



A Kleinfelder Company

VEENSTRA & KIMM INC.
203 Sergeant Square Drive, Suite B // P.O. Box 220
Sergeant Bluff, Iowa 51054

712.943.5055
www.v-k.net

Date: May 7, 2026

Subject: Little Sioux Inter-County Drainage District Improvements and Repairs
Right-of-Way and Crop Damage Assessment and Valuation

Event

On approximately March 21, 2019, a rain event caused significant damage to the Monona-Harrison Drainage Ditch of the Little Sioux Inter-County Drainage District. A disaster declaration was made by Governor Reynolds on March 23, 2019. In the subsequent months and years after the declaration, the Federal Emergency Management Agency funded various projects within the Monona-Harrison Drainage Ditch.

Improvements and Repairs

The Drainage District has continued setting levees back and has begun the fourth and final phase of this project. For right-of-way purchasing the project is located in sections 6, 7, 8, 17, 20, and 32 in Township 83 North, Range 44 West of Belvidere Township, and section 5, Township 82 North, Range 44 West of Sioux Township. In total, seven landowners were affected by this phase of the repairs. The repairs consisted of regrading the earthen berm on the side of the Monona Harrison to a 3V:1H slope. The berm was also raised to a level to match the United States Army Corps of Engineers flood control structures upstream and K-45 downstream. There were no crops planted in the proposed right-of-way during construction of the berm, so no crops were damaged. Once the repairs were complete, the toe of slope was surveyed to determine the location for right-of-way purchase by the Drainage District.

Report

It is the intent of this report to fulfill the requirements necessary for right-of-way per Iowa Code sections 468.11 and 468.12.

Assessment and Valuation

On April 27, 2026, at approximately 10:00 a.m., three appraisers: Veenstra & Kimm, Inc. Engineer Patrick Mouw, and two Mapleton landowners in Monona County - Joel Bubke, and Zack Goslar, met at 43623 160th Street, Mapleton, Monona County, Iowa. After reviewing comparable land sales and soil reports for each of the parcels, the following dollar amount was agreed upon for fair reimbursement:

RIGHT-OF-WAY: acres x CSR2 x \$135.00 = purchase price

Based on this calculation, the enclosed schedule was developed for each parcel in the proposed right-of-way to be purchased. Also enclosed are the recorded survey plats for each parcel showing the proposed right-of-way to be purchased.

Next Steps

Iowa Code 2023, Chapter 468, LEVEE AND DRAINAGE DISTRICTS AND IMPROVEMENTS, lists the next steps for the Board of Trustees to follow for purchase of right-of-way. For each code section below is a summary. For specific details on purchase of right-of-way it is recommended the Trustees reach out to the District Attorney, Matt Minnihan.

- **468.126 Repairs and improvements.**
If additional right-of-way is necessary for completion of the improvement the board shall acquire as performed in the original assessment. Notice of public hearing shall be published or a copy of the notice may be mailed to each address where a landowner within the district resides.
- **468.24 Appraisers.**
The board shall appoint three appraisers to classify lands. Two of the appraisers shall be disinterested freeholders within the county and one shall be a competent Engineer for the district.
- **468.25 Assessment – report – adjournment - other appraisers.**
The appraisers shall view the premises and determine the valuation upon the acreage of each owner taken for right-of-way. A report shall be filed with the county auditor at least 5 days prior to the date fixed by the board to hear the damages.
- **468.26 Award by board.**
At the time fixed for public hearing and after filing of the report of the appraisers, the board shall review the report. The board shall determine the claim for damages to each owner. The board may affirm, decrease, or increase the amount awarded by the appraisers.
- **468.27 Dismissal or establishment – permanent easement.**
The board at the meeting shall either dismiss or finally and permanently locate and establish the district. If approved, it is deemed to have acquired by permanent easement all rights-of-way.

Respectfully Submitted,



Patrick Mouw, P.E.
VK #6331

Landowner	Location	Item	Map Unit Symbol	Soil Name	Acres	CSR2	Multiplier	Total
DART FARMS, INC. Parcel Number 8344062500001 DART FARMS, INC. 257 CORBIN CRT GALENA, MO 65656	SW 1/4 NW 1/4 Sec 6 T-83-N, R44-W	ROW	66	Luton silty clay	0.297	57.00	\$ 135.00	\$ 2,285.42
Total \$ 2,285.42								
DART FARMS, INC. Parcels 834406375001, 834406300001, 834406325001, 834406325002 DART FARMS, INC. 257 CORBIN CRT GALENA, MO 65656	SW 1/4 Sec 6 T-83-N, R-44-W	ROW	66	Luton silty clay	2.352	57.00	\$ 135.00	\$ 18,098.64
Total \$ 18,098.64								
DART FARMS, INC. Parcels 834408225002, 834407100001 DART FARMS, INC. 257 CORBIN CRT GALENA, MO 65656	NW 1/4 NW 1/4 Sec 8 T-83-N, R-44-W NE 1/4 NE 1/4 Sec 7 T-83-N, R-44-W	ROW	66	Luton silty clay	1.678	57.00	\$ 135.00	\$ 12,912.21
Total \$ 12,912.21								
WEAVER FARMS, LLC Parcels 834408250006, 834408225001 WEAVER FARMS, LLC 22658 PARK LOOP ONAWA, IA 51040	W 1/2 NW 1/4 Sec 8 T-83-N, R-44-W	ROW	66	Luton silty clay	0.671	57.00	\$ 135.00	\$ 5,163.35
Total \$ 5,163.35								
WEAVER FARMS, LLC Parcel 834408450001 WEAVER FARMS, LLC 22658 PARK LOOP ONAWA, IA 51040	SW 1/4 SE 1/4 Sec 8 T-83-N, R-44-W	ROW	275	Moville silt loam	0.779	75.00	\$ 135.00	\$ 7,887.38
Total \$ 7,887.38								

Landowner	Location	Item	Map Unit Symbol	Soil Name	Acres	CSR2	Multiplier	Total
HANSON, AUGUSTUS T QMT-83.3%; GST EXEMPT								
QMT-16.7%; BERG,	W 1/2 SE 1/4	ROW	275	Moville silt loam	0.528	75.00	\$ 135.00	\$ 5,346.00
Parcels 834417450001, 834417425001	Sec 17 T-83-N, R-44-W	ROW	67	Woodbury silty clay	1.539	70.00	\$ 135.00	\$ 14,543.55
HANSON, AUGUSTUS T QMT-83.3%; GST EXEMPT								
QMT-16.7%; BERG,		ROW	66	Luton silty clay	0.758	57.00	\$ 135.00	\$ 5,832.81
7316 103RD AVE N								
BROOKLYN PARK, MN 55445								Total \$ 25,722.36
BROWN, DARLENE C-LE, HARL, HELEN, NANCY,								
TIMOTHY	NW 1/4 NE 1/4	ROW	275	Moville silt loam	0.401	75.00	\$ 135.00	\$ 4,060.13
Parcel 834420125001	Sec 20 T-83-N, R-44-W							
BERG, THOMAS								
426 BENTLEY ROAD								
PARKTON, MD 21120								Total \$ 4,060.13
ZICARELLI, CAROLINE REV TRUST DTD 11-20-14	E 1/2 NE 1/4	ROW	66	Luton silty clay	2.923	57.00	\$ 135.00	\$ 22,492.49
Parcels 834432150001, 834432125001,	NE 1/4 NW 1/4							
834432200001	Sec 32 T-83-N, R-44-W							
RONALD H MILLS								
22255 CENTER RIDGE RD STE 106								
ROCKY RIVER, OH 44116								Total \$ 22,492.49
BROWN GRADE FARMS LLC	SE 1/4	ROW	66	Luton silty clay	4.365	57.00	\$ 135.00	\$ 33,588.68
Parcels 834432450001, 834432425002,	Sec 32 T-83-N, R-44-W	ROW	366	Luton silty clay loam	0.031	58.00	\$ 135.00	\$ 242.73
834432475002								
BROWN GRADE FARMS, LLC								
30324 HWY E54								
TURIN, IA 51040								Total \$ 33,831.41

Landowner	Location	Item	Map Unit Symbol	Soil Name	Acres	CSR2	Multiplier	Total
BROWN GRADE FARMS LLC Parcels 824405175001, 824405175002 824405100001, 824405100002 BROWN GRADE FARMS, LLC 30324 HWY E54 TURIN, IA 51040	E 1/2 NE 1/4	ROW	66	Luton silty clay	2.092	57.00	\$ 135.00	\$ 16,097.94
	Sec 5 T-82-N, R-44-W							
JIROVSKY, LARRY T & KAREN G Parcels 824405475001, 824405400001 JIROVSKY, LARRY T & KAREN G 16198 CAPITOL AVE OMAHA, NE 68118-2011	NE 1/4 SE 1/4 & E 1/2 SE 1/4	ROW	66	Luton silty clay	0.447	57.00	\$ 135.00	\$ 3,439.67
	Sec 5 T-82-N, R-44-W							
					Total		\$	16,097.94
					Total		\$	3,439.67
							\$	151,991.00

INDEX LEGEND
 LOCATION: SECTION 6, TOWNSHIP 83, RANGE 44 SW NW
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: DART FARMS INC.
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0714
 BK: 20 PG: 37
 Monona County, Iowa
 Kelly K. Parsley RECORDER

