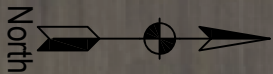




North 1/2 NE 1/4
Containing: 77.95 Acres
Right-of-Way: 3.00 Acres
Net: 74.95 Acres



91 WEST, LLC

2920 150th Street | 319-420-0184
 Traer, Iowa 50675 | 91westsurveying@gmail.com

North 1/2 NE 1/4

Project No. 25-026
 Drawing Scale: 1" = 300'

INDEX LEGEND

Description: Northeast 1/4 of
Section 14-T74N-R11W
Keokuk County, Iowa
Surveyor: Jacob A. Luzum, PLS #28542
Prepared by/Return to: 91 West, LLC
2920 150th Street
Traer, Iowa 50675
319-420-0184
Survey Requested by: Steffes Group, Inc.
Proprietor: Bill & Jane Wonderlich
Family Trust

(Reserved for County Recorder's Use)

Instr. Number: 2025-1794
Recorded: 10/27/2025 at 1:46:37.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
Dawn T. Goldman Recorder
Keokuk County, Iowa

**RETRACEMENT PLAT OF SURVEY
PART OF NORTHEAST 1/4
SECTION 14-T74N-R11W
KEOKUK COUNTY, IOWA**

Description per Quit Claim Deed

(Instrument No. 2024-0256)

The Northeast Quarter of the Northeast Quarter of Section Fourteen, Township Seventy-four North, Range Eleven West of the Fifth P.M., Keokuk County, Iowa.

AND

Description per Quit Claim Deed

(Instrument No. 2024-0258)

The Northwest Quarter of the Northeast Quarter of Section Fourteen, Township Seventy-four North, Range Eleven West of the Fifth P.M., Keokuk County, Iowa, EXCEPT one and one-half acres lying West of the middle of the Highway along the West side of this forty acre tract.

*Note: The 1.5 Acres lying west of the highway was described prior to current highway location as shown in Keokuk County Auditor's Office Plat Book. It was retraced by following Special Warranty Deed Book 108 Page 230 for part of the exception and held property line 4 Rods wide for the remainder.

LEGEND

*(0.0)'^a Easement for Public Highway
Book 109 Page 162*

*(0.0)'^b Plat of Survey
Fee Book 2017-0257*

*(0.0)'^c Special Warranty Deed
Book 108 Page 230*

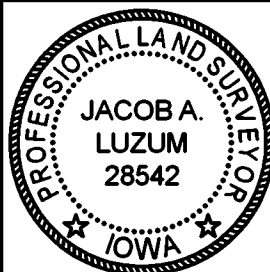
SEE SHEET 2 FOR SURVEY

● Set No. 4 Rebar (24" Long) with Orange Plastic Cap "PLS 28542"

☑ Set Cut "X" in concrete

⊕ Section Corner as noted

(0.0)' Recorded Dimension



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.

Jacob A. Luzum

10/19/2025

Date

Jacob A. Luzum

License number 28542

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: 1 & 2

