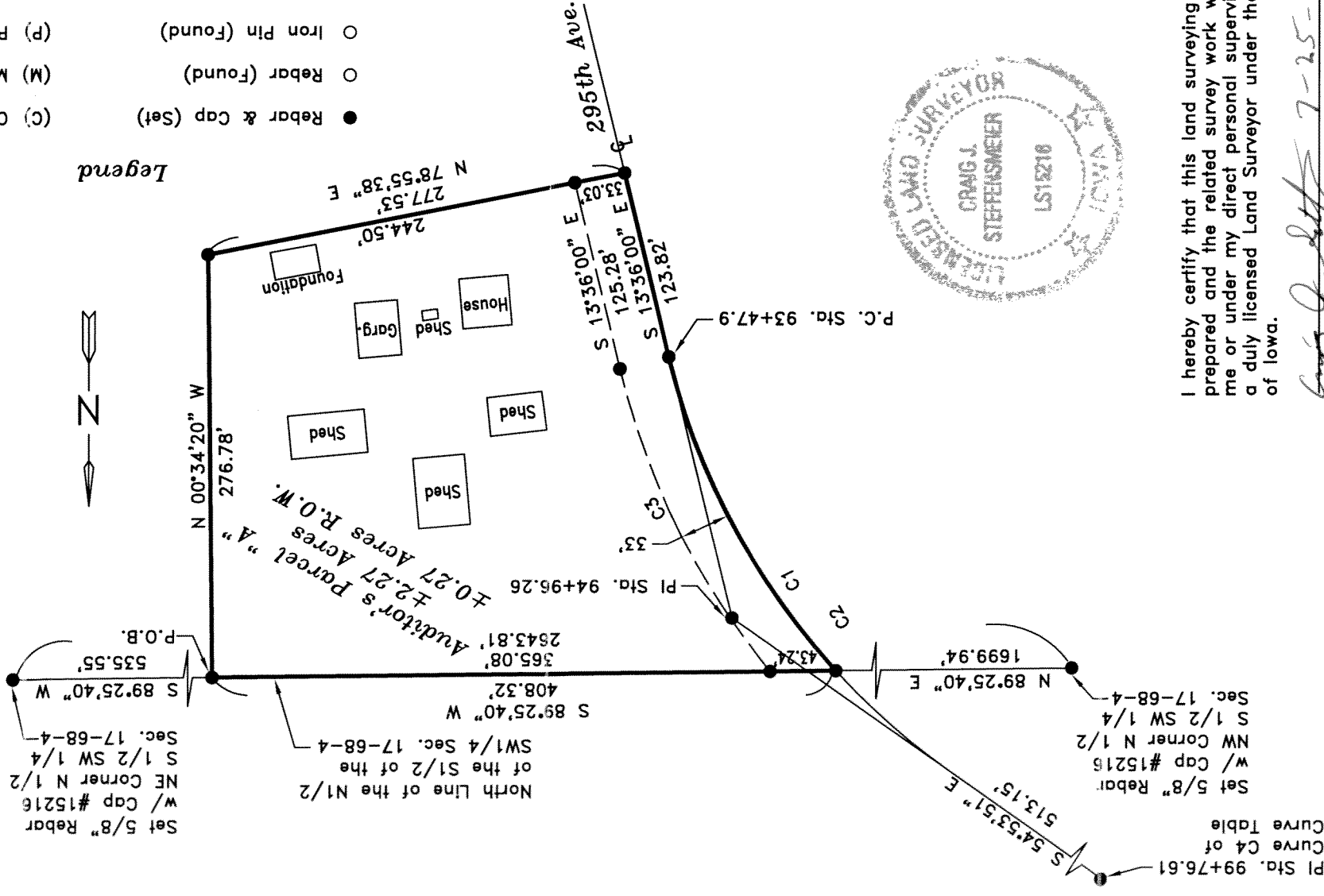


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 And Return To

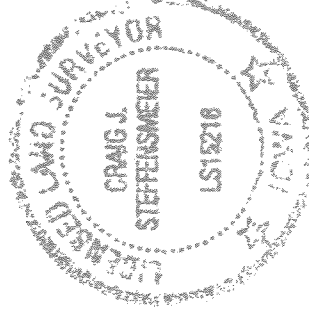
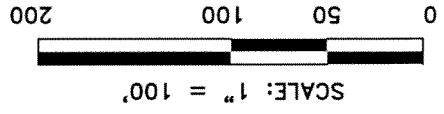
PLAT OF SURVEY