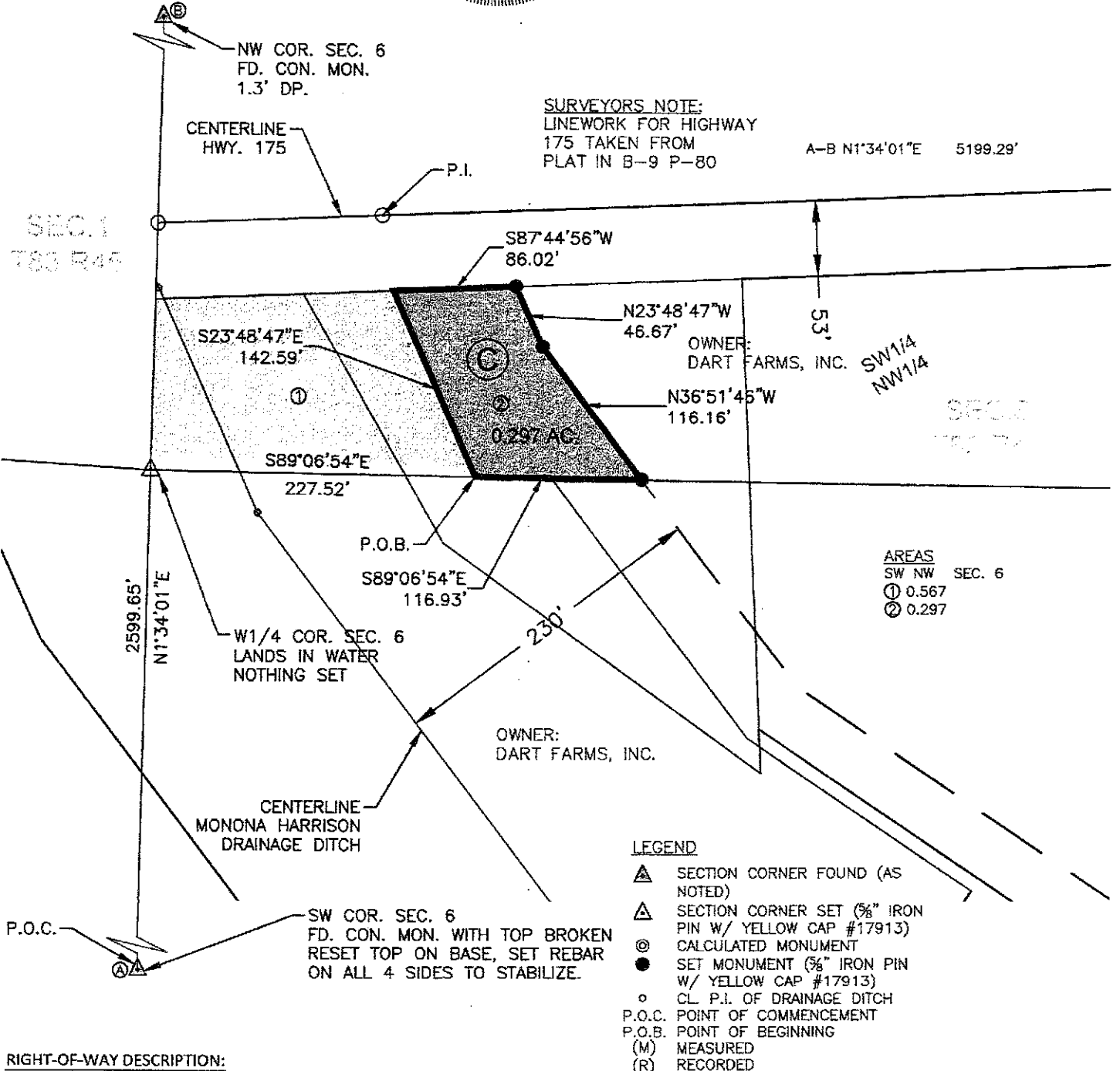
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Craig W. Beedle
 6 MAY 2026
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

PLOTTED: Wednesday, May 6, 2026 11:34:13 AM

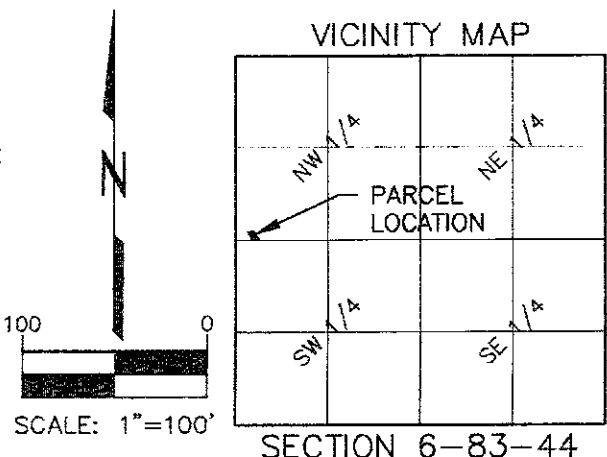
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RIGHT-OF-WAY DESCRIPTION:
 A PARCEL OF LAND IN THE NW1/4 OF SECTION 6 T-83-N, R44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 6 THENCE N1°34'01"E (AN ASSUMED BEARING) ALONG THE WEST LINE OF THE SW1/4 FOR 2599.65 FEET; THENCE S89°06'54"E FOR 227.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°06'54"E FOR 116.93 FEET; THENCE N36°51'46"W PARALLEL TO AND 230' FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 116.16 FEET; THENCE N23°48'47"W PARALLEL TO AND 230' FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 46.67 FEET TO THE SOUTH ROW LINE OF HIGHWAY 175; THENCE S87°44'56"W ALONG SAID SOUTH ROW LINE FOR 86.02 FEET; THENCE S23°48'47"E FOR 142.59 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 0.297 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.



SCALE	1" = 100'
DRAWN	CREEDLE
CHECKED	MSTOKES
APPROVED	PMOJWW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'C'
 DART FARMS INC. TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA
 203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.	1
PROJECT	6331

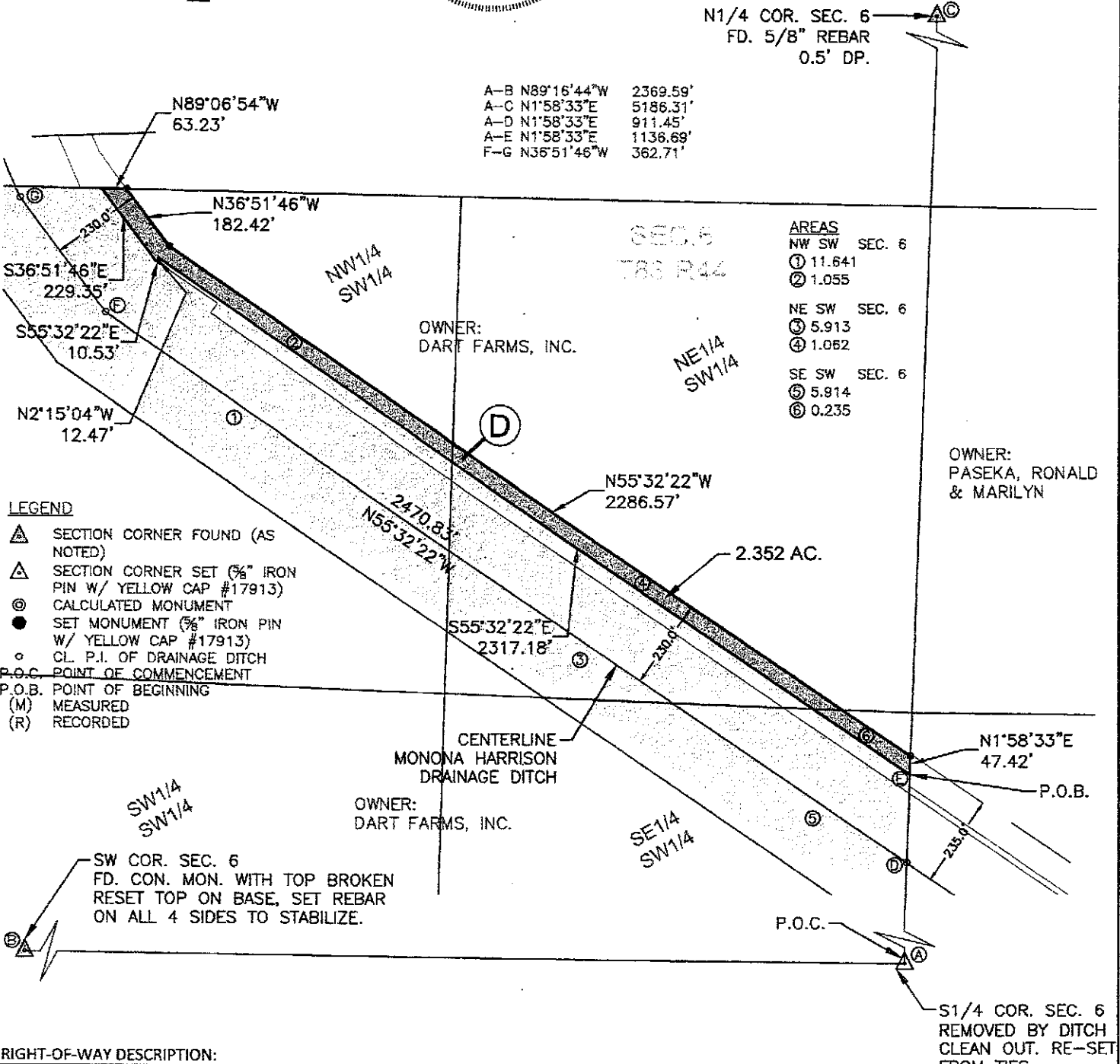
INDEX LEGEND
 LOCATION: SECTION 6, TOWNSHIP 83, RANGE 44 SW
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: DART FARMS INC.
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0715
 BK: 20 PG: 38
 Monona County, Iowa
 Kelly K. Parsley RECORDER

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Craig W. Beedle
 CRAIG W. BEEDLE, L.S. #17913 DATE 6 MAY 2026
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

