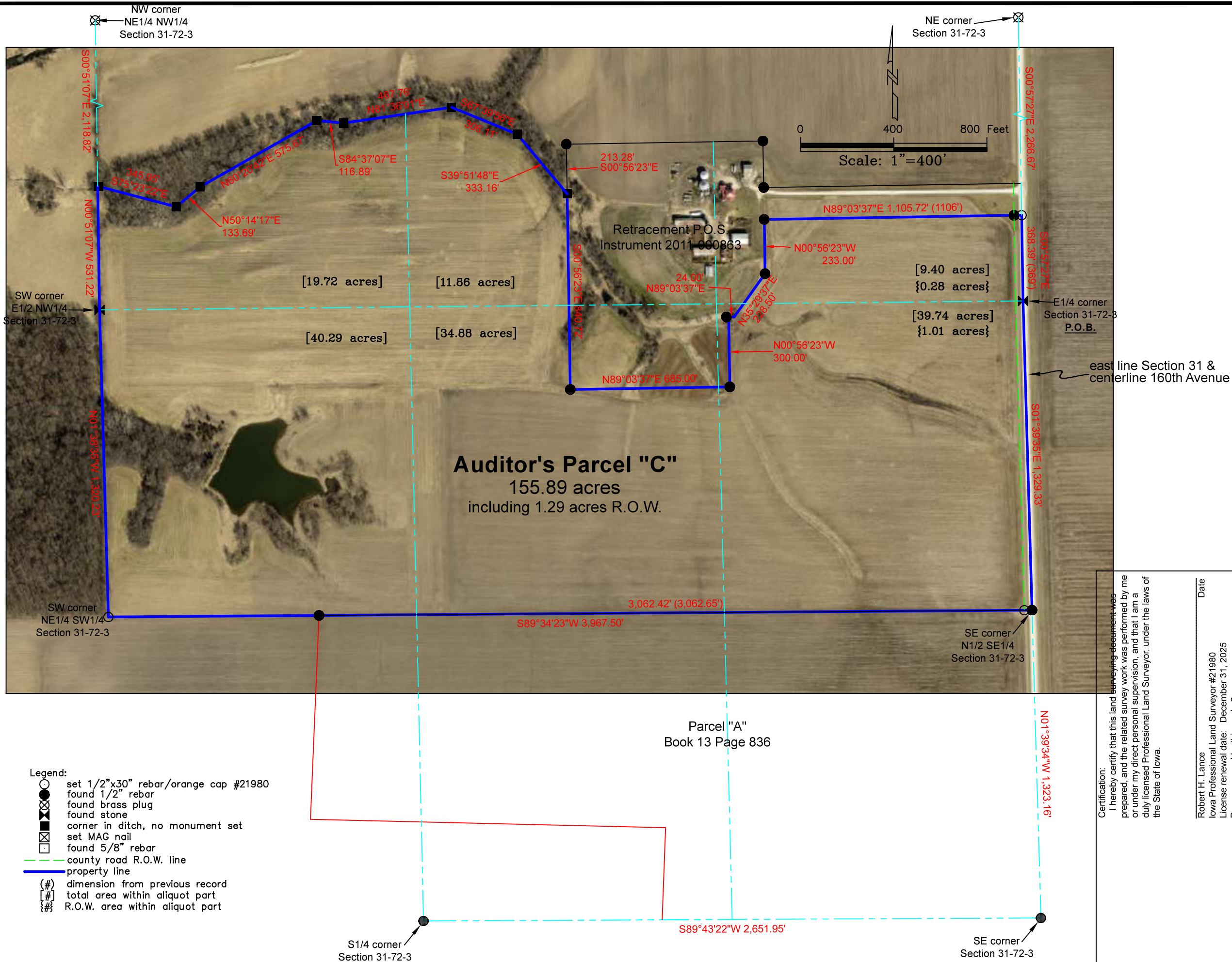


PLAT OF SURVEY

INDEX LEGEND

Property Location:	part Section 31, Township 72 North, Range 3 West Des Moines 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:	Massner Farms Corp.
Survey Completed:	1 May 2025

