

Recorder's Index
County: Chickasaw
Section: Section 4, Township 96 North, Range 11 West of the 5th P.M.
Lot & Aliquot Part: Lot 1 and Lot 2 of Irregular Survey of SE1/4 and East 30 Acres of E1/2 of SE1/4 lying North of Lot 1 and Lot 2 of SE1/4
Proprietor(s): Roger Gage and Rebecca Gage
Requested by: Roger Gage
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc.
1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

MOHN SURVEYING, INC. ROGER R. MOHN 1890 GREAT RIVER ROAD LANSING, IOWA 52151 563-538-4067

RETRACEMENT PLAT OF SURVEY

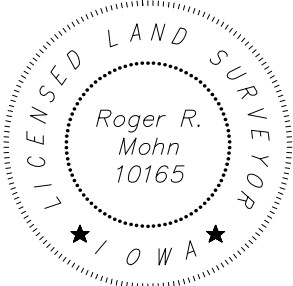
of
LOT 1 AND LOT 2 OF THE IRREGULAR SURVEY OF THE SOUTHEAST QUARTER (SE1/4) AND THE EAST 30 ACRES OF THAT PART OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) LYING NORTH OF LOT 1 AND LOT 2; ALL IN SECTION 4, TOWNSHIP 96 NORTH, RANGE 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CHICKASAW COUNTY, IOWA.



Notes

- All easements of record may not be shown on this retracement plat of survey.
- Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

SEAL



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 Professional Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn
License Number 10165
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: _____
Sheet 1 of 3 through 3 of 3.

Date

Proprietor(s):
Roger Gage and Rebecca Gage

Survey requested by:
Roger Gage

Sheet No. 1 of 3
Surveyed: July, 2026 (432, 41-44)
July 17, 2026 Drawn By: JMM RRM
S: \Drawings\Surveys\2026\
Chickasaw\RGage\Gage1.dwg



Scale 1" = 300'

Legend

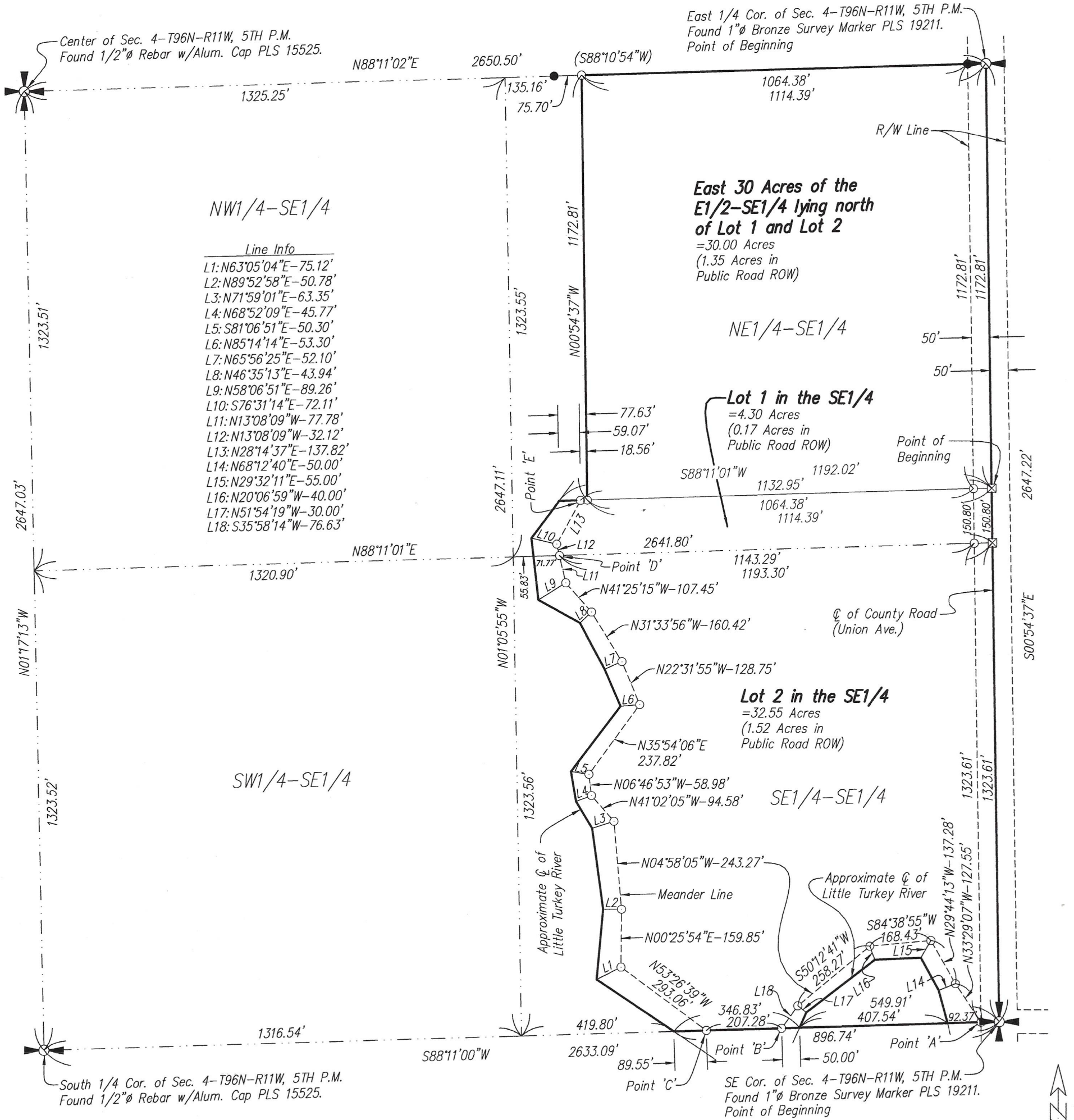
- Parcel Boundary Established
- Set 1/2" iron rod w/PLS cap No. 10165.
- Cut 'X' in P.C.C. Pavement.
- Found 5/8" rebar w/PLS 19211.
- () Recorded As

