

SCALE: 1" = 600'

BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PART OF THE SOUTH HALF OF FRACTIONAL SECTION 19, PART OF THE
SOUTHWEST QUARTER OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 29, AND ALL OF
OF FRACTIONAL SECTION 30, ALL LOCATED IN TOWNSHIP 66 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
LEE COUNTY, IOWA

INDEX LEGEND

LOCATION: SECTIONS 19, 20, 29 & 30
T66 NORTH, R6 WEST
REQUESTED BY: IDOL R. MITCHELL
PROPRIETOR: N/A
SURVEYOR: ROYCE P. JONES, PLS 19126
COMPANY: JONES SURVEYING & ENGINEERING CORP.
246 BOWER ROAD
MACOMB, ILLINOIS 61455
ROYCE@THEJONESCORP.COM
309-833-2534
RETURN TO:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3040.00'	1507.55'	1492.15'	S76°57'27"E

SPACE RESERVED FOR RECORDING INFO:

CLIENT:

IDOL R. MITCHELL
21 GRAND DRIVE
MACOMB, ILLINOIS 61455

- A: (P.O.C.)(PARCEL C)
FOUND 5/8" IRON ROD
W/ YELLOW CAP
W 1/4 CORNER
SEC 19-T66N-R6W
(BK 2022, PG 386)
- B: OAKLAND SANDS CEMETERY
(PIN 1719300006)
- C: HAWKEYE LAND COMPANY
(BK S31-E04)

LEGEND

N/F NOW OR FORMERLY

FOUND IRON ROD

FOUND NAIL

FENCE CORNER POST

SET (1/2"x24") IRON ROD
W/ CAP STAMPED
"PLS 19126"

SURVEYOR'S CERTIFICATION:

TO: JAMES R. MITCHELL FAMILY TRUST

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF IOWA, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT IOWA MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORP.

PROJECT NO: 2024-023

ROYCE P. JONES,
IA. PROFESSIONAL LAND SURVEYOR NO. 19126

DATED: FEBRUARY 14, 2024

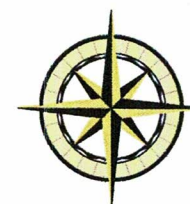
MY LICENSE EXPIRES DECEMBER 31, 2025



"PARCEL B"
222.48 ACRES

"PARCEL A"
69.94 ACRES

"PARCEL C"
38.95 ACRES



DRAWN BY: TR
CHK BY: RPJ/BMP
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1 OF 2

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BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PART OF THE SOUTH HALF OF FRACTIONAL SECTION 19, PART OF THE SOUTHWEST QUARTER OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 29, AND ALL OF OF FRACTIONAL SECTION 30, ALL LOCATED IN TOWNSHIP 66 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA

LAND DESCRIPTION: (PARCEL C)

A TRACT OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF FRACTIONAL SECTION 19, TOWNSHIP 66 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8" IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 41 MINUTES 11 SECONDS EAST, 413.35 FEET TO THE FORMER SOUTH RIGHT-OF-WAY (ROW) LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE LEAVING SAID NORTH LINE, ALONG SAID SOUTH (ROW) LINE, SOUTH 62 DEGREES 28 MINUTES 29 SECONDS EAST, 236.30 FEET TO A FOUND IRON ROD MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH (ROW) LINE, SOUTH 62 DEGREES 28 MINUTES 29 SECONDS EAST, 1745.35 FEET TO A SET IRON ROD ON THE EXISTING CENTERLINE OF BELFAST (66 FEET WIDE) ROAD; THENCE LEAVING SAID SOUTH (ROW) LINE, ALONG SAID CENTERLINE, SOUTH 36 DEGREES 03 MINUTES 55 SECONDS WEST, 522.55 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF LAND, KNOWN AS THE OAKLAND SANDS CEMETERY; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTH AND WEST LINES OF SAID CEMETERY, THE FOLLOWING FIVE COURSES: NORTH 53 DEGREES 55 MINUTES 12 SECONDS WEST, 84.88 FEET TO A FOUND IRON ROD; THENCE SOUTH 78 DEGREES 34 MINUTES 48 SECONDS WEST, 102.84 FEET TO A FOUND IRON ROD; THENCE SOUTH 40 DEGREES 26 MINUTES 26 SECONDS WEST, 263.42 FEET TO A FOUND IRON ROD; THENCE SOUTH 24 DEGREES 26 MINUTES 13 SECONDS WEST, 250.10 FEET TO A FOUND IRON ROD; THENCE SOUTH 17 DEGREES 05 MINUTES 54 SECONDS WEST, 172.05 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID WEST LINE OF SAID CEMETERY, NORTH 63 DEGREES 56 MINUTES 39 SECONDS WEST, 1048.05 FEET TO A FOUND IRON ROD; THENCE NORTH 08 DEGREES 21 MINUTES 36 SECONDS EAST, 1345.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 38.95 ACRES, OF WHICH 0.39 ACRES ARE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2024 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- FIELD WORK COMPLETED: FEBRUARY 14, 2024.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT IOWA MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, IOWA SOUTH ZONE 1402.
- SOURCE OF RECORD TITLE: A COURT OFFICER DEED TO JAMES R. MITCHELL FAMILY TRUST, RECORDED IN BOOK 2020, PAGE 3378 IN THE LEE COUNTY, IOWA RECORDER'S OFFICE.

