

PLAT OF SURVEY

INDEX LEGEND	
Property Location:	part SE1/4 NE1/4 Section 14 Township 76 North, Range 11 West, Keokuk 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:	Wayne C & Rebecca J Snodgrass
Survey Completed:	1 May 2025
Sheet 1/1 Basis of Bearing: IA RTK, ISPS Zone Snodgrass, Wayne.dwg	

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

Robert H. Lance
Iowa Professional Land Surveyor #21980
License renewal date: December 31, 2025
Pages covered by this seal: 1

Date

Auditor's Parcel "B"

In part of the SE1/4 of the NE1/4 of Section 14, Township 76 North, Range 11 West of the 5th P.M., Keokuk County, Iowa, described as follows:

Commencing at the NE corner of the SE1/4 of the NE1/4 of Section 14, said point being also the **POINT OF BEGINNING**; thence South 00°57'48" East, along the east line of the NE1/4 of Section 14 and the centerline of 270th Avenue, 1,268.45 feet; thence South 88°40'27" West, 641.61 feet; thence North 20°30'34" West, 598.04 feet; thence South 88°40'27" West, 477.86 feet to a point on the west line of the SE1/4 of the NE1/4 of Section 14; thence, along said line, North 00°56'33" West, 699.25 feet to the NW corner of the SE1/4 of the NE1/4 of Section 14; thence North 88°29'05" East, along the north line of the SE1/4 of the NE1/4 of Section 14, a distance of 1,319.34 feet to the **POINT OF BEGINNING**, containing 30.86 acres, of which, 1.16 acres are 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

W1/4 corner
Section 14-76-11

N88°40'27"E 3,960.33'



PLAT OF SURVEY

INDEX LEGEND

Property Location: part SE1/4 NE1/4 Section 14
Township 76 North, Range 11 West, Keokuk 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: Wayne C & Rebecca J Snodgrass
Survey Completed: 1 May 2025

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Snodgrass, Wayne.dwg

Instr. Number: 2025-0815
Recorded: 5/7/2025 at 9:33:08.0 AM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
Dawn T. Goldman Recorder
Keokuk County, Iowa

Auditor's Parcel "B"