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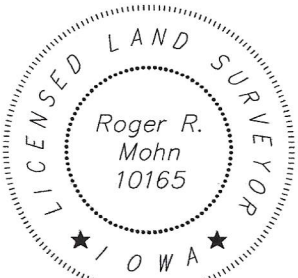
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Sheet 1 of 3 through 3 of 3.

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Sheet No. 1 of 3
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RETRACEMENT PLAT OF SURVEY OF:

The East Thirty (30) Acres of the East Half (E1/2) of the Southeast Quarter (SE1/4) lying North of Lot One (1) and Lot Two (2) in the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety-six (96) North, Range Eleven (11) West of the Fifth Principal Meridian, Chickasaw County, Iowa containing 30.00 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 4, Township 96 North, Range 11 West of the 5th P.M. which is the Point of Beginning; thence S 00°-54'-37" E, 1172.81 feet along the east line of the SE1/4 of said Section 4; thence S 88°-11'-01" W, 1114.39 feet along the north line of Lot 1 in the SE1/4 of said Section 4; thence N 00°-54'-37" W, 1172.81 feet; thence N 88°-11'-02" E, 1114.39 feet along the north line of the SE1/4 of said Section 4 to the Point of Beginning. Said described parcel of land contains 30.00 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Lot One (1) in the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety-six (96) North, Range Eleven (11) West of the Fifth Principal Meridian, Chickasaw County, Iowa containing 4.30 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 4, Township 96 North, Range 11 West of the 5th P.M.; thence S 00°-54'-37" E, 1172.81 feet along the east line of the SE1/4 of said Section 4 to the Point of Beginning; thence S 00°-54'-37" E, 150.80 feet along the east line of the SE1/4 of said Section 4; thence S 88°-11'-01" W, 1193.30 feet along the south line of the NE1/4-SE1/4 of said Section 4 to a point hereinafter referred to as Point 'D'; thence S 88°-11'-01" W, 71.77 feet to the centerline of the Little Turkey River; thence Northerly along the centerline of the Little Turkey River to a point on the north line of Lot 1 in the SE1/4 of said Section 4 (the meander line of said centerline of the Little Turkey River is more particularly described as follows: Commencing at afore described Point 'D'; thence N 13°-08'-09" W, 32.12 feet to a point which bears S 76°-31'-12" E, 72.11 feet from the centerline of the Little Turkey River; thence N 28°-14'-37" E, 137.82 feet to a point hereinafter referred to as Point 'E' and the Endpoint of said meander line); thence N 88°-11'-01" E, 59.07 feet along the north line of Lot 1 in the SE1/4 of said Section 4 to afore described Point 'E'; thence N 88°-11'-01" E, 1132.95 feet along the north line of Lot 1 in the SE1/4 of said Section 4 to the Point of Beginning. Said described parcel of land contains 4.30 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Lot Two (2) in the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety-six (96) North, Range Eleven (11) West of the Fifth Principal Meridian, Chickasaw County, Iowa containing 32.55 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Section 4, Township 96 North, Range 11 West of the 5th P.M. which is the Point of Beginning; thence S 88°-11'-00" W, 50.00 feet along the south line of the SE1/4 of said Section 4 to a point hereinafter referred to as Point 'A'; thence S 88°-11'-00" W, 92.37 feet along the south line of the SE1/4 of said Section 4 to the centerline of the Little Turkey River; thence northerly, westerly, and southerly along the centerline of the Little Turkey River to a point on the south line of the SE1/4 of said Section 4 (the meander line of said centerline is more particularly described by metes and bounds as follows: Commencing at afore described Point 'A'; thence N 33°-29'-07" W, 127.55 feet to a point which bears N 68°-12'-40" E, 50.00 feet from the centerline of the Little Turkey River; thence N 29°-44'-13" W, 137.28 feet to a point which bears N 29°-32'-11" E, 55.00 feet from the centerline of the Little Turkey River; thence S 84°-38'-55" W, 167.43 feet to a point which bears N 20°-06'-59" W, 40.00 feet from the centerline of the Little Turkey River; thence S 50°-12'-41" W, 258.27 feet to a point which bears N 51°-54'-19" W, 30.00 feet from the centerline of the Little Turkey River; thence S 35°-58'-14" W, 76.63 feet to a point hereinafter referred to as Point 'B' and Endpoint of said meander line); thence S 88°-11'-00" W, 50.00 feet along the south line of the SE1/4 of said Section 4 to afore described Point 'B'; thence S 88°-11'-00" W, 207.28 feet along the south line of the SE1/4 of said Section 4 to a point hereinafter referred to as Point 'C'; thence S 88°-11'-00" W, 89.55 feet along the south