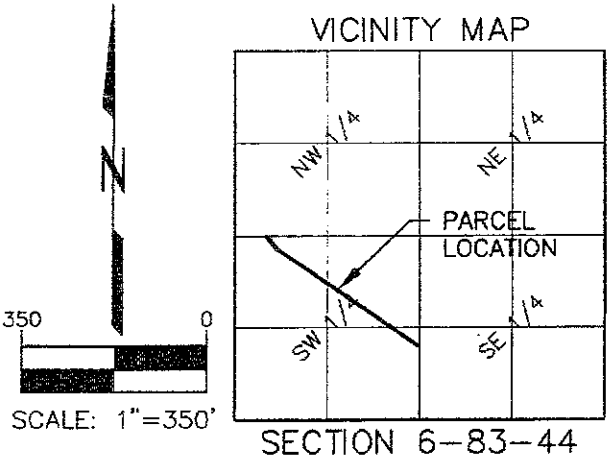


- LEGEND**
- ▲ SECTION CORNER FOUND (AS NOTED)
 - ▲ SECTION CORNER SET (3/8" IRON PIN W/ YELLOW CAP #17913)
 - ⊙ CALCULATED MONUMENT
 - SET MONUMENT (3/8" IRON PIN W/ YELLOW CAP #17913)
 - CL. P.I. OF DRAINAGE DITCH
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - (M) MEASURED
 - (R) RECORDED

RIGHT-OF-WAY DESCRIPTION:
 A PARCEL OF LAND IN THE SW1/4 OF SECTION 6 T-83-N, R44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SECTION 6 THENCE N1°58'33"E (AN ASSUMED BEARING) ALONG THE EAST LINE OF THE SW1/4 FOR 1136.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N1°58'33"E FOR 47.42 FEET; THENCE N55°32'22"W PARALLEL TO AND 230 FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 2286.57 FEET; THENCE N36°51'46"W PARALLEL TO AND 230 FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 182.42 FEET TO THE NORTH LINE OF THE SW1/4 OF SECTION 6; THENCE N89°06'54"W ALONG SAID NORTH LINE FOR 63.23 FEET; THENCE S36°51'46"E FOR 229.35 FEET; THENCE S55°33'22"E FOR 10.53 FEET; THENCE N2°15'04"W FOR 12.47 FEET; THENCE S55°32'22"E FOR 2317.18 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 2.352 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.



PLOTTED: Wednesday, May 6, 2025 11:31:36 AM

FILE PATH: BLUFFZ:\Projects\321 Little Sioux DD Proj. No. 1616 sht 159\Drawings\Source Drawings\Property Lines hwy176 to E24.dwg

SCALE	1" = 350'
DRAWN	CBEEDLE
CHECKED	MSTOKES
APPROVED	PMQUW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'D'
DART FARMS INC. TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA
 203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.	1
PROJECT	5331

INDEX LEGEND

LOCATION: SECTION 8, TOWNSHIP 83, RANGE 44 NW NW & SECTION 7 TOWNSHIP 83, RANGE 44 NE NE
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: DART FARMS INC
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0716
 BK: 20 PG: 39
 Monona County, Iowa
 Kelly K. Parsley RECORDER

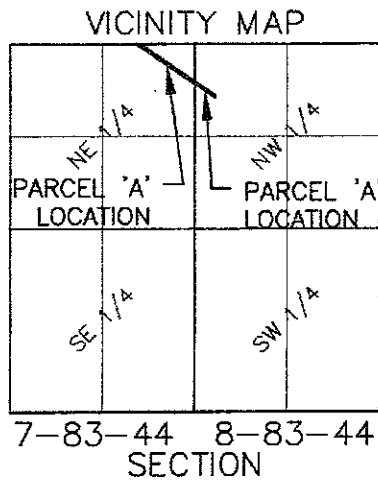
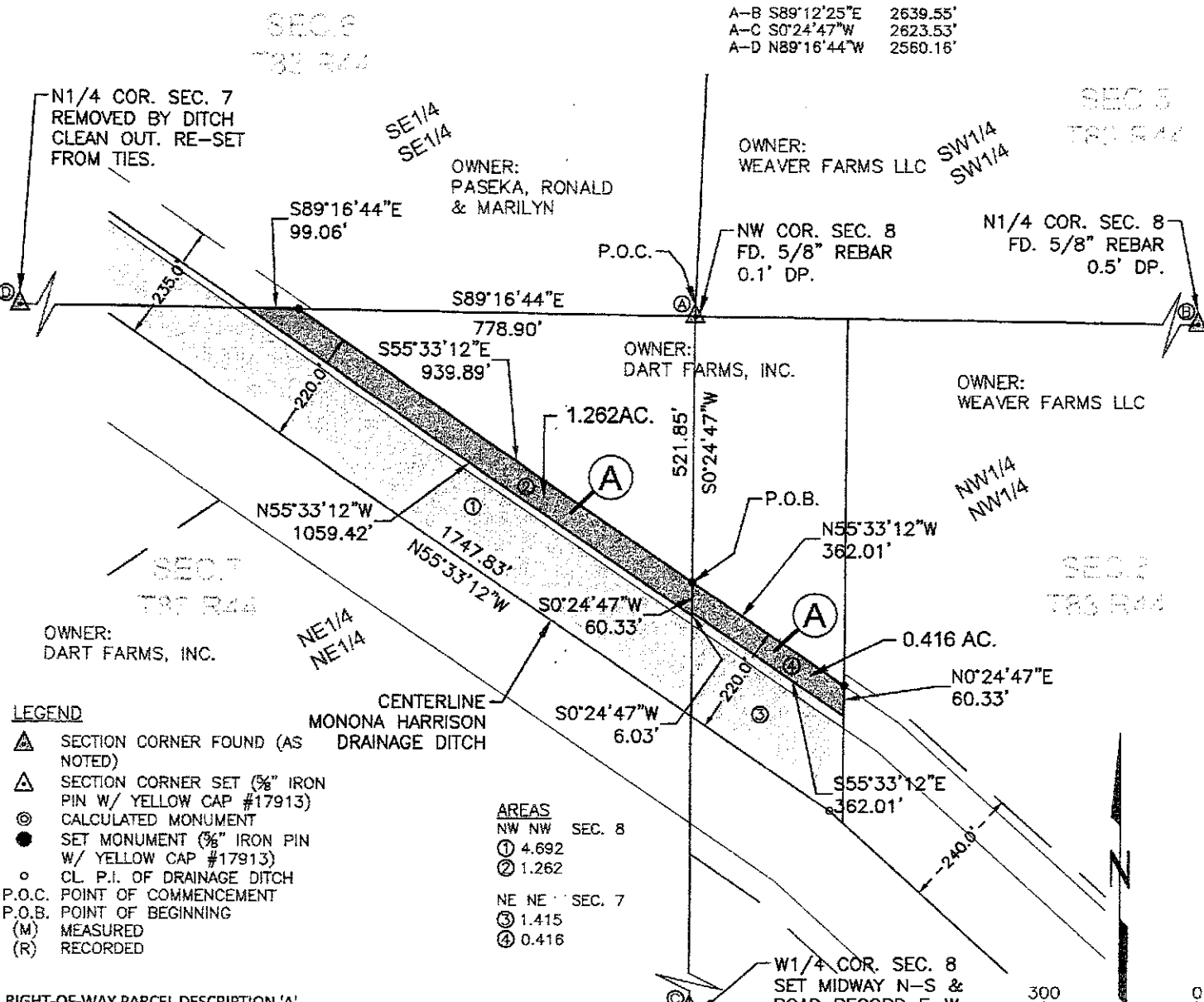
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Craig W. Beedle
 6 MAY 2026
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

PLOTTED: Wednesday, May 5, 2026 11:30:59 AM

FILE PATH: Bluff-L-Projects\631 Little Sioux DD Proj. No. 1616 slls (1610)Drawings\Source Drawings\Property Lines Hwy175 to E84.dwg



SCALE	1" = 300'
DRAWN	CB BEEDLE
CHECKED	MSTOKES
APPROVED	PMOLW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCELS 'A' & 'A'
 DART FARMS INC TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.	1
PROJECT	6331

INDEX LEGEND

LOCATION: SECTION 8, TOWNSHIP 83, RANGE 44 W1/2 NW
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: WEAVER FARMS, LLC
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0717
 BK: 20 PG: 40
 Monona County, Iowa
 Kelly K. Parsley RECORDER

