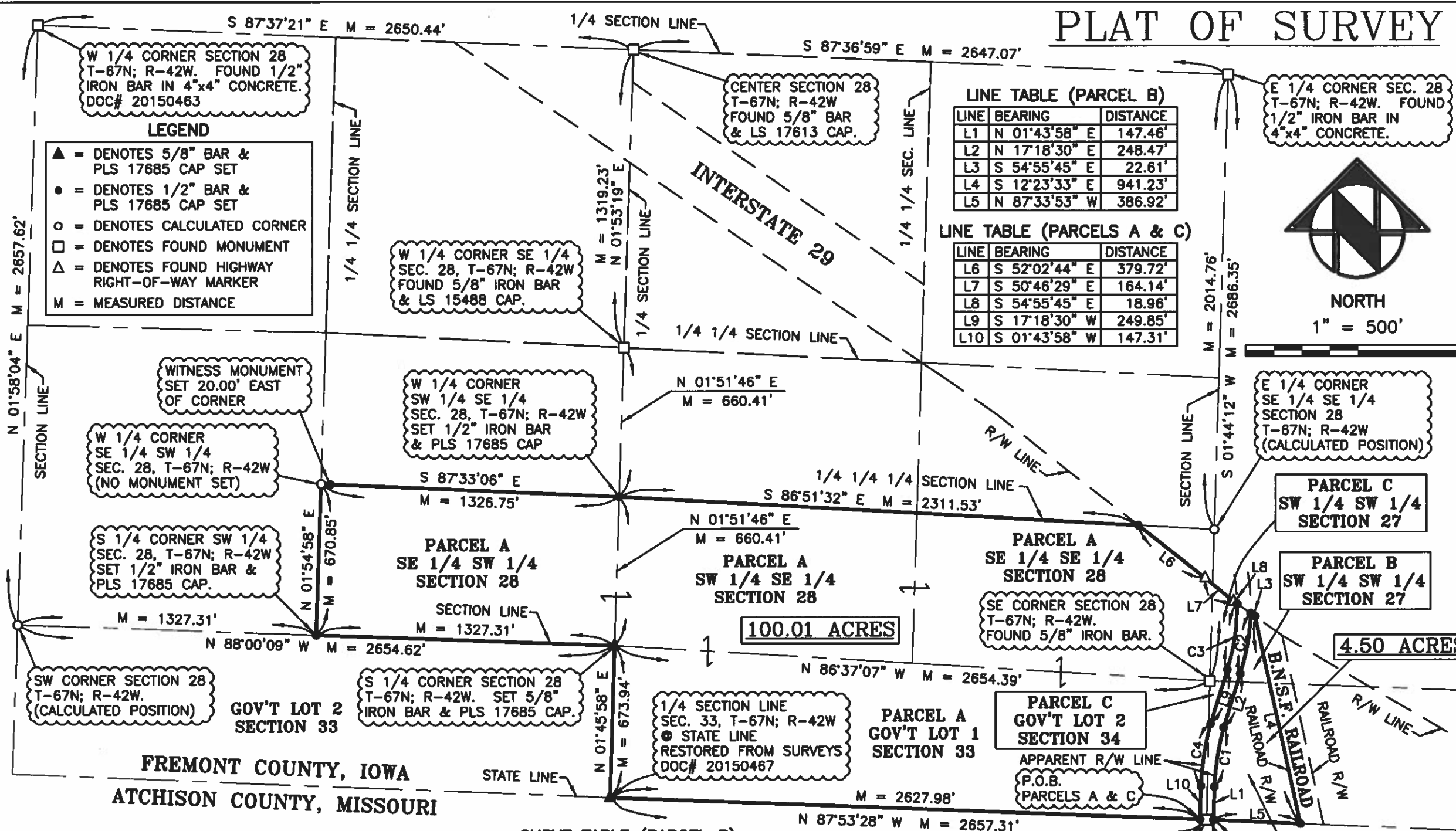


# PLAT OF SURVEY



**LEGEND**

- ▲ = DENOTES 5/8" BAR & PLS 17685 CAP SET
- = DENOTES 1/2" BAR & PLS 17685 CAP SET
- = DENOTES CALCULATED CORNER
- = DENOTES FOUND MONUMENT
- △ = DENOTES FOUND HIGHWAY RIGHT-OF-WAY MARKER
- M = MEASURED DISTANCE

**LINE TABLE (PARCEL B)**

LINE	BEARING	DISTANCE
L1	N 01°43'58" E	147.46'
L2	N 17°18'30" E	248.47'
L3	S 54°55'45" E	22.61'
L4	S 12°23'33" E	941.23'
L5	N 87°33'53" W	386.92'

