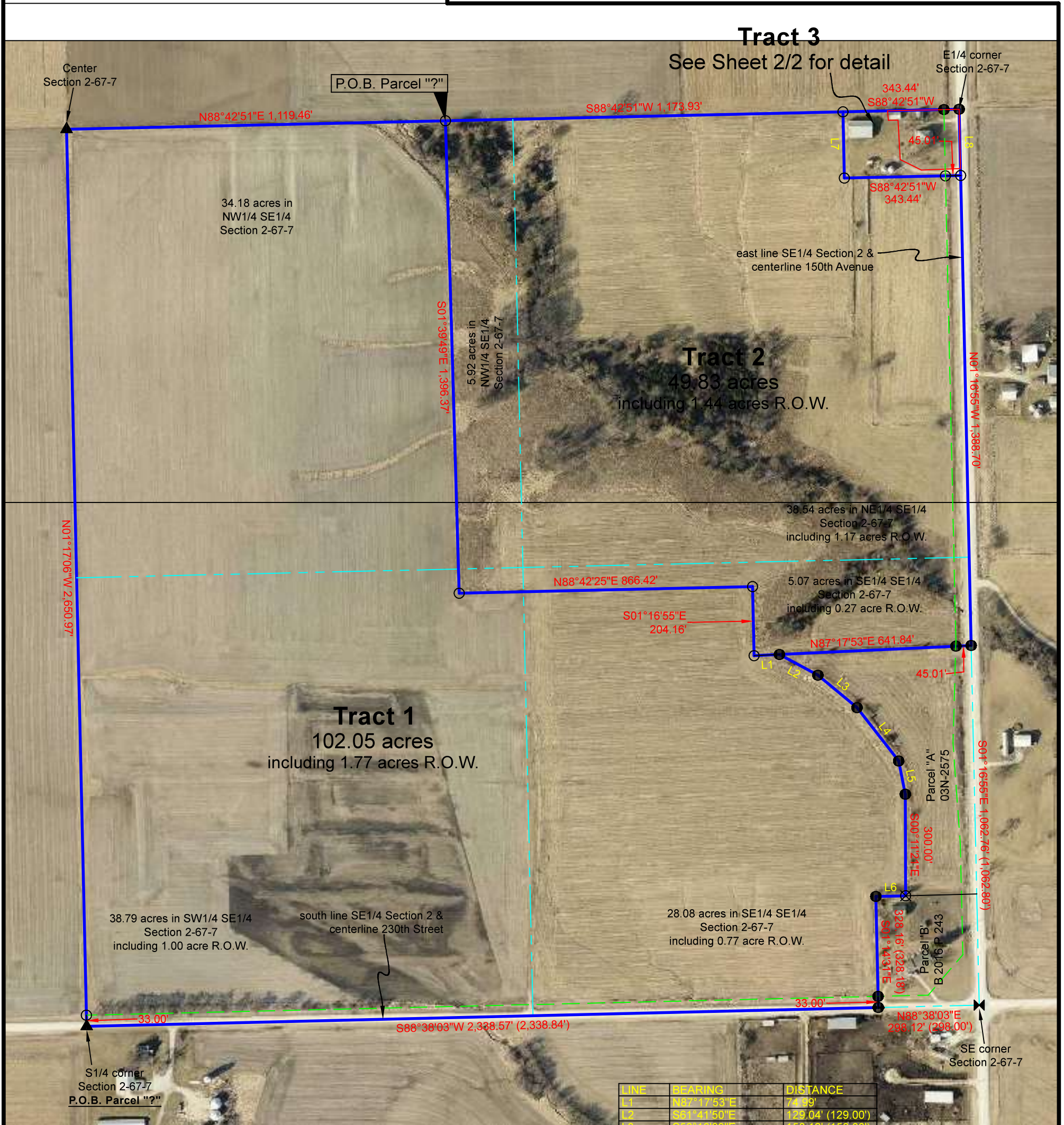


# PLAT OF SURVEY

## INDEX LEGEND

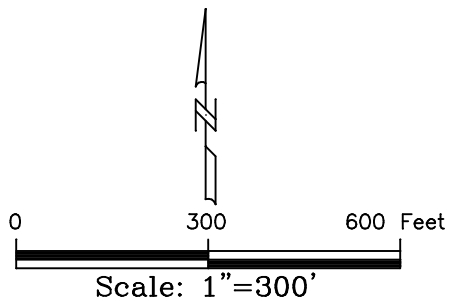
Property Location: part SE1/4 Section 2, Township 67 North, Range 7 West  
 Lee County, Iowa  
 Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com  
 Return Document to: Lance Surveying Services (319) 986-6779  
 1505 North Broadway Street, Mt. Pleasant, IA 52641  
 Survey Requested by: Steffes Group  
 Proprietor: W.H. Lyon Partnership  
 Survey Completed: 9 March 2026  
 Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | Lyon Farm Partnership.dwg



LINE	BEARING	DISTANCE