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

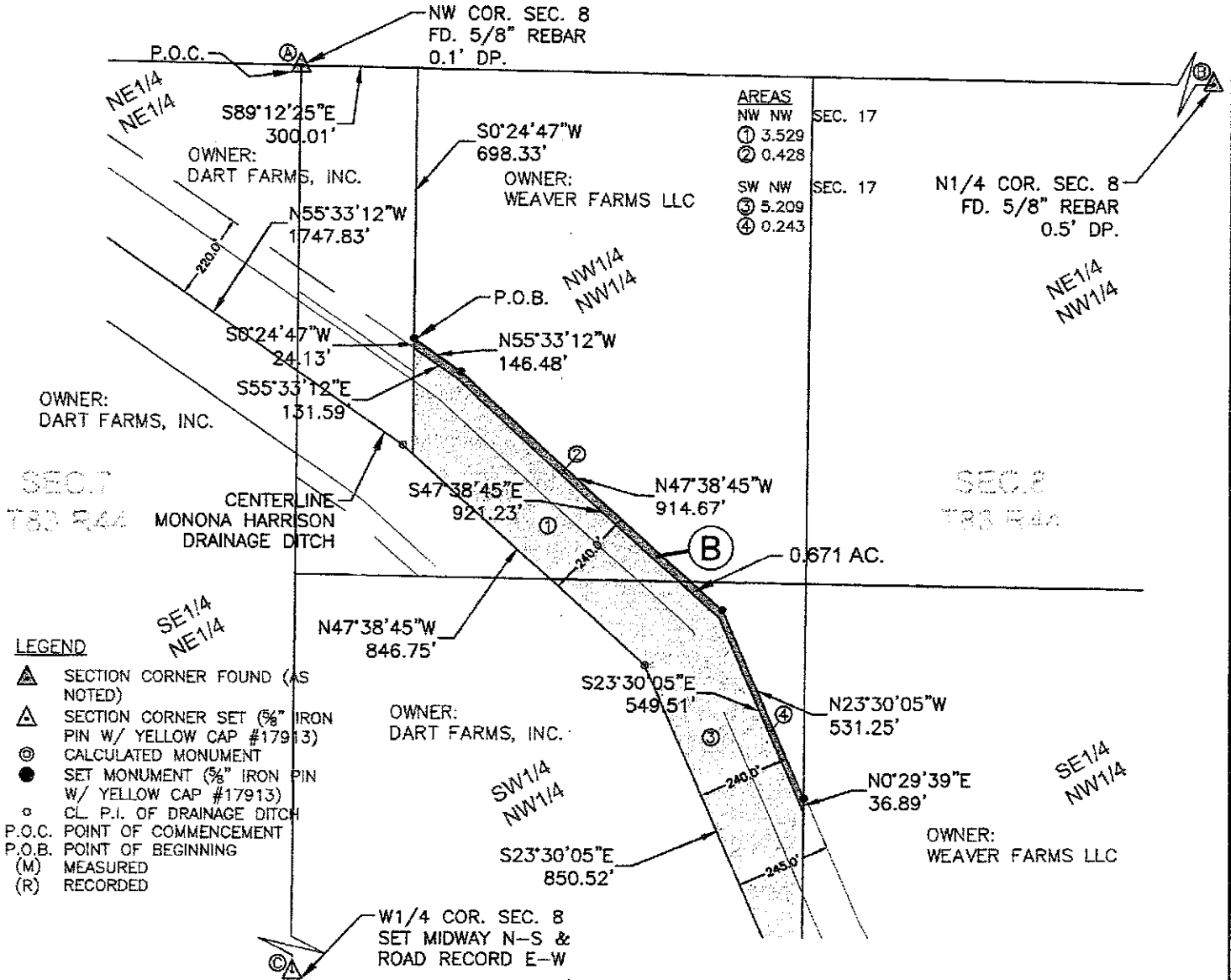


Craig Beedle
 6 MAY 2026

CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

A-B S89°12'25"E 2639.55'
 A-C S0°24'47"W 2623.53'

PLOTTED: Wednesday, May 6, 2026 11:40:59 AM



LEGEND

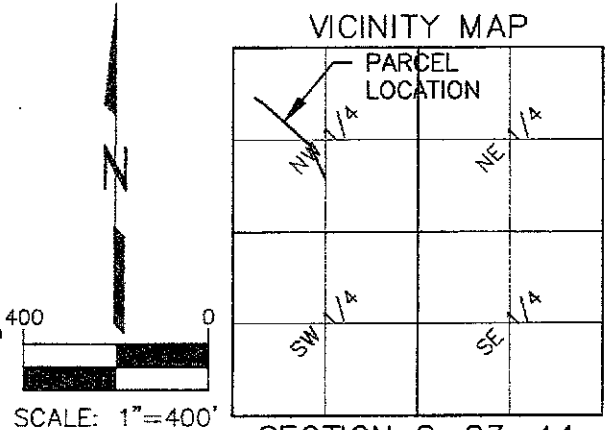
- ▲ SECTION CORNER FOUND (AS NOTED)
- △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
- ⊙ CALCULATED MONUMENT
- SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)
- CL. P.I. OF DRAINAGE DITCH
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED
- (R) RECORDED

RIGHT-OF-WAY DESCRIPTION:

A PARCEL OF LAND IN THE W1/2 NW OF SECTION 8 T-83-N, R44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 8 THENCE S89°12'25"E (AN ASSUMED BEARING) ALONG THE NORTH LINE OF THE NW1/4 FOR 300.01 FEET; THENCE S0°24'47"W FOR 698.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S0°24'47"W FOR 24.13 FEET; THENCE S55°33'12"E 131.59 FEET; THENCE S47°38'45"E FOR 921.23 FEET; THENCE S23°30'05"E FOR 549.51 FEET TO THE 1/16TH LINE; THENCE N0°29'39"E ALONG SAID 1/16 LINE FOR 36.89 FEET; THENCE N23°30'05"W PARALLEL TO AND 240' FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 531.25 FEET; THENCE N47°38'45"W PARALLEL TO AND 240' FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 914.67 FEET; THENCE N55°33'12"W PARALLEL TO AND 240' FEET NORTHEASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 146.48 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 0.671 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.



FILE PATH: Blue-20, Projects\6331 Little Sioux PD Proj., No. 1816 site 486(Drawings)\Source Drawings\Property lines hwy173 to E84.dwg

SCALE	1" = 400'
DRAWN	CBEEDLE
CHECKED	MSTOKES
APPROVED	PMQJW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'B'
 WEAVER FARMS LLC TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-6055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.	1
PROJECT	6331

INDEX LEGEND
 LOCATION: SECTION 8, TOWNSHIP 83, RANGE 44 SW SE

REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: WEAVER FARMS, LLC
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR COMPANY: VEENSTRA & KIMM, INC.
 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0718
 BK: 20 PG: 41
 Monona County, Iowa
 Kelly K. Parsley RECORDER

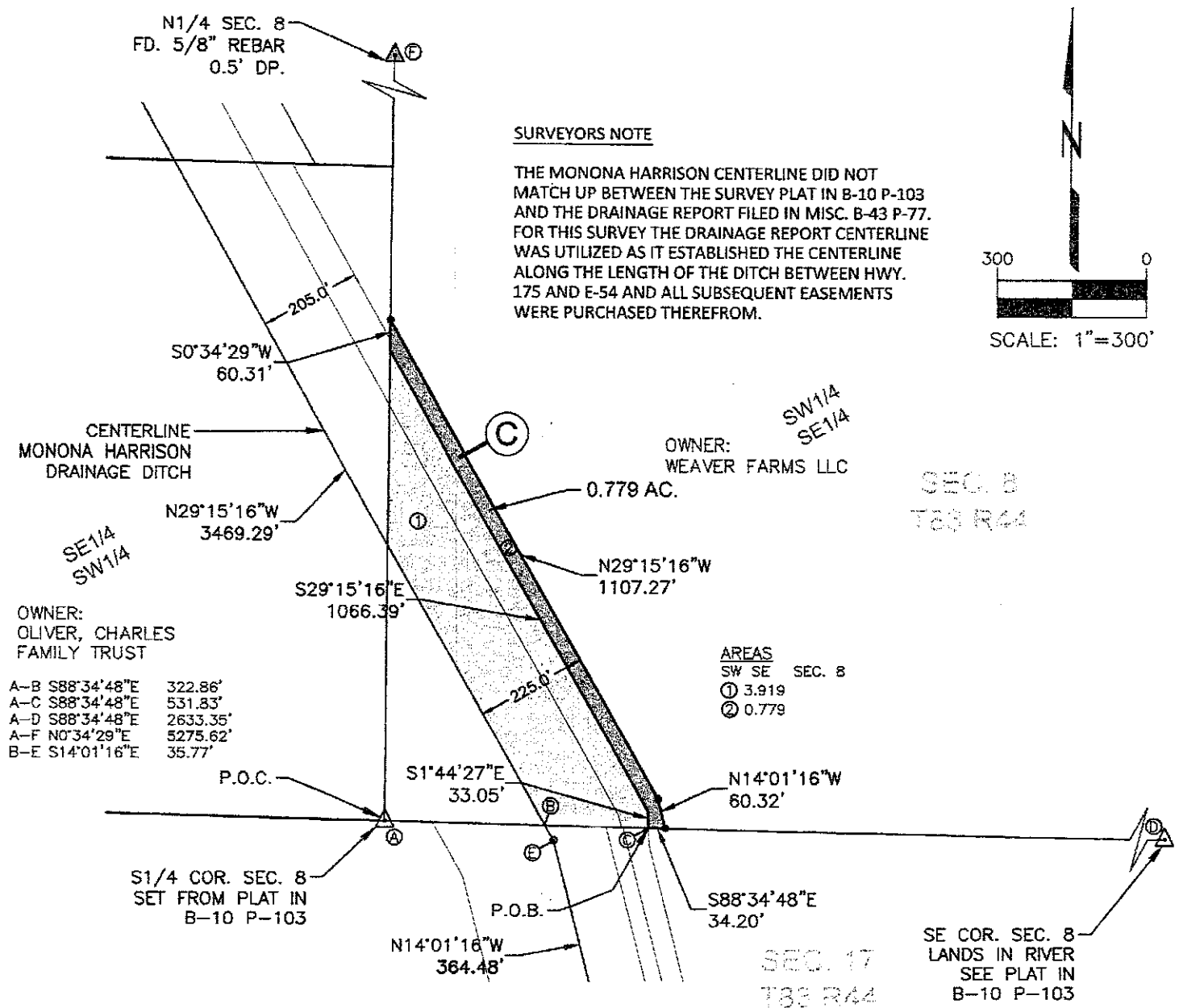
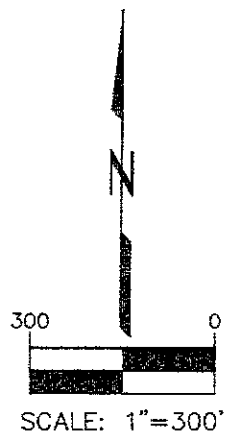
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Craig W. Beedle
 6 MAY 2026
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

SURVEYORS NOTE

THE MONONA HARRISON CENTERLINE DID NOT MATCH UP BETWEEN THE SURVEY PLAT IN B-10 P-103 AND THE DRAINAGE REPORT FILED IN MISC. B-43 P-77. FOR THIS SURVEY THE DRAINAGE REPORT CENTERLINE WAS UTILIZED AS IT ESTABLISHED THE CENTERLINE ALONG THE LENGTH OF THE DITCH BETWEEN HWY. 175 AND E-54 AND ALL SUBSEQUENT EASEMENTS WERE PURCHASED THEREFROM.



