PLAT OF SURVEY

INDEX LEGEND

Property Location: part NE1/4 NW1/4 Section 11

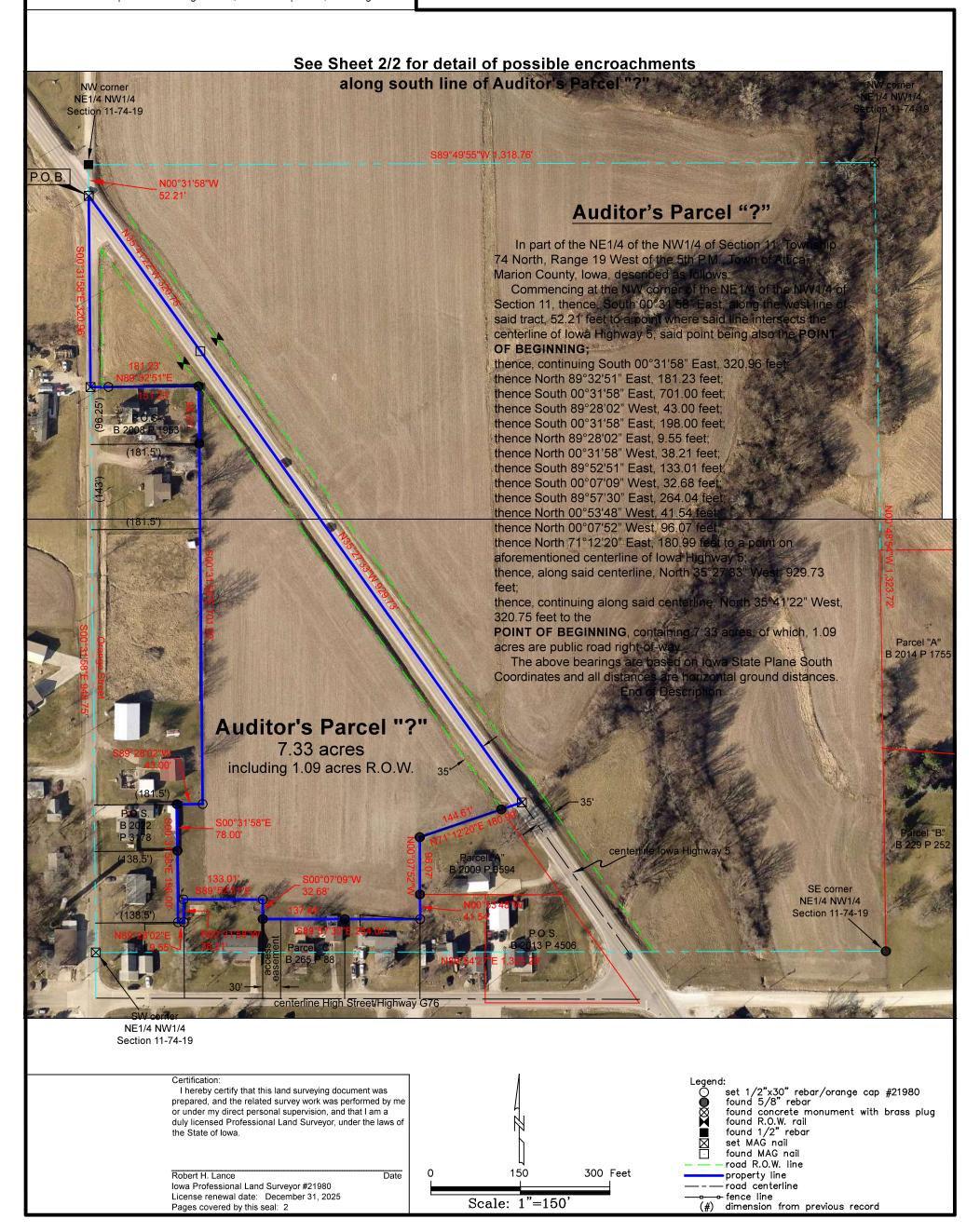
Township 74 North, Range 19 West, Marion County, Iowa
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com