Sheet 1/2 | Basis of Bearing: IAR TK, ISPS Zone | Massner Farms.dwg



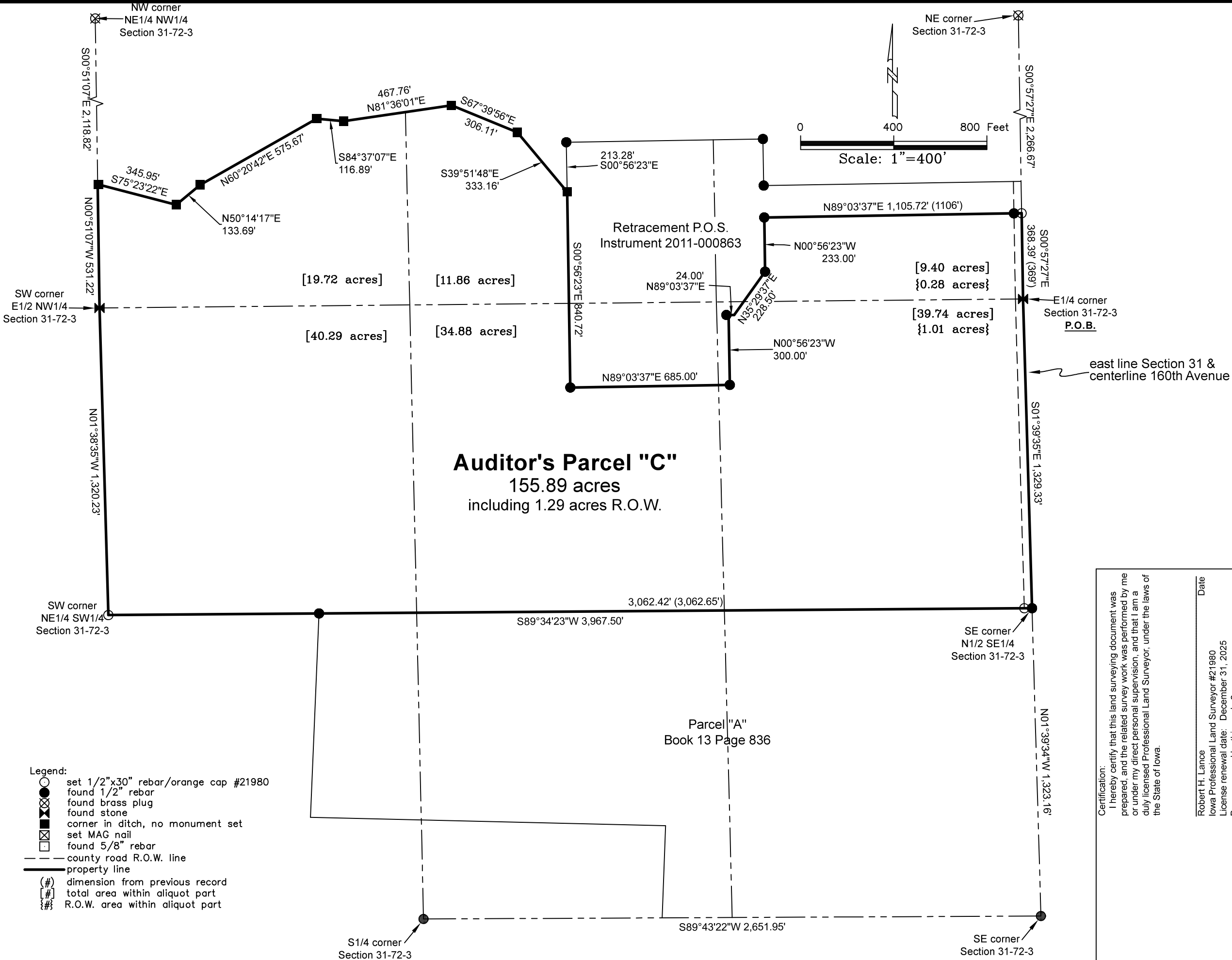
PLAT OF SURVEY

INDEX LEGEND

Property Location: part Section 31, Township 72 North, Range 3 West
Des Moines 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: Massner Farms Corp.
Survey Completed: 1 May 2025

Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | Massner Farms.dwg

- Legend:
- set 1/2"x30" rebar/orange cap #21980
 - found 1/2" rebar
 - found brass plug
 - found stone
 - corner in ditch, no monument set
 - set MAG nail
 - found 5/8" rebar
 - county road R.O.W. line
 - property line
 - (#) dimension from previous record
 - [#] total area within aliquot part
 - {#} R.O.W. area within aliquot part



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: 2

PLAT OF SURVEY

INDEX LEGEND

Property Location: part Section 31, Township 72 North, Range 3 West
Des Moines 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: Massner Farms Corp.

Survey Completed: 1 May 2025

Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | Massner Farms.dwg

Auditor’s Parcel “C”

In part of the S1/2 of the NE1/4, part of the SE1/4 of the NW1/4, part of the N1/2 of the SE1/4 and all of the NE1/4 of the SW1/4 of Section 31, Township 72 North, Range 3 West of the 5th P.M., Des Moines County, Iowa, described as follows:

Commencing at the E1/4 corner of Section 31, said point being also the **POINT OF BEGINNING**;

thence South 01°39'35” East, along the east line of the SE1/4 of Section 31 and the centerline of 160th Avenue, 1,329.33 feet to the SE corner of the NE1/4 of the SE1/4 of Section 31;

thence South 89°34'23” West, 3,967.50 feet to the SW corner of the NE1/4 of the SW1/4 of Section 31;

thence North 01°38'35” West, along the west line the NE1/4 of the SW1/4 of Section 31, a distance of 1,320.23 feet to the SW corner of the E1/2 of the NW1/4 of Section 31;

thence North 00°51'07” West, along the west line of said E1/2 of the NW1/4 of Section 31, a distance of 531.22 feet;

thence South 75°23'22” East, 345.95 feet;

thence North 50°14'17” East, 133.69 feet;

thence North 60°20'42” East, 575.67 feet;

thence South 84°37'07” East, 116.89 feet;

thence North 81°36'01” East, 467.76 feet;

thence South 67°39'56” East, 306.11 feet;

thence South 39°51'48” East, 333.16 feet;

thence South 00°56'23” East, 840.72 feet;

thence North 89°03'37” East, 685.00 feet;

thence North 00°56'23” West, 300.00 feet;

thence North 89°03'37” East, 24.00 feet;

thence North 35°29'37” East, 228.50 feet;

thence North 00°56'23” West, 233.00 feet;

thence North 89°03'37” East, 1,105.72 feet to a point on the east line of the NE1/4 of Section 31 and on the aforementioned centerline of 160th Avenue;

thence, along said common line, South 00°57'27” East, 368.39 feet to the **POINT OF BEGINNING**, containing 155.89 acres, of which, 1.29 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