

PLAT OF SURVEY

INDEX LEGEND

Property Location: part SW1/4 SW1/4 Section 24, part NW1/4 NW1/4 Section 25 &
part E1/2 NE1/4 Section 26, Township 69 North,
Range 11 West, Van Buren 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: Brook J Klunder and Kristine L Klunder
Survey Completed: 23 July 2024

Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | Klunder, Brook.dwg

Auditor's Parcel "?"

In part of the SW1/4 of the SW1/4 of Section 24 and part of the NW1/4 of the NW1/4 of Section 25, Township 69 North, Range 11 West of the 5th P.M., Van Buren County, Iowa, described as follows:

Commencing at the NW corner of Section 25, said point being also the **POINT OF BEGINNING**;
thence North 01°32'53" West, along the west line of the SW1/4 of the SW1/4 of Section 24, a distance of 1,320.63 feet to the NW corner of the SW1/4 of the SW1/4 of Section 24 on the centerline of 197th Road;
thence North 89°20'14" East, 371.68 feet to the NW corner of Parcel "B";
thence South 04°31'27" East, 523.96 feet to the SW corner of Parcel "B";
thence North 89°21'11" East, 123.98 feet to the SE corner of Parcel "B";
thence North 05°42'13" East, along the east line of Parcel "B", 319.85 feet;
thence, continuing along said line, North 00°01'40" West, 204.94 feet to the NE corner of Parcel "B" on the north line of SW1/4 of the SW1/4 of Section 24 on the centerline of 197th Road;
thence along said common line, North 89°20'14" East, 777.75 feet to the NE corner of the SW1/4 of the SW1/4 of Section 24;
thence South 01°31'56" East, 1,315.12 feet to the NE corner of the NW1/4 of the NW1/4 of Section 25;
thence South 01°46'45" East, along the east line of said NW1/4 of the NW1/4 of Section 25, a distance of 1,320.48 feet to the SE corner thereof;
thence South 89°06'49" West, along the south line of the NW1/4 of the NW1/4 of Section 25, a distance of 831.94 feet;
thence North 22°56'03" West, 1,424.22 feet to the **POINT OF BEGINNING**, containing 71.73 acres, of which, 0.87 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