

<div>INDEX LEGEND</div> <div>COUNTY: Iowa SECTION: 33, T-79N, R-12W, SW 1/4 of the SE 1/4  SURVEY FOR: Steffes Group, Mt. Pleasant, IA OWNER: Phyllis G. Sauter, Williamsburg, IA  REFERENCED DOCUMENTS: Bk. 2023, P. 5944  SURVEYOR &amp; SURVEY COMPANY: Jason S. Lowry, P.L.S. Lowry Land Services, L.L.C. 752 Diamond Trail Rd., Searsboro, Iowa 50242 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: 1209 BK: 2025 PG: 4916 Page Range: 4917 Recorded: 5/28/2025 at 1:18:11.0 PM County Recording Fee: \$12.00 Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00 Revenue Tax: \$0.00 SHERRY POPE RECORDER Iowa County, Iowa</div>
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RETRACEMENT PLAT OF SURVEY  
East 15 Acres of the SW 1/4 of the SE 1/4,  
SEC. 33, T-79N, R-12W, IOWA COUNTY, IOWA  
(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

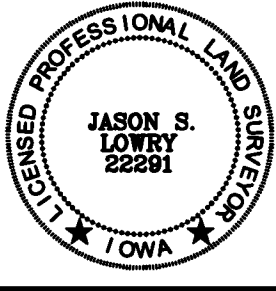
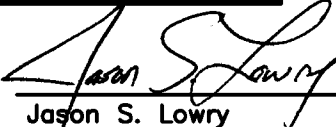
DESCRIPTION OF TRACT – (Certificate of Change of Title – Book 2023, Page 5944)

"15 acres off the East side of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), described as follows: Commencing at the Southeast (SE) Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-three (33), running thence West Thirty (W 30) rods, thence North Eighty (N 80) rods, thence East Thirty (E 30) rods, thence South Eighty (S 80) rods to the place of beginning; all being in Section Thirty-Three (33) Township Seventy-Nine (79), North Range Twelve (12), West of the 5th P.M."

Said tract contains 15.00 acres and is subject to an Iowa County Highway Easement over the southerly and easterly 1.98 acres thereof.

SURVEYOR'S NOTE

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

<div>MEASURED DISTANCE/BEARING – (M) RECORDED DISTANCE/BEARING – (R)  MONUMENTS ▲ – found sec. cor. (pipe, stone, etc.) ● – set 5/8" x 18" rebar with pink plastic cap P.L.S. 22291 ○ – no monument found or set ■ – found lot cor.(1/2" blue plastic capped rebar, P.L.S. #22259, unless otherwise noted)</div>	<div>   Jason S. Lowry</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.  My license renewal date is 12/31/2025  Pages covered by this seal: 1 – 3  05/26/2025 Date</div>
<div>LOWRY LAND SERVICES, L.L.C.752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160 PROJ. NO. 3825-1DATE OF SURVEY: 05/13/25PAGE 1</div>		

RETRACEMENT PLAT OF SURVEY  
East 15 Acres of the SW 1/4 of the SE 1/4,  
SEC. 33, T-79N, R-12W, IOWA COUNTY, IOWA



SEC. COR. TO SEC. COR. = S 89° 53' 00" E - 1325.44

S 89° 53' 00" E - 494.50(M) 495(R)

NE COR.  
of the  
SW 1/4  
of the  
SE 1/4,  
SEC. 33.

NW COR.  
of the  
SW 1/4  
of the  
SE 1/4,  
SEC. 33.

S 89° 48' 50" E - 368.41

CURVE C-1

Length - 134.30  
Radius - 80.55  
Chord Brg.- S 43°55'48" E  
Chord Dist. - 119.27

*Certificate of  
Change of Title*  
BK. 2023, P. 5944  
**15.00 Acres**  
(Hwy. R.O.W. = 1.98 ac.)

SW 1/4  
SE 1/4

N 00° 36' 04" E - 1319.87(M) 1320(R)

W. Line Iowa Co. Hwy. Easement = S 01° 18' 18" W - 1088.72

S 00° 36' 04" W - 1322.76(M) 1320(R)

CC AVE.

CURVE C-2

Length - 131.77  
Radius - 165.33  
Chord Brg.- S 21°17'47" E  
Chord Dist. - 128.31

SW COR.  
of the SE 1/4,  
SEC. 4.  
Found 5/8" red plastic  
capped rebar, P.L.S. #16546.

SEC. COR. TO SEC. COR. = N 89° 32' 52" W - 1319.10

N 89° 32' 52" W - 494.49(M) 495(R)

SE COR.  
of the  
SW 1/4  
of the  
SE 1/4,  
SEC. 33.

S 89° 32' 52" E - 218.01

SE COR.  
GOV'T LOT 2,  
SEC. 4-78-12.  
Found 1" pipe.



Tract #4