A-B	S88°34'48"E	322.86'
A-C	S88°34'48"E	531.83'
A-D	S88°34'48"E	2633.35'
A-F	N0°34'29"E	5275.62'
B-E	S14°01'16"E	35.77'

AREAS	
SW SE	SEC. 8
①	3.919
②	0.779

RIGHT-OF-WAY DESCRIPTION:

A PARCEL OF LAND IN THE SW SE OF SECTION 8 T-83-N, R44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

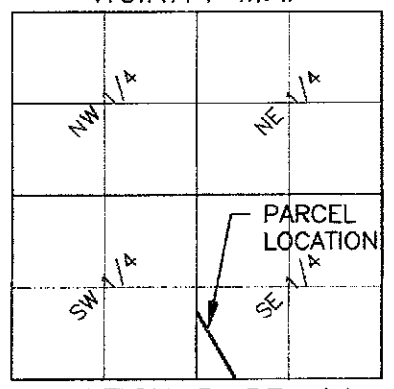
COMMENCING AT THE S1/4 CORNER OF SECTION 8 THENCE S88°34'48"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SE1/4 FOR 531.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°34'48"E FOR 34.20 FEET; THENCE N14°01'16"W PARALLEL TO AND 225' FEET EASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 60.32 FEET; THENCE N29°15'16"W PARALLEL TO AND 225' FEET EASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 1107.27 FEET TO THE WEST LINE OF THE SE1/4; THENCE S0°34'29"W ALONG SAID WEST LINE FOR 60.31 FEET; THENCE S29°15'16"E FOR 1066.39 FEET; THENCE S1°44'27"E FOR 33.05 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 0.779 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

LEGEND

- ▲ SECTION CORNER FOUND (AS NOTED)
- △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
- ⊙ CALCULATED MONUMENT
- SET MONUMENT (3/8" IRON PIN W/ YELLOW CAP #17913)
- CL. P.I. OF DRAINAGE DITCH
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED
- (R) RECORDED

VICINITY MAP



PLOTTED: Wednesday, May 6, 2026 11:42:37 AM

FILE PATH: BluffZL\Projects\31 Little Sioux DD Proj. No. 1616.svs 1680 Drawings\Source Drawings\Property Lines Hwy175 to E64.dwg

SCALE	1" = 300'
DRAWN	CBEEBLE
CHECKED	MSTOKES
APPROVED	PMOLUW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'C'
 WEAVER FARMS, LLC TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

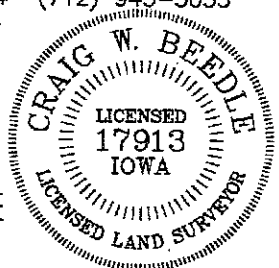
SHEET NO.	1
PROJECT	6331

LOCATION: SECTION 17, TOWNSHIP 83, RANGE 44 W1/2 SE

REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: HANSON, AUGUSTUS
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR COMPANY: VEENSTRA & KIMM, INC.
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0719
 BK: 20 PG: 42
 Monona County, Iowa
 Kelly K. Parsley RECORDER

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



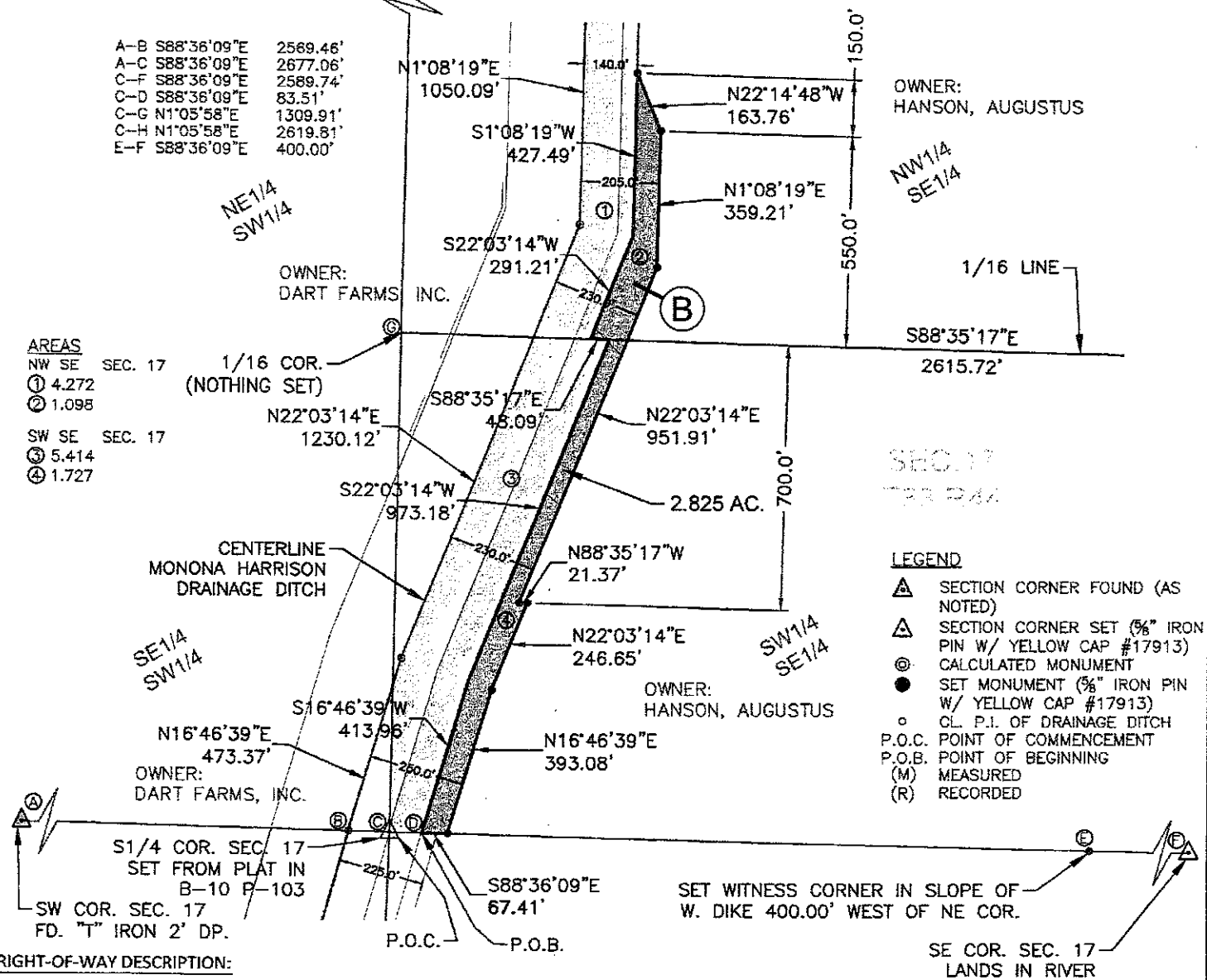
Craig Beedle
 6 MAY 2026
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

C1/4 COR. SEC. 17
 SET FROM PLAT IN
 B-10 P-103

A-B	S88°36'09"E	2569.46'
A-C	S88°36'09"E	2677.06'
C-F	S88°36'09"E	2589.74'
C-D	S88°36'09"E	83.51'
C-G	N1°05'58"E	1309.91'
C-H	N1°05'58"E	2619.81'
E-F	S88°36'09"E	400.00'

AREAS

NW SE	SEC. 17	1/16 COR. (NOTHING SET)
①	4.272	
②	1.098	
SW SE	SEC. 17	
③	5.414	
④	1.727	



OWNER: HANSON, AUGUSTUS

OWNER: DART FARMS INC.

OWNER: HANSON, AUGUSTUS

- LEGEND
- ▲ SECTION CORNER FOUND (AS NOTED)
 - △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
 - ⊙ CALCULATED MONUMENT
 - SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)
 - CL. P.I. OF DRAINAGE DITCH
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - (M) MEASURED
 - (R) RECORDED

RIGHT-OF-WAY DESCRIPTION:

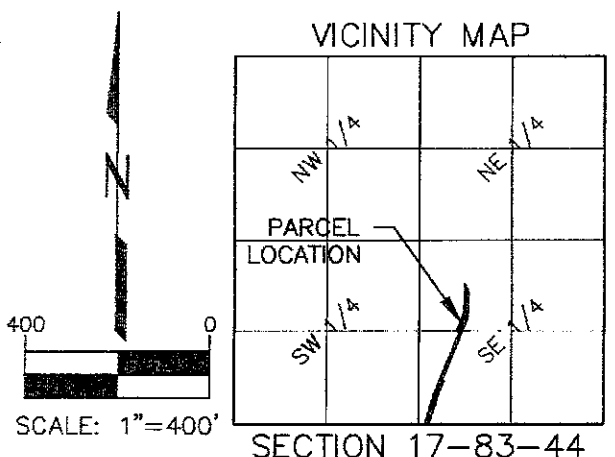
A PARCEL OF LAND IN THE W1/2 SE OF SECTION 17 T-83-N, R44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SECTION 17 THENCE S88°36'09"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SE1/4 FOR 83.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°36'09"E FOR 67.41 FEET; THENCE N16°46'39"E PARALLEL TO AND 250' FEET EASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 393.08 FEET; THENCE N22°03'14"E FOR 246.65 FEET; THENCE N88°35'17"W FOR 21.37 FEET; THENCE N22°03'14"E PARALLEL TO AND 230' FEET EASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 951.91 FEET; THENCE N1°08'19"E PARALLEL TO AND 205' FEET EASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 359.21; THENCE N22°14'48"W FOR 163.76 FEET TO A POINT 140 FEET PERPENDICULAR TO THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH; THENCE S1°08'19"W FOR 427.49 FEET; THENCE S22°03'14"W FOR 291.21 FEET; THENCE S88°35'17"E FOR 48.09 FEET; THENCE S22°03'14"W FOR 973.18 FEET; THENCE S16°46'39"W FOR 413.96 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 2.825 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

SET WITNESS CORNER IN SLOPE OF W. DIKE 400.00' WEST OF NE COR.