**LINE TABLE (PARCELS A & C)**

LINE	BEARING	DISTANCE
L6	S 52°02'44" E	379.72'
L7	S 50°46'29" E	164.14'
L8	S 54°55'45" E	18.96'
L9	S 17°18'30" W	249.85'
L10	S 01°43'58" W	147.31'

**CURVE TABLE (PARCEL B)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1187.06'	266.34'	265.78'	N 08°58'11" E
C2	946.43'	273.61'	272.66'	N 09°45'59" E

**CURVE TABLE (PARCELS A & C)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	886.43'	297.12'	295.73'	S 08°28'15" W
C4	1247.06'	281.25'	280.65'	S 08°58'59" W

**Recorder's Index**

County: Fremont

Sections: 27, 28, 33, & 34 / Twp: T-67N / Rng: R-42W

Aliquot Part: SW 1/4 SW 1/4 Section 27

SE 1/4 SW 1/4 Section 28

SW 1/4 SE 1/4 Section 28

SE 1/4 SE 1/4 Section 28

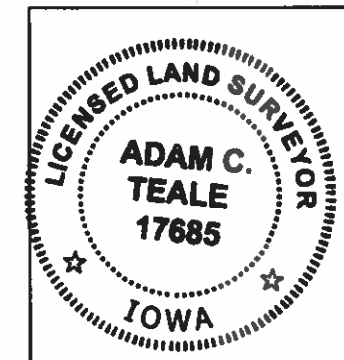
Gov't Lot 1 Section 31

Gov't Lot 2 Section 34

Proprietor: Katherine McBride Trust

Requested By: Steffes Group Inc.

PREPARED BY ADAM TEALE, P.L.S., MIDLAND SURVEYING, INC., 501 NORTH MARKET, MARYVILLE, MO 64468 PHONE 660-582-8633



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.

*Adam Teale* 7-17-24  
Adam Teale, P.L.S. (date)

License number PLS 17685

My license renewal date is December 31, 2024

Pages or sheets covered by this seal: 1 of 1

NOTE: SEE SHEET 2 OF 2 FOR ACREAGE TABLE

LAND SURVEYORS - PLANNERS

**MIDLAND SURVEYING**

501 North Market, Maryville, MO 64468  
ph. (660) 582-8633 fax (660) 582-7173

4784 Frederick Blvd, St. Joseph, MO 64506  
ph. (816) 233-7900 fax (816) 233-4852

SURVEY FOR:

**STEFFES GROUP INC.**

SEC. 27, 28, 33, & 34, T-67N; R-42W  
FREMONT COUNTY, IOWA

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
STEFFES GROUP	JULY 17, 2024	1" = 500'		1 OF 2

PREPARED BY ADAM TEALE, P.L.S., MIDLAND SURVEYING, INC., 501 NORTH MARKET, MARYVILLE, MO 64468 PHONE 660-582-8633

**Recorder's Index**

County: Fremont  
 Sections: 27, 28, 33, & 34 / Twp: T-67N / Rng: R-42W  
 Aliquot Part: SW 1/4 SW 1/4 Section 27  
 SE 1/4 SW 1/4 Section 28  
 SW 1/4 SE 1/4 Section 28  
 SE 1/4 SE 1/4 Section 28  
 Gov't Lot 1 Section 31  
 Gov't Lot 2 Section 34  
 Proprietor: Katherine McBride Trust  
 Requested By: Steffes Group Inc.

**Parcel B of Government Lot 2 of Section 34 AND Parcel B of the Southwest Quarter Southwest Quarter Section 27 all lying in Township 67 North, Range 42 West, Fremont County, Iowa as jointly described as follows:**

Commencing at the corner common to Sections 33 and 34, Township 67 North, Range 42 West, Fremont County, Iowa at the Iowa/Missouri State Line; thence along Iowa/Missouri State Line, South 87 degrees 33 minutes 53 seconds East 30.68 feet to the Point of Beginning; thence along the easterly right-of-way of a county road the following courses and distances: North 01 degrees 43 minutes 58 seconds East 147.46 feet; thence 266.34 feet by arc distance along a curve to the right having a radius of 1187.06 feet and a chord bearing of North 08 degrees 58 minutes 11 seconds East 265.78 feet; thence North 17 degrees 18 minutes 30 seconds East 248.47 feet; thence 273.61 feet by arc distance along a curve to the left having a radius of 946.43 feet and a chord bearing of North 09 degrees 45 minutes 59 seconds East 272.66 feet; thence along the southerly right-of-way of Interstate 29, South 54 degrees 55 minutes 45 seconds East 22.61 feet; thence along the westerly right-of-way of the B.N.S.F. Railroad, South 12 degrees 23 minutes 33 seconds East 941.23 feet; thence along Iowa/Missouri State Line, North 87 degrees 33 minutes 53 seconds West 386.92 feet to the point of beginning.

