO THE NORTHWEST CORNER OF SAID LOT 7;
THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 1-7, A DISTANCE OF 346.89 FEET, TO THE NORTHEAST CORNER OF LOT 1;
THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 119.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.96 ACRES, MORE OR LESS , AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.

PARCEL F LEGAL DESCRIPTION

LOTS 8,9,16,17,24,25, & 32 ALL IN AMBROSON'S ADDITION IN THE CITY OF LELAND, AND A PORTION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 24 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, AMBROSON'S ADDITION
THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF RIVER ROAD, A DISTANCE OF 699.28 FEET, TO THE NORTHEAST CORNER OF LOT 33;
THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 40, A DISTANCE OF 120.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 33;
THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST, ALONG WEST LINE OF LOTS 33, 40 & 41, A DISTANCE OF 320.00 FEET TO POINT ON THE SOUTHWESTERLY CORNER OF AMBROSON'S ADDITION;
THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF AN ALLEY AS SHOWN IN SAID AMBROSON'S ADDITION, A DISTANCE OF 120.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF RIVER ROAD;
THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST, ALONG SIDE WEST RIGHT OF WAY, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF A PARCEL "B" PER DOCUMENT NO: 90-1476;
THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 265.22 FEET TO THE EAST RIGHT OF WAY LINE OF D STREET;
THENCE NORTH 00 DEGREES 03 MINUTES 29 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF D STREET, A DISTANCE OF 520.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF D STREET AND THE NORTH LINE OF FIRST AVENUE;
THENCE NORTH 89 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF FIRST AVENUE, A DISTANCE OF 248.67 FEET, TO THE SOUTHEASTERLY CORNER OF A WET LAND EASEMENT PARCEL DESCRIBED IN DOCUMENT NO: 97-00202; AND FOR THE NEXT 2 CALLS ALONG THE EASTERLY LINE OF SIDE WETLAND EASEMENT;
THENCE NORTH 23 DEGREES 23 MINUTES 13 SECONDS EAST, A DISTANCE OF 109.98 FEET;
THENCE NORTH 62 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 195.81 FEET;
THENCE NORTH 20 DEGREES 39 MINUTES 18 SECONDS EAST, A DISTANCE OF 349.56 FEET, TO THE NORTHWEST CORNER OF SAID LOT 8, AMBROSON'S ADDITION;
THENCE SOUTH 89 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.07 ACRES, MORE OR LESS , AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.

INDEX LEGEND

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PARCEL G LEGAL DESCRIPTION

LOTS 11,14,15,18,19,22,23,26,27,30,31,34,35,38 & 43, ALL IN AMBROSON'S ADDITION IN THE CITY OF LELAND, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 24 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, AMBROSON'S ADDITION,
THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF LOT 15, A DISTANCE OF 120.00 FEET, TO THE SOUTHWEST CORNER OF LOT 11;
THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 100.00 FEET, TO THE NORTHWEST CORNER OF LOT 11;
THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF LOT 11, A DISTANCE OF 120.00 FEET, TO THE NORTHEAST CORNER OF LOT 11;
THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF DEB STREET, A DISTANCE OF 899.59 FEET TO THE SOUTHEAST CORNER OF LOT 43;
THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 43, A DISTANCE OF 120.00 FEET, TO THE SOUTHEAST CORNER OF LOT 42;
THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF LOTS 39 & 42, A DISTANCE OF 200.00 FEET, TO THE NORTHEAST CORNER OF LOT 39;
THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF LOT 39, A DISTANCE OF 120.00 FEET, TO THE NORTHWEST CORNER OF LOT 39;
THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF RIVER ROAD, A DISTANCE OF 599.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.13 ACRES, MORE OR LESS , AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.

PARCEL H LEGAL DESCRIPTION

LOTS 5,12,13,20,21,28,29,36,37 & 44 ALL IN AMBROSON'S ADDITION IN THE CITY OF LELAND, AND A PORTION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 24 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 44, AMBROSON'S ADDITION,
THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 44, A DISTANCE OF 120.06 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 44;
THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF DEB STREET, A DISTANCE OF 999.61 FEET, TO THE NORTHWEST CORNER OF LOT 5;
THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF JASON STREET, A DISTANCE OF 261.97 FEET TO A POINT ON THE WESTERLY LINE OF A WETLAND EASEMENT AS DESCRIBED IN DOCUMENT NO: 98-01687; AND FOR THE NEXT 5 CALL ALONG SAID WESTERLY LINE;
THENCE SOUTH 00 DEGREES 20 MINUTES 17 SECONDS WEST, A DISTANCE OF 86.97 FEET;
THENCE SOUTH 74 DEGREES 49 MINUTES 34 SECONDS EAST, A DISTANCE OF 364.40 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 769.92 FEET;
THENCE SOUTH 42 DEGREES 07 MINUTES 20 SECONDS WEST, A DISTANCE OF 104.74 FEET;
THENCE SOUTH 25 DEGREES 21 MINUTES 06 SECONDS WEST, A DISTANCE OF 128.35 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BROADWAY;
THENCE NORTH 79 DEGREES 20 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 26.60 FEET;
THENCE NORTH 89 DEGREES 37 MINUTES 30 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 174.77 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 139.96 FEET;
THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 169.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.76 ACRES, MORE OR LESS , AND SUBJECT TO ANY EASEMENT OR RESTRICTIONS OF RECORD.