SE COR. SEC. 17 LANDS IN RIVER



SCALE	1" = 400'
DRAWN	CBEEDLE
CHECKED	MSTOKES
APPROVED	PMOUW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'B'
 HANSON, AUGUSTUS TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA

SHEET NO.	1
PROJECT	6331

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

PLOTTED: Wednesday, May 6, 2025 11:44:20 AM

FILE PATH: \\BUEZ\Projects\331 Little Sioux DD Proj. No. 1416 file 150D\Drawings_Source Drawings\Property Lines Hwy 75 to E64.dwg

LOCATION: SECTION 20, TOWNSHIP 83, RANGE 44 NW NE

REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: BROWN, DARLENE
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0720
 BK: 20 PG: 43
 Monona County, Iowa
 Kelly K. Parsley RECORDER

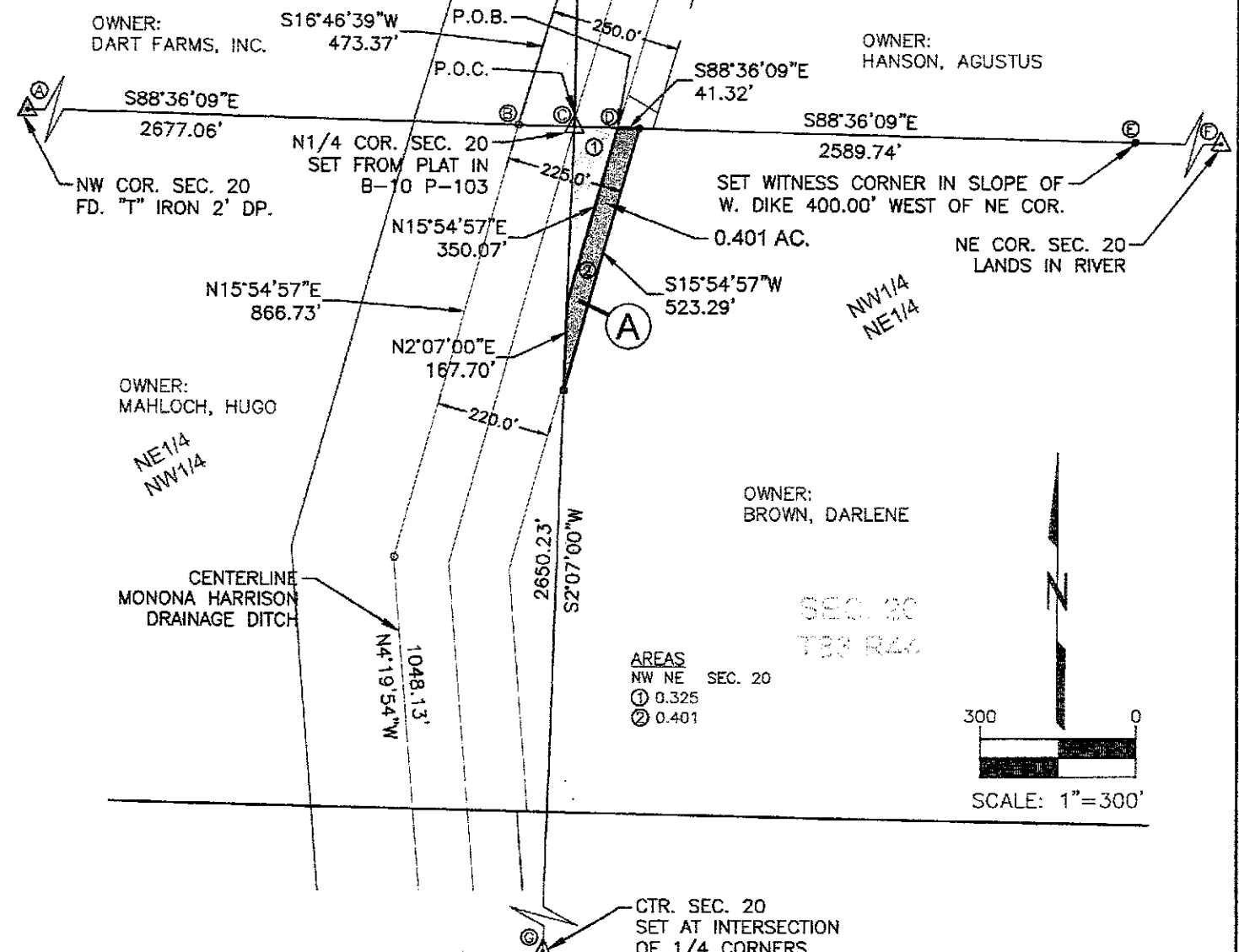
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Craig W. Beedle
 6 MAY 2026
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

A-B S88°36'09"E 2569.46'
 A-C S88°36'09"E 2677.06'
 C-F S88°36'09"E 2589.74'
 C-D S88°36'09"E 83.51'
 C-G S2°07'00"W 2650.23'
 E-F S88°36'09"E 400.00'

SECTION 20
 T83 R44



RIGHT-OF-WAY DESCRIPTION:

A PARCEL OF LAND IN THE NW NE OF SECTION 20 T-83-N, R44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

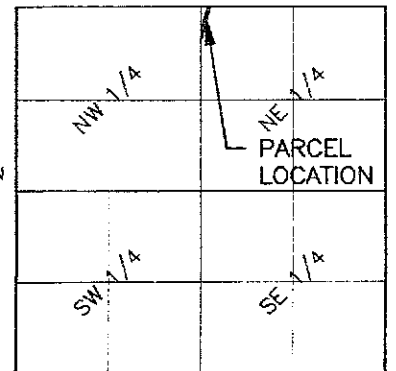
COMMENCING AT THE N1/4 CORNER OF SECTION 20 THENCE S88°36'09"E (AN ASSUMED BEARING) ALONG THE NORTH LINE OF THE NE1/4 FOR 83.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°36'09"E FOR 41.32 FEET; THENCE S15°54'57"W PARALLEL TO AND 225' FEET EASTERLY OF THE CENTERLINE OF THE MONONA HARRISON DRAINAGE DITCH FOR 523.29 FEET TO THE WEST LINE OF THE NE1/4; THENCE N2°07'00"E ALONG SAID WEST LINE FOR 167.70 FEET; THENCE N15°54'57"E FOR 350.07 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 0.401 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

LEGEND

- ▲ SECTION CORNER FOUND (AS NOTED)
- ▲ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
- ◎ CALCULATED MONUMENT
- SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)
- CL. P.I. OF DRAINAGE DITCH
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED
- (R) RECORDED

VICINITY MAP



SECTION 20-83-44

RIGHT-OF-WAY PLAT PARCEL 'A'
 BROWN, DARLENE TO LITTLE SIOUX DRAINAGE DISTRICT
 MONONA COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.

1

PROJECT 6331



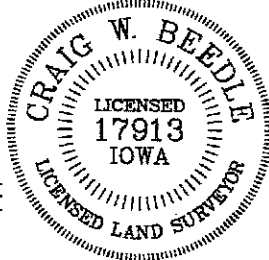
PLOTTED: Wednesday, May 6, 2026 11:46:08 AM

FILE PATH: Bluff-2\Projects\6331 Little Sioux DD Proj. No. 1616 shts (68)Drawings_Source Drawings\Property Lines lvey176 to E64.dwg

INDEX LEGEND
 LOCATION: SECTION 32, TOWNSHIP 83, RANGE 44 E1/2 NE AND NE NW
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: ZICARELLI, CAROLINE REV. TRUST
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0721
 BK: 20 PG: 44
 Monona County, Iowa
 Kelly K. Parsley RECORDER