LAND DESCRIPTION: (PARCEL A)

A TRACT OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF FRACTIONAL SECTION 19, PART OF THE NORTHWEST QUARTER OF SECTION 29, AND PART OF FRACTIONAL SECTION 30, ALL IN TOWNSHIP 66 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND STONE MARKING THE CENTER OF SAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 29, SOUTH 89 DEGREES 44 MINUTES 47 SECONDS WEST, 1942.07 FEET TO A SET IRON ROD MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 44 MINUTES 47 SECONDS WEST, 804.26 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY (ROW) LINE OF BELFAST (66 FEET WIDE) ROAD, SAID (ROW) LINE ALSO BEING THE ORDINARY HIGH WATER MARK (OHWM) OF THE DES MOINES RIVER; THENCE LEAVING SAID SOUTH LINE, ALONG SAID SOUTHWESTERLY (ROW) LINE, THE FOLLOWING THIRTEEN COURSES: NORTH 25 DEGREES 15 MINUTES 08 SECONDS WEST, 59.45 FEET; THENCE NORTH 26 DEGREES 33 MINUTES 37 SECONDS WEST, 164.68 FEET; THENCE NORTH 28 DEGREES 30 MINUTES 05 SECONDS WEST, 153.05 FEET; THENCE NORTH 29 DEGREES 55 MINUTES 02 SECONDS WEST, 237.04 FEET; THENCE NORTH 30 DEGREES 45 MINUTES 13 SECONDS WEST, 394.74 FEET; THENCE NORTH 33 DEGREES 19 MINUTES 13 SECONDS WEST, 209.59 FEET; THENCE NORTH 36 DEGREES 50 MINUTES 51 SECONDS WEST, 207.51 FEET; THENCE NORTH 38 DEGREES 55 MINUTES 56 SECONDS WEST, 403.63 FEET; THENCE NORTH 41 DEGREES 52 MINUTES 42 SECONDS WEST, 185.85 FEET; THENCE NORTH 44 DEGREES 44 MINUTES 27 SECONDS WEST, 165.81 FEET; THENCE NORTH 47 DEGREES 26 MINUTES 50 SECONDS WEST, 846.26 FEET; THENCE NORTH 49 DEGREES 41 MINUTES 42 SECONDS WEST, 304.53 FEET; THENCE NORTH 58 DEGREES 39 MINUTES 53 SECONDS WEST, 646.94 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 19; THENCE LEAVING SAID (ROW) LINE, ALONG SAID EAST LINE, NORTH 01 DEGREES 35 MINUTES 22 SECONDS EAST, 116.20 FEET TO A FOUND IRON ROD ON THE EXISTING CENTERLINE OF SAID BELFAST ROAD; THENCE LEAVING SAID EAST LINE, ALONG SAID CENTERLINE, NORTH 54 DEGREES 34 MINUTES 41 SECONDS WEST, 234.21 FEET TO A FOUND NAIL MARKING THE SOUTHEASTERLY CORNER OF OAKLAND SANDS CEMETERY; THENCE LEAVING SAID CENTERLINE, ALONG THE EAST LINE OF SAID CEMETERY, NORTH 38 DEGREES 55 MINUTES 29 SECONDS EAST, 408.00 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 149.54 FEET TO A SET IRON ROD; THENCE SOUTH 62 DEGREES 04 MINUTES 26 SECONDS EAST, 484.83 FEET TO A SET IRON ROD; THENCE SOUTH 62 DEGREES 12 MINUTES 28 SECONDS EAST, 806.71 FEET TO A SET IRON ROD; THENCE SOUTH 64 DEGREES 41 MINUTES 23 SECONDS EAST, 319.38 FEET TO A SET IRON ROD; THENCE SOUTH 49 DEGREES 28 MINUTES 21 SECONDS EAST, 240.21 FEET TO A SET IRON ROD; THENCE SOUTH 42 DEGREES 39 MINUTES 51 SECONDS EAST, 1069.65 FEET TO A SET IRON ROD; THENCE SOUTH 37 DEGREES 05 MINUTES 04 SECONDS EAST, 142.54 FEET TO A SET IRON ROD; THENCE SOUTH 26 DEGREES 09 MINUTES 13 SECONDS EAST, 571.01 FEET TO A SET IRON ROD; THENCE SOUTH 27 DEGREES 43 MINUTES 40 SECONDS EAST, 803.96 FEET TO A SET IRON ROD; THENCE SOUTH 31 DEGREES 50 MINUTES 25 SECONDS EAST, 400.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 69.94 ACRES, OF WHICH 6.34 ACRES ARE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2024 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

