

<div>INDEX LEGEND</div> <div>COUNTY: Iowa</div> <div>SECTION: 4, T-78N, R-12W, Gov't Lots 6, 7, & 10 and NW 1/4 of the SE 1/4</div> <div>SURVEY FOR: Steffes Group, Mt. Pleasant, IA</div> <div>OWNER: Phyllis G. Sauter, Williamsburg, IA</div> <div>REFERENCED DOCUMENTS: Bk. 2023, P. 5938</div> <div>SURVEYOR & SURVEY COMPANY: Jason S. Lowry, P.L.S. Lowry Land Services, L.L.C. 752 Diamond Trail Rd., Searsboro, Iowa 50242</div> <div>PREPARED BY AND RETURN TO: Jason S. Lowry, P.L.S. Lowry Land Services, L.L.C. 752 Diamond Trail Rd., Searsboro, Iowa 50242 (641) 521-1160, lowrylandservices@gmail.com</div>	<div>Number: 1208</div> <div>BK: 2025 PG: 4913</div> <div>Page Range: 4915</div> <div>Recorded: 5/28/2025 at 1:17:54.0 PM</div> <div>County Recording Fee: \$17.00</div> <div>Iowa E-Filing Fee: \$3.00</div> <div>Combined Fee: \$20.00</div> <div>Revenue Tax: \$0.00</div> <div>SHERRY POPE RECORDER</div> <div>Iowa County, Iowa</div>
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PLAT OF SURVEY

Part of Gov't Lots 6, 7, & 10 & NW 1/4 of the SE 1/4,
SEC. 4, T-78N, R-12W, IOWA COUNTY, IOWA

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

CURVE TABLE							
CURVE	RADIUS	DEGREE OF CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	880.21	06°30'34"	310.55	308.94	S 82° 29' 54" E	20°12'53"	156.90
C2	687.97	08°19'42"	311.03	308.39	S 55° 35' 41" E	25°54'13"	158.22
C3	236.82	24°11'37"	361.53	327.44	S 02° 03' 01" W	87°28'06"	226.58
C4	268.46	21°20'33"	368.71	340.40	S 03° 33' 41" W	78°41'30"	220.09
C5	230.13	24°53'48"	362.23	325.98	S 77° 49' 11" E	90°11'01"	230.87
C6	169.23	33°51'27"	130.49	127.28	N 34° 25' 45" E	44°10'51"	68.68
C7	93.67	61°09'55"	131.17	120.71	N 48° 37' 26" E	80°13'49"	78.92

SURVEYOR'S NOTE

The present traveled centerline of 288th Street and CC Avenue, along with existing fences, were used as best evidence to calculate the Iowa County Highway Easement for this survey.

PERMANENT ACCESS EASEMENT DESCRIPTION

A permanent access easement for ingress and egress described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 78 North, Range 12 West of the Fifth Principal Meridian, Iowa County, Iowa;

thence on an assumed bearing South 01 degrees 36 minutes 24 seconds East 655.52 feet along the east line of Northwest Quarter of the Southeast Quarter;

thence South 89 degrees 32 minutes 41 seconds West 33.00 feet;


thence North 01 degrees 36 minutes 24 seconds West 655.53 feet to the south line of Government Lot 10 of said Section 4;

thence North 00 degrees 38 minutes 50 seconds West 1317.02 feet to the north line of Government Lot 10;