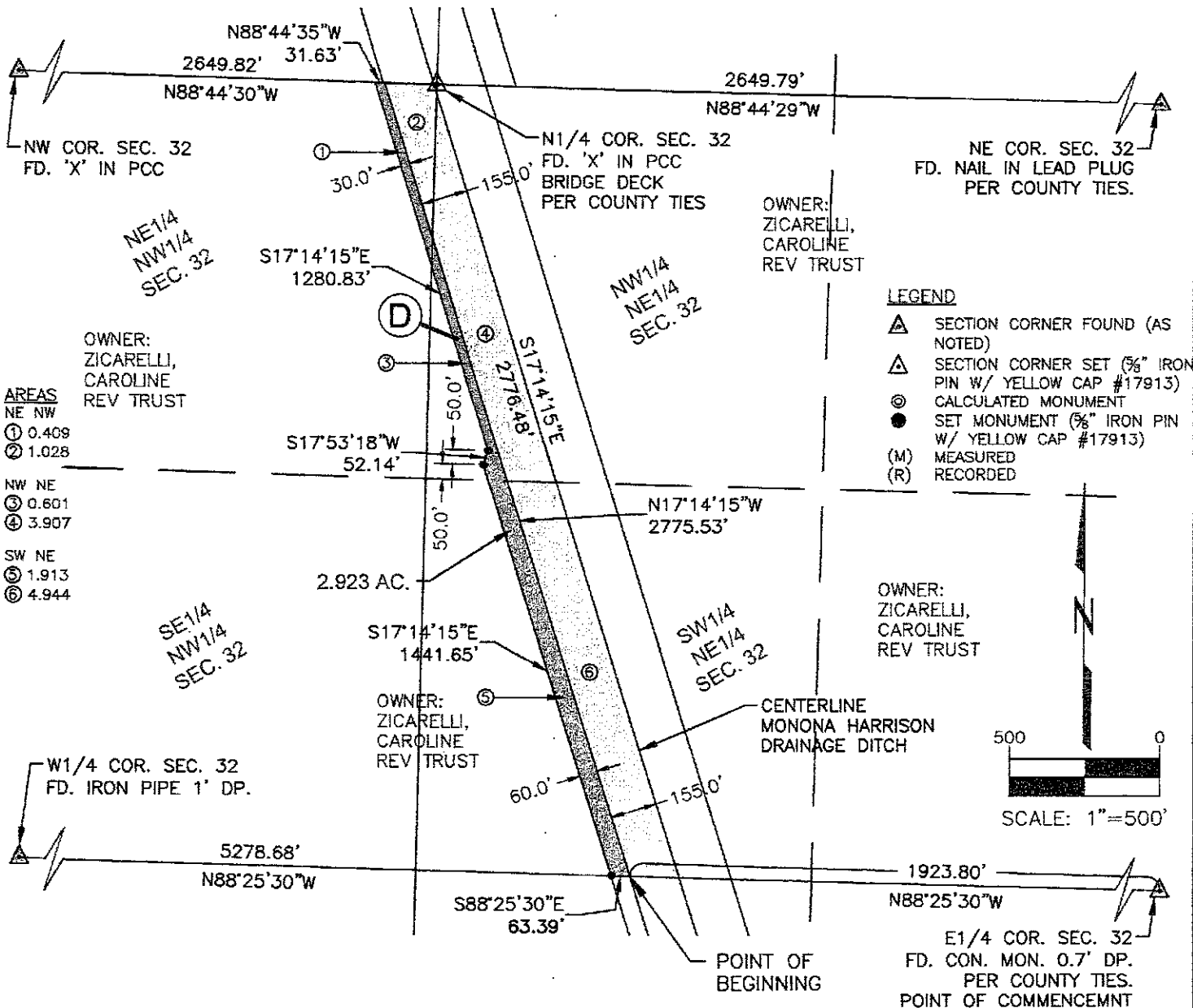
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



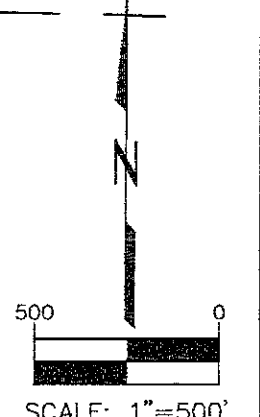
Craig W. Beedle
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

PLOTTED: Wednesday, May 6, 2026 11:57:52 AM

FILE PATH: Bluff-21_P\Projects\8331 Little Sioux DD Proj. No. 1516 sfs 1466\Drawings\Source Drawings\Property Lines\lwy175 to E64.dwg



- LEGEND**
- ▲ SECTION CORNER FOUND (AS NOTED)
 - ▲ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
 - ⊙ CALCULATED MONUMENT
 - SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)
 - (M) MEASURED
 - (R) RECORDED

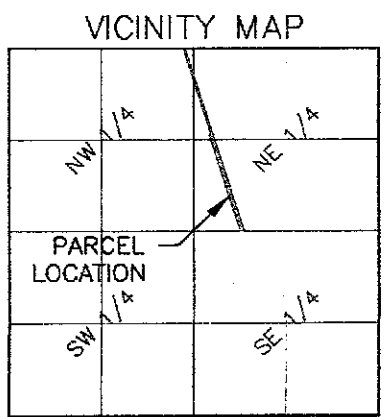


RIGHT-OF-WAY DESCRIPTION:

A PARCEL OF LAND IN THE E1/2 NE1/4 AND THE NE1/4 NW1/4 SECTION 32 T-83-N, R-44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SECTION 32 THENCE N88°25'30"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NE1/4 SECTION 32 FOR 1923.80 FEET TO THE POINT OF BEGINNING; THENCE N17°14'15"W FOR 2775.53 FEET TO THE NORTH LINE OF THE NW1/4; THENCE N88°44'35"W ALONG SAID NORTH LINE FOR 31.63 FEET; THENCE S17°14'15"E FOR 1280.83 FEET; THENCE S17°53'18"W FOR 52.14 FEET; THENCE S17°14'15"E FOR 1441.65 FEET TO THE SOUTH LINE OF THE NE1/4; THENCE S88°25'30"E ALONG SAID SOUTH LINE FOR 63.39 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 2.923 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.



SCALE	1" = 500'
DRAWN	CBEEDLE
CHECKED	MSTOKES
APPROVED	PMQUW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'D'
 ZICARELLI, CAROLINE REV. TRUST TO LITTLE SIOUX D.D.
 MONONA COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

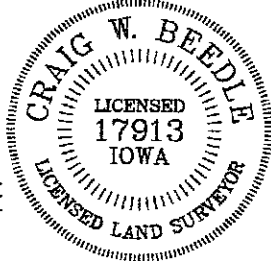
SHEET NO.	1
PROJECT	6331

INDEX LEGEND

LOCATION: SECTION 32, TOWNSHIP 83, RANGE 44 SE
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: BROWN GRADE FARMS LLC
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0722
 BK: 20 PG: 45
 Monona County, Iowa
 Kelly K. Parsley RECORDER

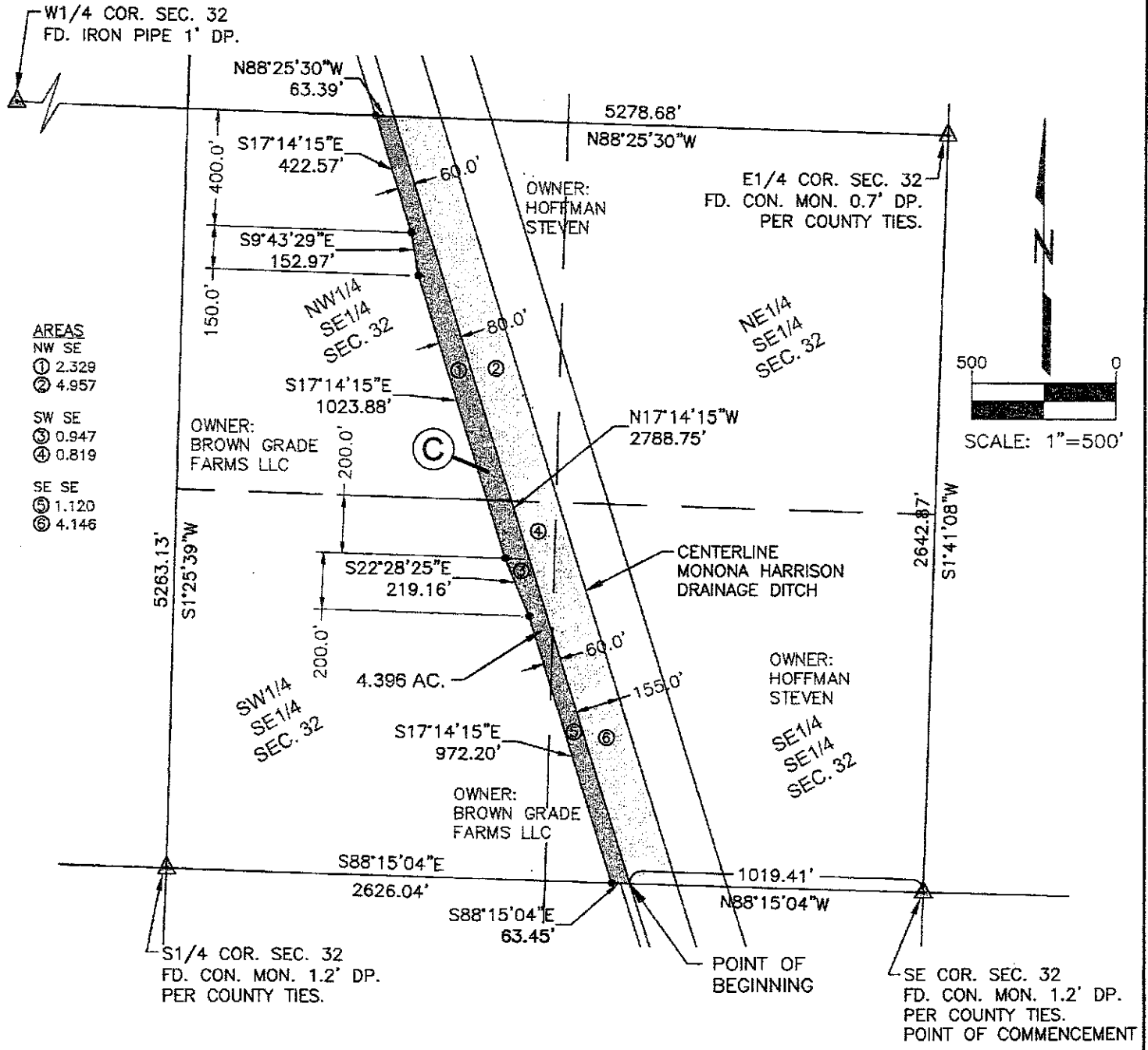
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



