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**Instrument #: 2014-000844**

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03/04/2014 09:47  
PLS SURVEY PLAT

PLS SURVEY PLAT  
Recording Fee: \$7.00 Transfer Tax: \$0  
Lisa L. Schreiner, Recorder, Des Moines County Iowa



## ***LANCE SURVEYING SERVICES***

1014 Westwood Drive, Mt.Pleasant,IA 52641 Phone:319-986-6779-john@lancesurveying.com

Plat Prepared By: John H. Lance,  
IA P.L.S. #10568. MO P.L.S. #2627

**Certification:**

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.

John H. Lance Lic.#10568

License renewal date: Dec. 31, 2014.

Pages covered by this seal: 1

Survey completed: February 3, 2014

Survey requested by: Kenneth Dix  
Proprietor: Kenneth H. & Sharon A. Dix

Property Description	Value
1. Property Address	123 Main Street, Anytown, USA
2. Property Type	Single-Family Residential
3. Lot Area (sq. ft.)	5,000
4. Building Area (sq. ft.)	2,500
5. Year Built	2015
6. Number of Bedrooms	3
7. Number of Bathrooms	2
8. Estimated Market Value	\$250,000
9. Estimated Rental Income (Monthly)	\$1,500
10. Estimated Annual Property Tax	\$3,000

**Auditor's Parcel "G"** in part of the E1/2 SE1/4 of Section 33-69-3, Des Moines County, Iowa, also described as follows:

Commencing at the northeast corner of said SE1/4 of Section 33; thence South 00°26'25" East, along the east line of said SE1/4 of Section 33, a distance of 988.84 feet to the **POINT OF BEGINNING**; thence, continuing along said line, South 00°26'25" East, 381.11 feet; thence South 79°44'19" West, along the present northerly right of way line of U.S. Highway No. 61, a distance of 280.48 feet; thence North 10°22'24" West, 120.14 feet; thence North 00°26'25" West, 311.03 feet; thence North 89°38'18" East, 297.09 feet to the **POINT OF BEGINNING** containing 2.75 acres, of which 0.32 acres is public county road right of way.

The above bearings are based on Iowa State Plane, South Zone, coordinates and all distances are horizontal ground distances.

- End of Description -

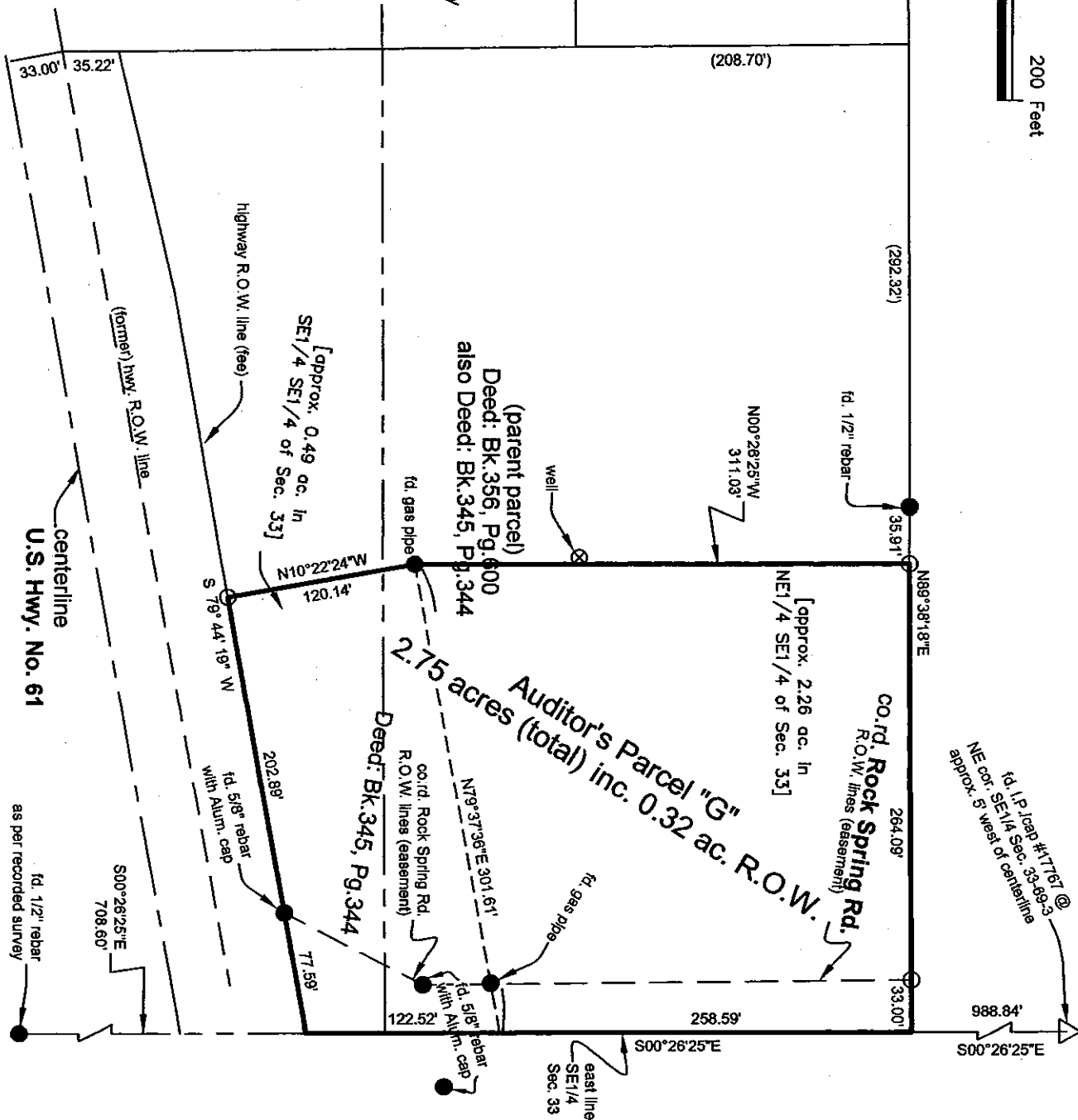
**Legend:**

---public land corner -- found or set

---set 1/2"X30" rebar with  
yellow plastic cap #10566

(Figures in parentheses indicate previously recorded, plated or deeded dimensions.)

[Figures in brackets indicate estimated acres as per gov. "40's"]



PLAT OF SURVEY  
PART OF E1/2 SE1/4 SECTION 33-69-3  
DES MOINES COUNTY, IOWA