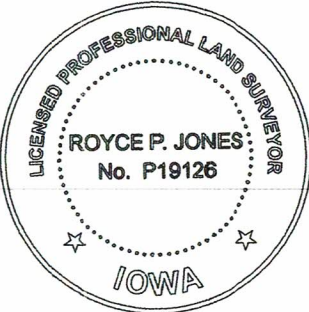
LINE	BEARING	DISTANCE
L1	N89°41'11"E	413.35'
L2	S62°28'29"E	236.30'
L3	S36°03'55"W	522.55'
L4	N53°55'12"W	84.88'
L5	S78°34'48"W	102.84'
L6	S40°26'26"W	263.42'
L7	S24°26'13"W	250.10'
L8	S17°05'54"W	172.05'
L9	N63°56'39"W	1048.05'
L10	S89°44'47"W	804.26'
L11	N25°15'08"W	59.45'
L12	N26°33'37"W	164.68'
L13	N28°30'05"W	153.05'
L14	N29°55'02"W	237.04'
L15	N30°45'13"W	394.74'
L16	N33°19'13"W	209.59'
L17	N36°50'51"W	207.51'
L18	N38°55'56"W	403.63'
L19	N41°52'42"W	185.85'
L20	N44°44'27"W	165.81'
L21	N47°26'50"W	846.26'
L22	N49°41'42"W	304.53'
L23	N58°39'53"W	646.94'
L24	N01°35'22"E	116.20'
L25	N54°34'41"W	234.21'
L26	N38°55'29"E	408.00'
L27	S46°38'37"E	149.54'
L28	S62°04'26"E	484.83'
L29	S62°12'28"E	806.71'
L30	S64°41'23"E	319.38'
L31	S49°28'21"E	240.21'
L32	S42°39'51"E	1069.65'
L33	S37°05'04"E	142.54'
L34	S26°09'13"E	571.01'
L35	S27°43'40"E	803.96'
L36	S31°50'25"E	400.36'
L37	N38°55'29"E	201.35'
L38	N00°31'01"W	230.61'
L39	N66°09'51"W	179.92'
L40	N52°57'40"W	33.93'
L41	N88°50'09"E	649.43'
L42	S00°13'47"E	110.02'

LAND DESCRIPTION: (PARCEL B)

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, PART OF THE SOUTHWEST QUARTER OF SECTION 20, PART OF THE NORTHWEST QUARTER OF SECTION 29, AND PART OF FRACTIONAL SECTION 30, ALL IN TOWNSHIP 66 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 222.48 ACRES, OF WHICH 0.40 ACRES ARE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF FEBRUARY, 2024 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



SURVEYOR'S CERTIFICATION:

JONES SURVEYING & ENGINEERING CORP.

PROJECT NO: 2024-023

ROYCE P. JONES,
IA. PROFESSIONAL LAND SURVEYOR NO. 19126

DATED: FEBRUARY 14, 2024

MY LICENSE EXPIRES DECEMBER 31, 2025

CLIENT:

IDOL R. MITCHELL
21 GRAND DRIVE
MACOMB, ILLINOIS 61455

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21 GRAND DRIVE
MACOMB, ILLINOIS 61455

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W/ YELLOW CAP
W 1/4 CORNER
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(BK 2022, PG 386)

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(PIN 1719300006)

C: HAWKEYE LAND COMPANY
(BK S31-E04)

N88°28'35"E 2650.21'(S)

FOUND IRON ROD
W/ ALUM CAP
N 1/4 CORNER
SEC 29-T66N-R6W
(BK 2021, PG 1740)

CALCULATED POSITION
NW CORNER
SEC 29-T66N-R6W

"PARCEL B"
222.48 ACRES

"PARCEL A"
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N/F NOW OR FORMERLY

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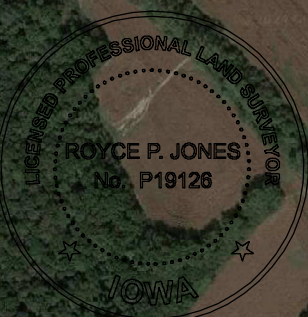
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