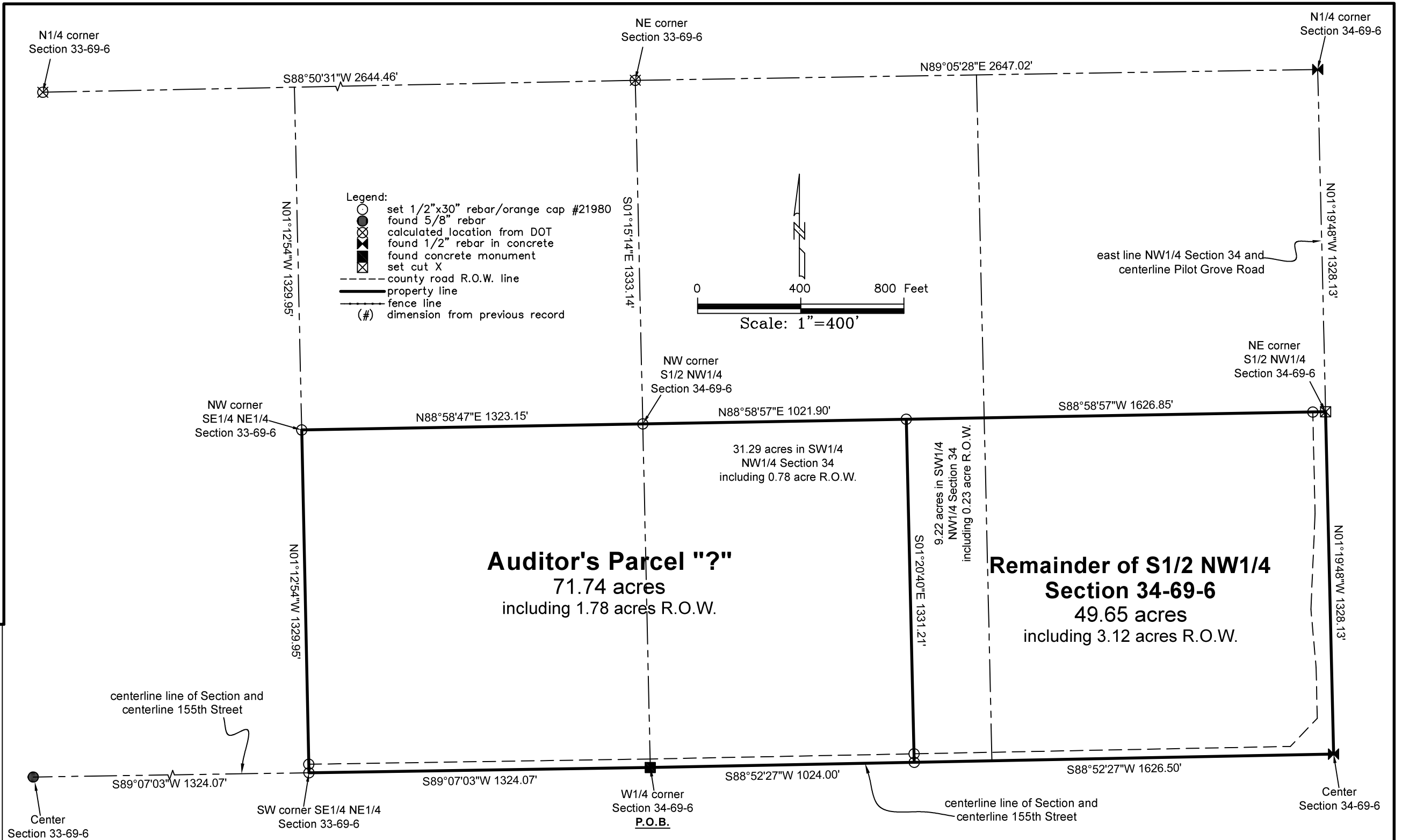


# PLAT OF SURVEY

## INDEX LEGEND

Property Location: SE1/4 NE1/4 Section 33 and part SW1/4 NW1/4 Section 34  
 Township 69 North, Range 6 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: Laetitia Cook Rottler Marital Trust  
 Survey Completed: 10 July 2024

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Rotter, Laetitia.dwg



### Auditor's Parcel "?"

Being all of the SE1/4 of the NE1/4 of Section 33 and part of the SW1/4 of the NW1/4 of Section 34, all in Township 69 North, Range 6 West of the 5th P.M., Lee County, Iowa, described as follows:  
 Commencing at the W1/4 corner of Section 34, said point being also the **POINT OF BEGINNING**;  
 thence South 89°07'03" West, along the south line of the NE1/4 of Section 33 and the centerline of 155th Street, 1,324.07 feet to the SW corner of the SE1/4 of the NE1/4 of Section 33;  
 thence North 01°12'54" West, 1,329.95 feet to the NW corner of said SE1/4 of the NE1/4 of Section 33;  
 thence North 88°58'47" East, 1,323.15 feet to the NE corner of said SE1/4 of the NE1/4 of Section 33;

thence North 88°58'57" East, along the north line of the S1/2 of the NW1/4 of Section 34, a distance of 1,021.90 feet;  
 thence South 01°20'40" East, 1,331.21 feet to a point on the south line of the NW1/4 of Section 34 on the centerline of aforementioned 155th Street;  
 thence, along said common line, South 88°52'27" West, 1,024.00 feet to the **POINT OF BEGINNING**, containing 71.74 acres, of which, 1.78 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

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: 1