The above-described tract of land contains 4.50 acres, more or less, exclusive of public road right-of-way and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.

**Parcel A of Government Lot 1 of Section 33 AND Parcel A of the Southeast Quarter Southwest Quarter Section 28 AND Parcel A of the Southwest Quarter Southeast Quarter Section 28 AND Parcel A of the Southeast Quarter Southeast Quarter Section 28 AND Parcel C of the Southwest Quarter Southwest Quarter Section 27 AND Parcel C of Government Lot 2 of Section 34 all lying in Township 67 North, Range 42 West, Fremont County, Iowa as jointly described as follows:**

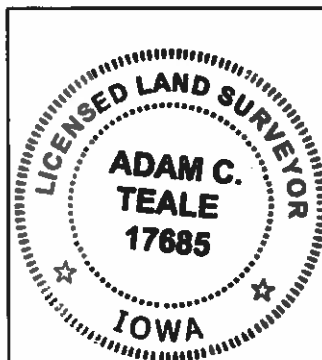
Commencing at the corner common to Sections 33 and 34, Township 67 North, Range 42 West, Fremont County, Iowa at the Iowa/Missouri State Line; thence along Iowa/Missouri State Line, North 87 degrees 53 minutes 28 seconds West 29.33 feet to the Point of Beginning; thence continuing along the Iowa/Missouri State Line, North 87 degrees 53 minutes 28 seconds West 2627.98 feet; thence along Quarter Section Line, North 01 degrees 45 minutes 58 seconds East 673.94 feet; thence along the South Line of Section 28, North 88 degrees 00 minutes 09 seconds West 1327.31 feet; thence along Quarter Quarter Section Line, North 01 degrees 54 minutes 58 seconds East 670.85 feet; thence along Quarter Quarter Quarter Section Line, South 87 degrees 33 minutes 06 seconds East 1326.75 feet; thence continuing along Quarter Quarter Quarter Section Line, South 86 degrees 51 minutes 32 seconds East 2311.53 feet; thence along the southerly right-of-way of Interstate 29 the following courses and distances: South 52 degrees 02 minutes 44 seconds East 379.72 feet; thence South 50 degrees 46 minutes 29 seconds East 164.14 feet; thence South 54 degrees 55 minutes 45 seconds East 18.96 feet; thence along the westerly right-of-way of a county road the following courses and distances: 297.12 feet by arc distance along a curve to the right having a radius of 886.43 feet and a chord bearing of South 08 degrees 28 minutes 15 seconds West 295.73 feet; thence South 17 degrees 18 minutes 30 seconds West 249.85 feet; thence 281.25 feet by arc distance along a curve to the left having a radius of 1247.06 feet and a chord bearing of South 08 degrees 58 minutes 59 seconds West 280.65 feet; thence South 01 degrees 43 minutes 58 seconds West 147.31 feet to the point of beginning.

The above-described tract of land contains 100.01 acres, more or less, exclusive of public road right-of-way and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.


NOTE: Bearings for the attached survey are referenced to Iowa South Zone Grid Bearings 1983 NAD based upon RTK GPS connection with DigiFarms VRN.

**ACREAGE TABLE**

Parcel B of Gov't Lot 2 of Sec. 34	4.01
Parcel B of SW 1/4 SW 1/4 Sec. 27	0.49
<b>TOTAL</b>	<b>4.50</b>
Parcel A of Gov't Lot 1 Sec. 31	39.08
Parcel A of SE 1/4 SW 1/4 Sec. 28	20.26
Parcel A of SW 1/4 SE 1/4 Sec. 28	20.19
Parcel A of SE 1/4 SE 1/4 Sec. 28	19.42
Parcel C of SW 1/4 SW 1/4 Sec. 27	0.89
Parcel C of Gov't Lot 2 of Sec. 34	0.17
<b>TOTAL</b>	<b>100.01</b>



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.

  
 Adam Teale, P.L.S. (date) 7-17-24  
 License number PLS 17685  
 My license renewal date is December 31, 2024  
 Pages or sheets covered by this seal: 1 of 1



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**SURVEY FOR:**  
**STEFFES GROUP INC.**  
**SEC. 27, 28, 33, & 34, T-67N; R-42W**  
**FREMONT COUNTY, IOWA**

FILE: STEFFES GROUP	DATE: JULY 17, 2024	SCALE: 1" = 500'	REVISED:	SHEET NO. 2 OF 2
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