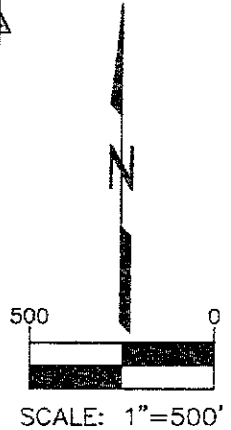
Craig W. Beedle
 6 MAY 2026
 CRAIG W. BEEDLE, L.S. #17913 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

PLOTTED: Wednesday, May 6, 2026 11:57:04 AM

FILE PATH: E:\Work\Projects\18131 Little Sioux DD Proj. No. 1816 site 155 Drawings\Source Drawings\Property lines lwy175 to E64.dwg



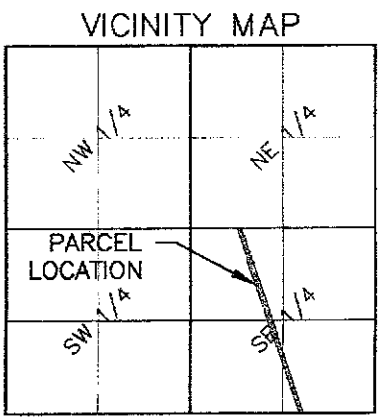
- AREAS**
 NW SE
 ① 2.329
 ② 4.957
 SW SE
 ③ 0.947
 ④ 0.819
 SE SE
 ⑤ 1.120
 ⑥ 4.146



RIGHT-OF-WAY DESCRIPTION:

A PARCEL OF LAND IN THE SE1/4 SECTION 32 T-83-N, R-44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SECTION 32 THENCE N88°15'04"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SE1/4 SECTION 32 FOR 1019.41 FEET TO THE POINT OF BEGINNING; THENCE N17°14'15"W FOR 2788.75 FEET TO THE NORTH LINE OF THE SE1/4; THENCE N88°25'30"W ALONG SAID NORTH LINE FOR 63.39 FEET; THENCE S17°14'15"E FOR 422.57 FEET; THENCE S9°43'29"E FOR 152.97 FEET; THENCE S17°14'15"E FOR 1023.88 FEET; THENCE S22°28'25"E FOR 219.16 FEET; THENCE S17°14'15"E FOR 972.20 FEET TO THE SOUTH LINE OF THE SE1/4; THENCE S88°15'04"E ALONG SAID SOUTH LINE FOR 63.45 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 4.396 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.



SEC. 32-83-44

SCALE	1" = 500'
DRAWN	CBEEDLE
CHECKED	MSTOKES
APPROVED	PMOLRW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'C'
 BROWN GRADE FARMS LLC TO LITTLE SIOUX D.D.
 MONONA COUNTY, IOWA
 203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.	1
PROJECT	6331

INDEX LEGEND
 LOCATION: SECTION 5, TOWNSHIP 82, RANGE 44
 THE E1/2 OF NE1/4
 REQUESTOR: LITTLE SIOUX DRAINAGE DISTRICT
 PROPRIETOR: BROWN GRADE FARMS LLC
 SURVEYOR: CRAIG BEEDLE
 SURVEYOR: VEENSTRA & KIMM, INC.
 COMPANY: 203 SGT. SQ. DR. STE. B
 RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

Recorded: 5/6/2026 at 3:00:34.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Instr. Number: 2026-0723
 BK: 20 PG: 46
 Monona County, Iowa
 Kelly K. Parsley RECORDER

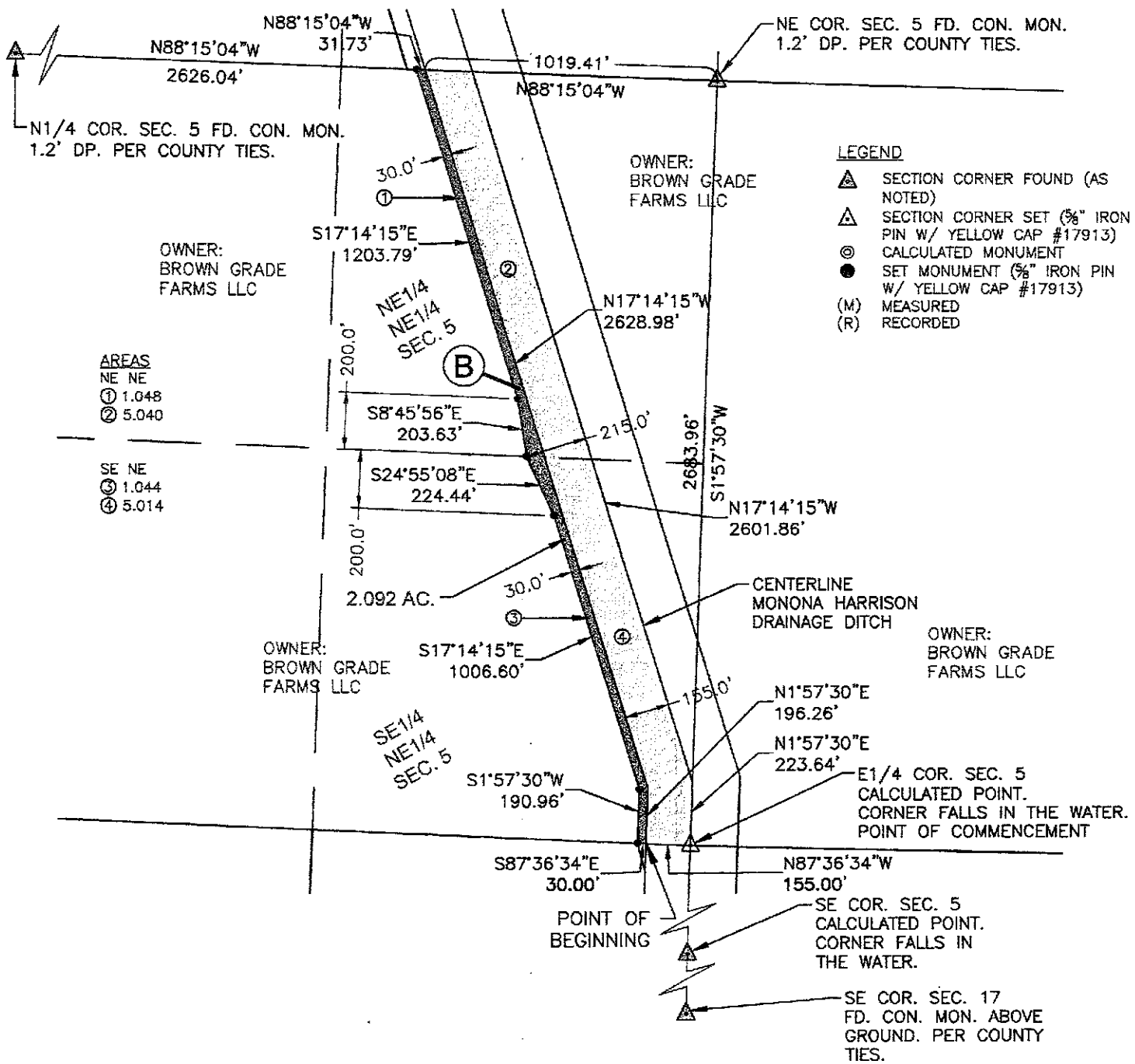


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Craig W. Beedle
 CRAIG W. BEEDLE, L.S. #17913 DATE MAY 2026
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES COVERED BY SEAL 1

PLOTTED: Wednesday, May 6, 2026 11:53:18 AM

FILE PATH: Bluff, Project: 6311 Little Sioux DD Proj. No. 1616 sbs (45) Drawings Source Drawing Property Lines Inev715 to E84.dwg

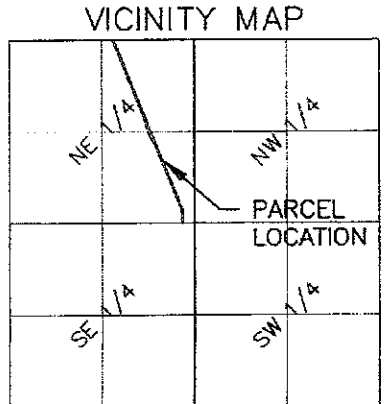


RIGHT-OF-WAY DESCRIPTION:

A PARCEL OF LAND IN THE E1/2 NE1/4 SECTION 5 T-82-N, R-44-W OF THE 5TH PRINCIPAL MERIDIAN, MONONA COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SECTION 5 THENCE N87°36'34"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NE1/4 SECTION 5 FOR 155.00 FEET TO THE POINT OF BEGINNING; THENCE N88°15'04"W FOR 196.26 FEET; THENCE N17°14'15"W FOR 2628.98 FEET TO THE NORTH LINE OF THE NE1/4; THENCE N88°15'04"W ALONG SAID NORTH LINE FOR 31.73 FEET; THENCE S17°14'15"E FOR 1203.79 FEET; THENCE S8°45'56"E FOR 203.63 FEET; THENCE S24°55'08"E FOR 224.44 FEET; THENCE S17°14'15"E FOR 1006.60 FEET; THENCE S1°57'30"W FOR 190.96 FEET TO THE SOUTH LINE OF THE NE1/4; THENCE S87°36'34"E ALONG SAID SOUTH LINE FOR 30.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 2.092 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.



SCALE	1" = 500'
DRAWN	CBEEBLE
CHECKED	MSTOKES
APPROVED	PMOJW
DATE	
ISSUED FOR	



RIGHT-OF-WAY PLAT PARCEL 'B'
BROWN GRADE FARMS LLC TO LITTLE SIOUX D.D.
MONONA COUNTY, IOWA
 203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220
 712-943-5055 • 712-943-5088(FAX) • 1-800-241-8000

SHEET NO.	1
PROJECT	6331