L1	N87°17'53"E	74.19'
L2	S61°41'50"E	129.04' (129.00')
L3	S58°18'00"E	150.12' (150.00')
L4	S37°56'36"E	199.84' (200.00')
L5	S11°25'36"E	100.04' (100.00')
L6	S88°39'31"W	87.99' (88.00')
L7	N01°16'55"W	195.83'
L8	N01°16'55"W	195.83'

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, 2027  
 Pages covered by this seal: 2



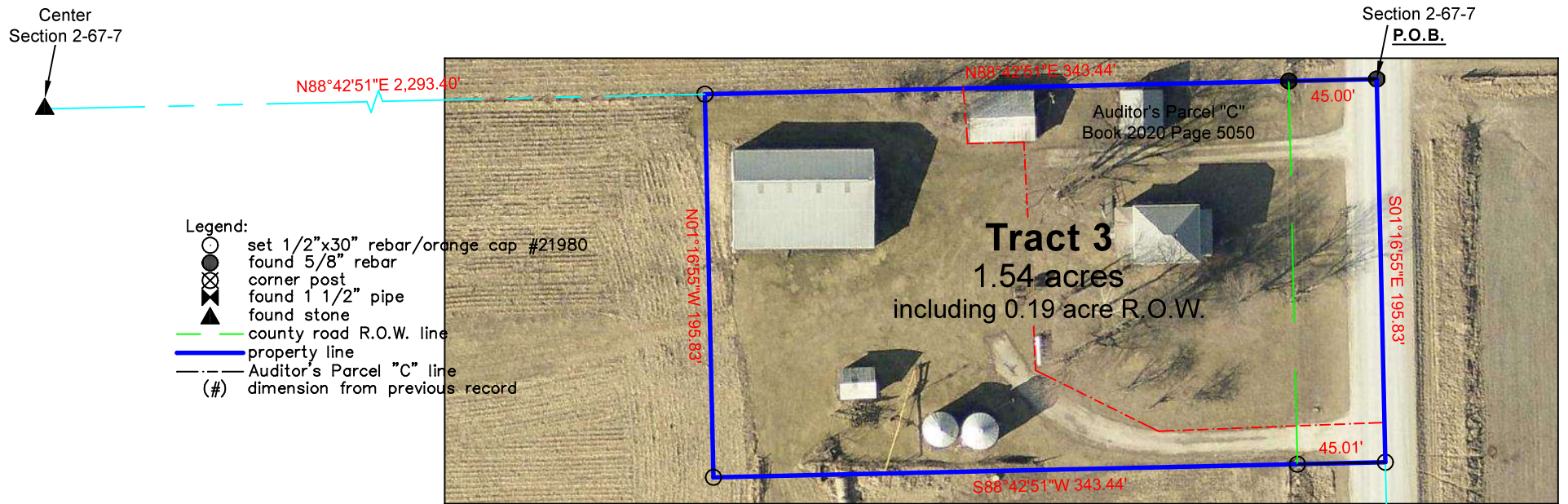
- Legend:
- set 1/2"x30" rebar/orange cap #21980
  - found 5/8" rebar
  - ⊗ corner post
  - ⊗ found 1 1/2" pipe
  - ▲ found stone
  - county road R.O.W. line
  - property line
  - road centerline
  - (#) dimension from previous record



# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part SE1/4 Section 2, 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: W.H. Lyon Partnership  
 Survey Completed: 9 March 2026  
 Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | Lyon Farm Partnership.dwg



### Auditor's Parcel "C"

Including all of Auditor's Parcel "C" in Book 2020 Page 5050, in NE1/4 of the SE1/4 of Section 2, Township 67 North, Range 7 West of the 5th P.M., Lee County, Iowa, described as follows:

Commencing at the E1/4 corner of Section 2, said point being also the **POINT OF BEGINNING**;  
 thence South 01°16'55" East, along the east line of the SE1/4 of Section 2 and the centerline of 150th Avenue, 195.83 feet;  
 thence South 88°42'51" West, 343.44 feet;  
 thence North 01°16'55" West, 195.83 feet to the north line of the SE1/4 of Section 2;  
 thence, along said line, North 88°42'51" East, 343.44 feet to the  
**POINT OF BEGINNING**, containing 1.54 acres, of which, 0.19 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

### Auditor's Parcel "A"

In part of the SE1/4 of Section 2, Township 67 North, Range 7 West of the 5th P.M., Lee County, Iowa, described as follows:  
 Commencing at the S1/4 corner of Section 2, said point being also the **POINT OF BEGINNING**;  
 thence North 01°17'06" West, along the west line of the SE1/4 of Section 2, a distance of 2,650.97 feet to the Center of Section;  
 thence North 88°42'51" East, along the north line of the SE1/4 of Section 2, a distance of 1,119.46 feet;  
 thence South 01°39'49" East, 1,396.37 feet;  
 thence North 88°42'25" East, 866.42 feet;  
 thence South 01°16'55" East, 204.16 feet;  
 thence North 87°17'53" East, 74.99 feet to the NW corner of Parcel "A";  
 thence, along a westerly line of said Parcel, South 61°41'50" East, 129.04 feet;  
 thence, along a westerly line of said Parcel, South 50°18'09" East, 150.12 feet;  
 thence, along a westerly line of said Parcel, South 37°56'36" East, 199.84 feet;  
 thence, along a westerly line of said Parcel, South 11°25'36" East, 100.04 feet;  
 thence, along a westerly line of said Parcel, South 00°11'21" East, 300.00 feet to the north line of Parcel 'B';  
 thence, along said north line, South 88°39'31" West, 87.99 feet to the NW corner of Parcel 'B';  
 thence South 01°14'31" East, 328.16 feet to the SW corner of Parcel 'B' on the south line of the SE1/4 of Section 2 and the centerline of 230th Street;

thence, along said common line, South 88°38'03" West, 2,338.57 feet to the  
**POINT OF BEGINNING**, containing 102.05 acres, of which, 1.77 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

### Auditor's Parcel "B"

In part of the SE1/4 of Section 2, Township 67 North, Range 7 West of the 5th P.M., Lee County, Iowa, described as follows:  
 Commencing at the Center of Section 2, thence North 88°42'51" East, along the north line of the SE1/4 of Section 2, a distance of 1,119.46 feet to the **POINT OF BEGINNING**;  
 thence South 01°39'49" East, 1,396.37 feet;  
 thence North 88°42'25" East, 866.42 feet;  
 thence South 01°16'55" East, 204.16 feet;  
 thence North 87°17'53" East, 641.84 feet to the NE corner of Parcel "A" on the east line of the SE1/4 of Section 2 and the centerline of 150th Avenue;  
 thence, along said common line, North 01°16'55" West, 1,388.70 feet;  
 thence South 88°42'51" West, 343.44 feet;  
 thence North 01°16'55" West, 195.83 feet to the north line of the SE1/4 of Section 2;  
 thence, along said line, South 88°42'51" West, 1,173.93 feet to the

**POINT OF BEGINNING**, containing 49.83 acres, of which, 1.44 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

east line SE1/4 Section 2 & centerline 150th Avenue

SE corner Section 2-67-7

