PLAT OF SURVEY

INDEX LEGEND	
Property Location:	part NW1/4 Section 26
	Township 67 North, Range 7 West, Lee County, Iowa
Surveyor:	Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
Return Document to:	Lance Surveying Services (319) 986-6779
	1505 North Broadway Street, Mt. Pleasant, IA 52641
Survey Requested by: Steffes Group	
Proprietor:	Renee Blint & Jeffrey J Horsey
Survey Completed:	20 June 2025
Sheet 1/1 Basis of Bearing: IA RTK, ISPS Zone Horsey, Jeff.dwg	



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Auditor's Parcel "?"

In part of the NW1/4 of Section 26, Township 67 North, Range 7 West of the 5th P.M., Lee County, Iowa, described as follows:

Commencing at the NW corner of Section 26, thence North 89°58'05" East, along the north line of the NW1/4 of Section 26 and the centerline of Croton Road, a distance of 988.96 feet to the NW corner of the East 100 acres of the NW1/4 of Section 26, said point being also the POINT

OF BEGINNING;

thence, continuing along said common line, North

thence, continuing along said continent inte, 89°58'05" East, 751.52 feet; thence South 01°24'11" West, 701.58 feet; thence South 78°53'20" West, 126.51 feet; thence South 09°52'21" West, 298.56 feet; thence South 84°01'06" East, 95.10 feet; thence South 04°44'34" East, 258.82 feet; thence North 88°17'36" East, 181.64 feet; thence South 03°31'08" East, 1,367.49 feet to a point on

the south line of the NW1/4 of Section 26;

thence, along said line, South 89°42'01" West, 913.18 feet to the SW corner of aforementioned East 100 acres of the NW1/4 of Section 26;

thence, along said line, North 00°35'24" West, 2,651.73 feet to the

POINT OF BEGINNING, containing 47.63 acres, of which, 0.57 acre is public road right-of-way.

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

End of Description

10.11 acres in SW1/4 NW1/4

10.76 acres in NE1/4 NW1/4 Section 26-67-7 including 0.32 acre R.O.W.

10.13 acres in NW1/4 NW1/4 Section 26-67-7

ncluding 0.25 acre R.O.W.

north line NW1/4 Section 26 & centerline Croton Road

N1/4 corner Section 26-67-7

Auditor's Parcel "?" 47.63 acres including 0.57 acre R.O.W.

16.63 acres