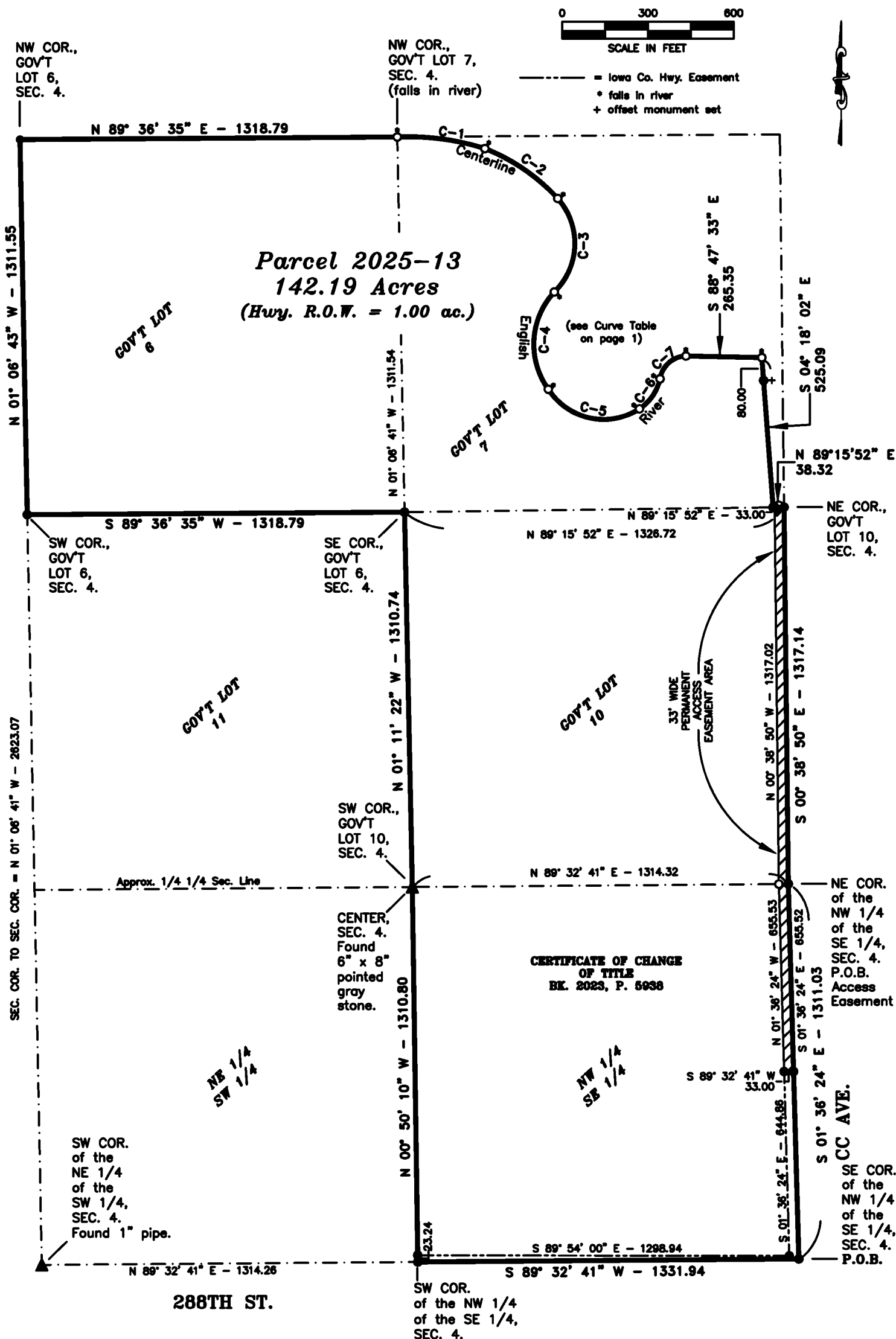
thence North 89 degrees 15 minutes 52 seconds East 33.00 feet along said north line to the Northeast Corner of said Government Lot 10;

thence South 00 degrees 38 minutes 50 seconds East 1317.14 feet along the east line of said Government Lot 10 to the point of beginning of said permanent access easement.

Said easement contains 1.49 acres.

<div>MEASURED DISTANCE/BEARING - (M)</div> <div>RECORDED DISTANCE/BEARING - (R)</div> <div>MONUMENTS</div> <div>▲ - found sec. cor. (pipe, stone, etc.)</div> <div>● - set 5/8" x 18" rebar with pink plastic cap P.L.S. 22291</div> <div>○ - no monument found or set</div> <div>■ - found lot cor.</div>	<div></div> <div><div>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.</div><div>My license renewal date is 12/31/2025</div><div>Pages covered by this seal: 1 - 3</div><div><div>05/26/2025</div><div>Jason S. Lowry Iowa Lic. No. 22291 Date</div></div></div>
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**Part of Gov't Lots 6, 7, & 10 & NW 1/4 of the SE 1/4,
SEC. 4, T-78N, R-12W, IOWA COUNTY, IOWA**