- Rebar & Cap (Set)
- Rebar (Found)
- Iron Pin (Found)
- ⊙ PK Nail (Set)
- (C) Calculated
- (M) Measured
- (P) Prorated
- (R) Record

Proposed Description: See Attached



Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	28°54'17"	466.83'	235.51'	120.32'	233.02'	N 28°03'08" W
C2	41°17'51"	466.83'	336.48'	175.92'	329.24'	N 34°14'56" W
C3	25°35'27"	499.83'	223.25'	113.52'	221.39'	N 26°23'44" W
C4	53°11'52"	429.94'	399.19'	215.29'	385.01'	S 28°17'56" E



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 Land Surveyor under the laws of the State of Iowa.

Craig J. Steffensmeier 7-25-2014
 Craig J. Steffensmeier, R.L.S. License number: 15216
 My license renewal date is December 31, 2013
 Pages or sheets covered by this seal: 3

Craig J. Steffensmeier, R.L.S. 2234 Benton Avenue, Mt Pleasant, IA 319-696-1008		Auditor's Parcel "A" PLAT OF SURVEY Part of the SW1/4 Sec. 17-68-4 Lee County, Iowa	
Owner:	Clarence Grossman	Date of Survey:	7-18-2014
Client:	Randy Grossman	Field Book:	N/A
Drawn By:	C.J.S.	Sheet	1 of 3

Prepared by: Steffensmeier Surveying 2234 Benton Avenue, Mt. Pleasant, IA 52641 (319)-696-1008
And Return To

PROPOSED DESCRIPTION

Auditor's Parcel "A" being a part of the North Half of the South Half of the Southwest Quarter of Section 17, Township 68 North, Range 4 West of the Fifth Principal Meridian, Lee County, Iowa more particularly described as follows:

Commencing at the northeast corner of the North Half of the South Half of the Southwest Quarter of said Section 17; thence South 89 degrees 25 minutes 40 seconds West, a distance of 535.55 feet, along the north line of the North Half of the South Half of the Southwest Quarter of Section 17 to the POINT OF BEGINNING; thence South 89 degrees 25 minutes 40 seconds West, a distance of 408.32 feet, along the north line of the North Half of the South Half of the Southwest Quarter of Section 17 to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 466.83 feet a central angle of 28 degrees 54 minutes 17 seconds, and a chord of 233.02 feet bearing North 28 degrees 03 minutes 08 seconds West; thence Southeast along said curve, a distance of 235.51 feet; thence South 13 degrees 36 minutes 00 seconds East, a distance of 123.82 feet; thence North 78 degrees 55 minutes 38 seconds East, a distance of 277.53 feet; thence North 00 degrees 34 minutes 20 seconds West, a distance of 276.78 feet to the POINT OF BEGINNING; said described tract containing 2.27 Acres, more or less including 0.27 Acres more or less in public right of way and subject to all easements and restrictions of record.

SURVEYOR'S REPORT

Purpose of Survey: To create a new tract as per verbal instructions supplied by Randy Grossman.

Findings: 1) Some referenced surveys, plats and other documents included: Lee County Engineers Office section corner cards; Section Corner Certificate by Matthew Krause recorded in Book 14N page 449; Section Corner Certificates David Wolfe located 96N-97A4, 98N-23C6; Section Corner Certificate by Gerald Moughler dated 6-19-2000, dated 3-14-2000; Plat of Survey by Gary Klebe recorded in Plat Book 3 page 303; Plats of Survey by David Wolfe recorded as Doc. #2006-3276, Book 07N page 762, 95N -62A1, 86N-2A1, 01N-3576, 98N-31C8; Plat of Survey by Charles Hales recorded in Plat Book 3 page 297; Plat of Survey by J.L. Miller recorded in Book 10N page 1424; Plat of Survey by Dale Dow recorded in Plat Book 3 page 346; Section Corner Certificates by Jeff Miller recorded in Book 10N page 1422, 10N-1421.