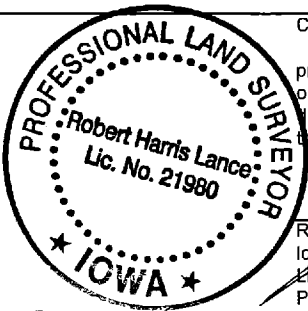
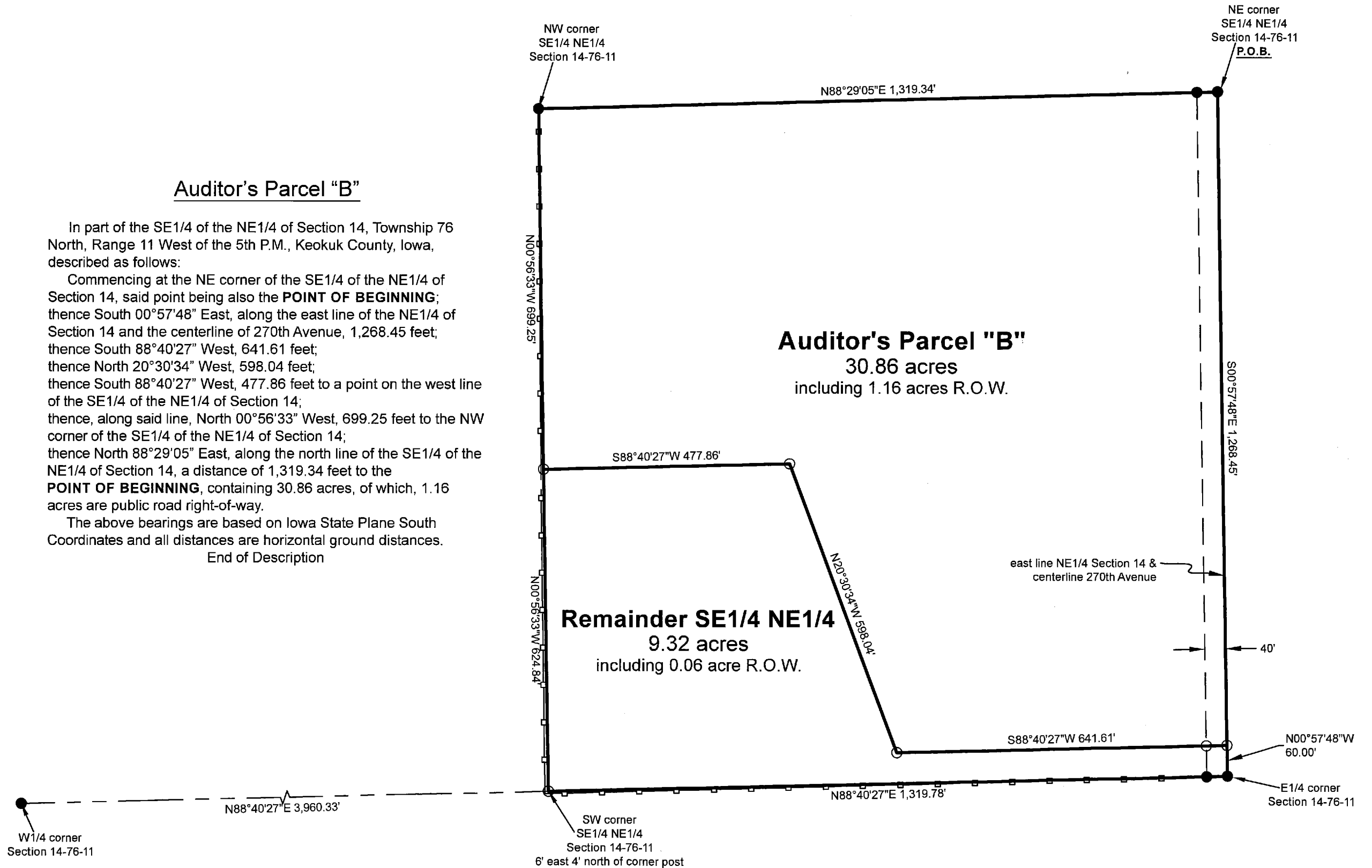
In part of the SE1/4 of the NE1/4 of Section 14, Township 76 North, Range 11 West of the 5th P.M., Keokuk County, Iowa, described as follows:

Commencing at the NE corner of the SE1/4 of the NE1/4 of Section 14, said point being also the **POINT OF BEGINNING**; thence South 00°57'48" East, along the east line of the NE1/4 of Section 14 and the centerline of 270th Avenue, 1,268.45 feet; thence South 88°40'27" West, 641.61 feet; thence North 20°30'34" West, 598.04 feet; thence South 88°40'27" West, 477.86 feet to a point on the west line of the SE1/4 of the NE1/4 of Section 14; thence, along said line, North 00°56'33" West, 699.25 feet to the NW corner of the SE1/4 of the NE1/4 of Section 14; thence North 88°29'05" East, along the north line of the SE1/4 of the NE1/4 of Section 14, a distance of 1,319.34 feet to the **POINT OF BEGINNING**, containing 30.86 acres, of which, 1.16 acres are public road right-of-way.

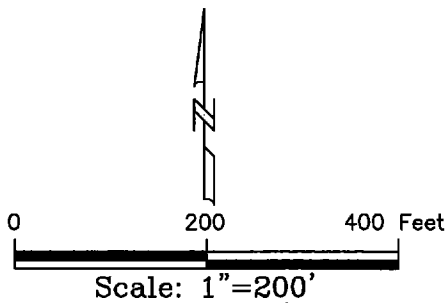
The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.
End of Description

Remainder SE1/4 NE1/4
9.32 acres
including 0.06 acre R.O.W.

Auditor's Parcel "B"
30.86 acres
including 1.16 acres R.O.W.



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 Professional Land Surveyor under the laws of the State of Iowa.
Robert H. Lance
Iowa Professional Land Surveyor #21980
License renewal date: December 31, 2025
Pages covered by this seal: 1
Date: 5/6/2025



- Legend:
- set 1/2"x30" rebar/orange cap #21980
 - found 5/8" rebar
 - - - county road R.O.W. line
 - property line
 - - - fence line
 - (#) dimension from previous record