line of the SE1/4 of said Section 4 to the centerline of the Little Turkey River; thence Northerly along the centerline of the Little Turkey River to a point on the north line of the SE1/4-SE1/4 of said Section 4 (the meander line of said centerline of the Little Turkey River is more particularly described as follows: Commencing at afore described Point 'C'; thence N 53°-26'-39" W, 293.06 feet to a point which bears N 63°-05'-04" E, 75.12 feet from the centerline of the Little Turkey River; thence N 00°-25'-54" E, 159.85 feet to a point which bears N 89°-52'-58" E, 50.78 feet from the centerline of the Little Turkey River; thence N 04°-58'-05" W, 243.27 feet to a point which bears N 71°-59'-01" E, 63.35 feet from the centerline of the Little Turkey River; thence N 41°-02'-05" W, 94.58 feet to a point which bears N 68°-52'-09" E, 45.77 feet from the centerline of the Little Turkey River; thence N 06°-46'-53" W, 58.98 feet to a point which bears S 81°-06'-51" E, 50.30 feet from the centerline of the Little Turkey River; thence N 35°-54'-06" E, 237.82 feet to a point which bears N 85°-14'-14" E, 53.30 feet from the centerline of the Little Turkey River; thence N 22°-31'-55" W, 128.75 feet to a point which bears N 65°-56'-25" E, 52.10 feet from the centerline of the Little Turkey River; thence N 31°-33'-56" W, 160.42 feet to a point which bears N 46°-35'-13" E, 43.94 feet from the centerline of the Little Turkey River; thence N 41°-25'-15" W, 107.45 feet to a point which bears N 58°-06'-51" E, 89.26 feet from the centerline of the Little Turkey River; thence N 13°-08'-09" W, 77.78 feet to a point hereinafter referred to as Point 'D'); thence N 88°-11'-01" E, 71.77 feet along the north line of the SE1/4-SE1/4 of said Section 4 to afore described Point 'D'; thence N 88°-11'-01" E, 1193.30 feet along the north line of the SE1/4-SE1/4 of said Section 4; thence S 00°-54'-37" E, 1323.61 feet along the east line of the SE1/4 of said Section 4 to the Point of Beginning. Said described parcel of land contains 32.55 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).