PLAT OF SURVEY
Part of Gov't Lots 6, 7, & 10 & NW 1/4 of the SE 1/4,
SEC. 4, T-78N, R-12W, IOWA COUNTY, IOWA

DESCRIPTION OF PARCEL – 2025-13

That part of Government Lots 6, 7, and 10 and the Northwest Quarter of the Southeast Quarter of Section 4, Township 78 North, Range 12 West of the Fifth Principal Meridian, Iowa County, Iowa, described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 4; thence on an assumed bearing South 89 degrees 32 minutes 41 seconds West 1331.94 feet along the south line of said Northwest Quarter of the Southeast Quarter to the Southwest Corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 50 minutes 10 seconds West 1310.80 feet along the west line of said Northwest Quarter of the Southeast Quarter to the Center of said Section 4, also being the Southwest Corner of said Government Lot 10; thence North 01 degrees 11 minutes 22 seconds West 1310.74 feet along the west line of said Government Lot 10 to the Southeast Corner of said Government Lot 6; thence South 89 degrees 36 minutes 35 seconds West 1318.79 feet along the south line of said Government Lot 6 to the Southwest Corner of said Government Lot 6; thence North 01 degrees 06 minutes 43 seconds West 1311.55 feet along the west line of said Government Lot 6 to the Northwest Corner of said Government Lot 6; thence North 89 degrees 36 minutes 35 seconds East 1318.79 feet along the north line of said Government Lot 6 to the Northeast Corner of said Government Lot 6; thence along the present centerline of English River along a 880.21 feet radius curve, concave to the southwest, having a central angle of 20 degrees 12 minutes 53 seconds, and a chord bearing South 82 degrees 29 minutes 54 seconds East 308.94 feet; thence continuing along said centerline of English River along a 687.97 feet radius curve, concave to the southwest, having a central angle of 25 degrees 54 minutes 13 seconds, and a chord bearing South 55 degrees 35 minutes 41 seconds East 308.39 feet; thence continuing along said centerline of English River along a 236.82 feet radius curve, concave to the northwest, having a central angle of 87 degrees 28 minutes 06 seconds, and a chord bearing South 02 degrees 03 minutes 01 seconds West 327.44 feet; thence continuing along said centerline of English River along a 268.46 feet radius curve, concave to the southeast, having a central angle of 78 degrees 41 minutes 30 seconds, and a chord bearing South 03 degrees 33 minutes 41 seconds West 340.40 feet; thence continuing along said centerline of English River along a 230.13 feet radius curve, concave to the northeast, having a central angle of 90 degrees 11 minutes 01 seconds, and a chord bearing South 77 degrees 49 minutes 11 seconds East 325.98 feet; thence continuing along said centerline of English River along a 169.23 feet radius curve, concave to the northwest, having a central angle of 44 degrees 10 minutes 51 seconds, and a chord bearing North 34 degrees 25 minutes 45 seconds East 127.28 feet; thence continuing along said centerline of English River along a 93.67 feet radius curve, concave to the southeast, having a central angle of 80 degrees 13 minutes 49 seconds, and a chord bearing North 48 degrees 37 minutes 26 seconds East 120.71 feet; thence continuing along said centerline of English River South 88 degrees 47 minutes 33 seconds East 265.35 feet; thence South 04 degrees 18 minutes 02 seconds East 525.09 feet to the north line of said Government Lot 10; thence North 89 degrees 15 minutes 52 seconds East 38.32 feet along said north line of Government Lot 10 to the Northeast Corner of said Government Lot 10; thence South 00 degrees 38 minutes 50 seconds East 1317.14 feet along the east line of said Government Lot 10 to the Northeast Corner of said Northwest Quarter of the Southeast Quarter; thence South 01 degrees 36 minutes 24 seconds East 1311.03 feet along the east line of said Northwest Quarter of the Southeast Quarter to the point of beginning.

Said tract contains 142.19 acres and is subject to an Iowa County Highway Easement over the southerly and easterly 1.00 acres thereof.

AREA BY 1/4 1/4 SECTION & GOV'T LOT

NW 1/4 SE 1/4 = 39.81 Acres (Hwy. R.O.W. = 1.00 Acres)
GOV'T LOT 6 = 39.50 Acres
GOV'T LOT 7 = 23.05 Acres
GOV'T LOT 10 = 39.83 Acres

Tract #1