Conclusions: The found monuments at the NE, NW, E 1/4, SE, and NE corner of the NW 1/4 NW 1/4 of said section 17 were accepted as said corners based upon section corner certificates, and the Lee County Engineer's section corner cards. The found stone at S 1/4 corner of Section 18 was accepted as said corner based upon a section corner certificate by David Wolfe recorded on October 7, 1996 in Document #96N-97A4. The found 1/2 inch rebar at E 1/4 corner of Section 19 was accepted as said corner based upon a section corner certificate by Gerald Moughler dated May 19, 2000.

The SW corner of said Section 17 was set in line with an east-west fence and a proration from the SE corner of Section 17 to the S 1/4 corner of Section 18. The extension of existing fence lines presumed to be on the section line resulted in various positions on each side of a prorated approach. Mr. Warren Rickelman, adjacent land on all sides of the SW corner did not think the north-south fences in the immediate or near area were on the section line due to a creek\ditch near the SW corner. Since no near fence line could be determined to be on the section line, a proration was used.

The S 1/4 corner of said Section 17 was calculated at 1/2 distance from the SE to the SW corners. The W 1/4 corner was set on the easterly extension of a fence just west of said corner and on line from the NW to SW corner. The NE corner of the N 1/2 S 1/2 SW 1/4 was set at the intersection of a fence east of said corner and a line from the W 1/4 corner to the SW corner. This solution was used based upon a conversation with Warren Rickelman that the old fence line was on the east-west 1/4 1/4 section line. This corner fell approximately 5 feet west of a newer corner post. An old portion of the north-south fence being approximately 600 feet north of the SW corner agreed very well with this solution.

The N 1/4 of said Section 17 corner was set at the intersection of a line from the NW to NE corner and a line from the calculated S 1/4 corner to a fence just north of the reset corner. The center of said Section 17 was set at the intersection of a line from the E 1/4 corner to the W 1/4 corner and S 1/4 corner to the N 1/4 corner. This solution agreed reasonably well with a fence corner 1323 west of the E 1/4 corner.

Lee County Highway Plans for 295th Avenue shows central angles of 42 degrees 27 minutes and 54 degrees 21 minutes for curves with PIs at stations 94+96.26 and 99+76.61. The physical road centerline did not match the plan centerline. Each curve central angle differed by approximately 1 degree 10 minutes. The physical centerline was used. Right of Way was calculated at 33 feet from the centerline.

Notes: 1) All monuments set unless otherwise noted are 5/8 inch rebar, 30 inches in length, set at grade or 4 inches above grade with yellow identification caps stamped "Steffensmeier 15216".

2) The basis for bearing is GPS derived using Iowa South Zone state plane.

3) A commitment for title insurance or abstract was not provided for use on this survey.

4) Right-of-Way acreage was calculated by using a full width of 66 feet from the physical centerline.