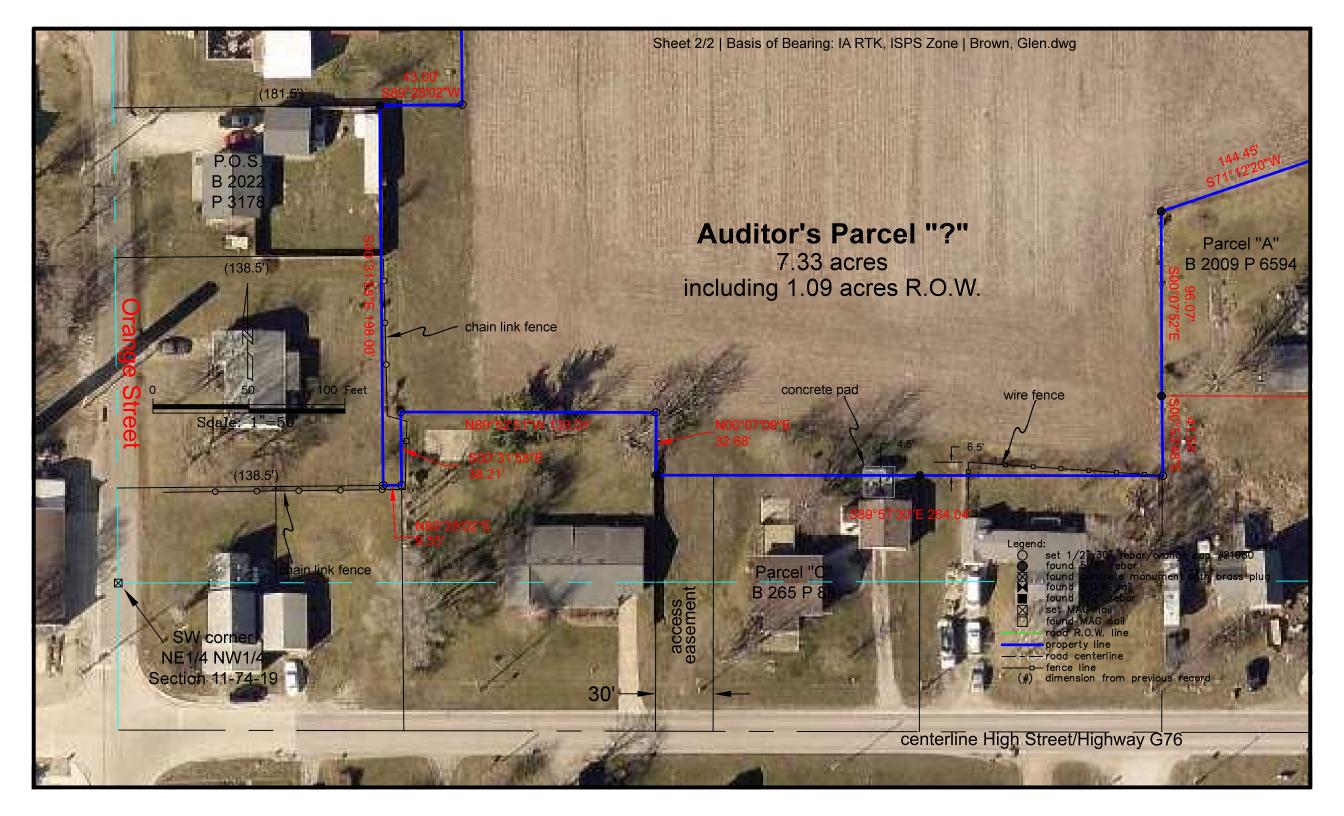
Return Document to: Lance Surveying Services (319) 986-6779

1505 North Broadway Street, Mt. Pleasant, IA 52641

Survey Requested by: Steffes Group
Proprietor: Glen L Brown
Survey Completed: 25 March 2025

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





PLAT OF SURVEY **INDEX LEGEND** Property Location: part NE1/4 NW1/4 Section 11 Township 74 North, Range 19 West, Marion County, Iowa Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com Survevor: Return Document to: Lance Surveying Services (319) 986-6779 1505 North Broadway Street, Mt. Pleasant, IA 52641 Survey Requested by: Steffes Group Proprietor: Glen L Brown Survey Completed: 25 March 2025 Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | Brown, Glen.dwg See Sheet 2/2 for detail of possible encroachments along south line of Auditor's Parcel "?" NW corner NW corner NE1/4 NW1/4 NE1/4 NW1/4 Section 11-74-19 Section 11-74-19 S89°49'55"W 1,318.76 P.O.B. N00°31'58"W 52.21 **Auditor's Parcel "?"** In part of the NE1/4 of the NW1/4 of Section 11, Township S00°31'58"E 320.96 74 North, Range 19 West of the 5th P.M., Town of Attica, Marion County, Iowa, described as follows: Commencing at the NW corner of the NE1/4 of the NW1/4 of Section 11, thence, South 00°31'58" East, along the west line of said tract, 52.21 feet to a point where said line intersects the centerline of Iowa Highway 5, said point being also the POINT OF BEGINNING; thence, continuing South 00°31'58" East, 320.96 feet; 181.23' N89°32'51"E thence North 89°32'51" East, 181.23 feet; thence South 00°31'58" East, 701.00 feet; thence South 89°28'02" West, 43.00 feet; P.O.S. 96) thence South 00°31'58" East, 198.00 feet; B 2008 P 1953 thence North 89°28'02" East, 9.55 feet; (181.5')thence North 00°31'58" West, 38.21 feet; thence South 89°52'51" East, 133.01 feet; (143)thence South 00°07'09" West, 32.68 feet; thence South 89°57'30" East, 264.04 feet; N00°48'54"W 1,323.72' thence North 00°53'48" West, 41.54 feet; (181.5')thence North 00°07'52" West, 96.07 feet; thence North 71°12'20" East, 180.99 feet to a point on S00°31'58"E 701.00 aforementioned centerline of Iowa Highway 5; thence, along said centerline, North 35°27'33" West, 929.73 feet; thence, continuing along said centerline, North 35°41'22" West, 320.75 feet to the S00°31'58"E 948.75' POINT OF BEGINNING, containing 7.33 acres, of which, 1.09 Orange Street Parcel "A" acres are public road right-of-way. B 2014 P 1755 The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances. **End of Description Auditor's Parcel "?"** 7.33 acres S89°28'02"W 43.00' including 1.09 acres R.O.W. 35' (181.5')P.O.S. S00°31'58"E B 2022 Parcel "B" 78.00' P 3178 B 229 P 252 centerline Iowa Highway 5 (138.5')96. Parcel "A" 133.01 S00°07'09"W 198 SE corner S89°52'51"E 32.68' N00° 53'48"W NE1/4 NW1/4 137.44' (138.5') Section 11-74-19 41.54 S89°57'30"E 264.04' N00°31'58"W P.O.S. N89°28'02"E 38.21' B 2013 P 4506 9.55 Parcel "C" B 265 P 88 N89°54'27"E 1,325.29' 30' centerline High Street/Highway G76 SW corner NE1/4 NW1/4 Section 11-74-19 Certification: Legend: set 1/2"x30" rebar/orange cap #21980 found 5/8" rebar found concrete monument with brass plug 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 found R.O.W. rail duly licensed Professional Land Surveyor, under the laws of the State of Iowa found 1/2" rebar set MAG nail found MAG nail -road R.O.W. line 300 Feet 150 Robert H. Lance Date property line Iowa Professional Land Surveyor #21980 road centerline License renewal date: December 31, 2025 - fence line Scale: 1"=150 Pages covered by this seal: 2 dimension from previous record