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2234 Benton Avenue, Mt Pleasant, IA
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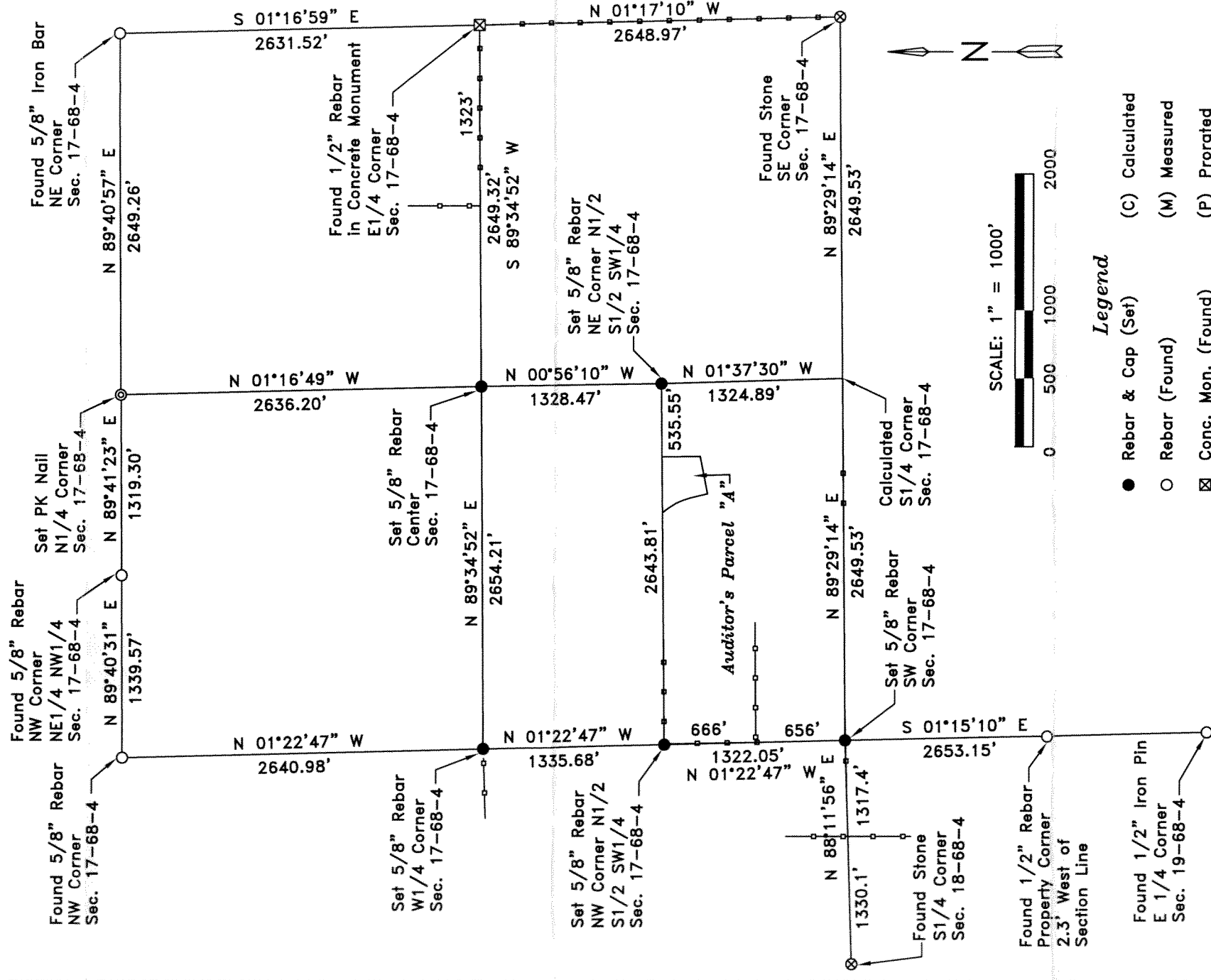
Owner: Clarence Grossman Date of Survey: 7-18-2014 Drawn By: C.J.S.

Client: Randy Grossman Field Book: N/A Sheet 2 of 3

Auditor's Parcel "A"
PLAT OF SURVEY
Part of the SW1/4 Sec. 17-68-4
Lee County, Iowa

Prepared by: Steffensmeier Surveying 2234 Benton Avenue, Mt. Pleasant, IA 52641 (319)-696-1008
 And Return To: Same as Above

PLAT OF SURVEY



SCALE: 1" = 1000'



Legend

- Rebar & Cap (Set) (C) Calculated
- Rebar (Found) (M) Measured
- ⊠ Conc. Mon. (Found) (P) Prorated
- ⊙ PK Nail (Set) (R) Record
- ⊗ Stone (Found)

Craig J. Steffensmeier, R.L.S.
 2234 Benton Avenue, Mt Pleasant, IA
 319-696-1008

Auditor's Parcel "A"
 PLAT OF SURVEY
 Part of the SW1/4 Sec.17-68-4
 Lee County, Iowa

Owner:	Date of Survey:	Drawn By:
Clarence Grossman	7-18-2014	C.J.S.
Contact:	Field Book:	Sheet
Randy Grossman	N/A	3 of 3