

LANCE SURVEYING SERVICES

1014 Westwood Drive, Mt.Pleasant, IA 52641 Phone: (319)986-6779-rob@lancesurveying.com

Plat Prepared By: Robert H. Lance,
IA P.L.S. #21980

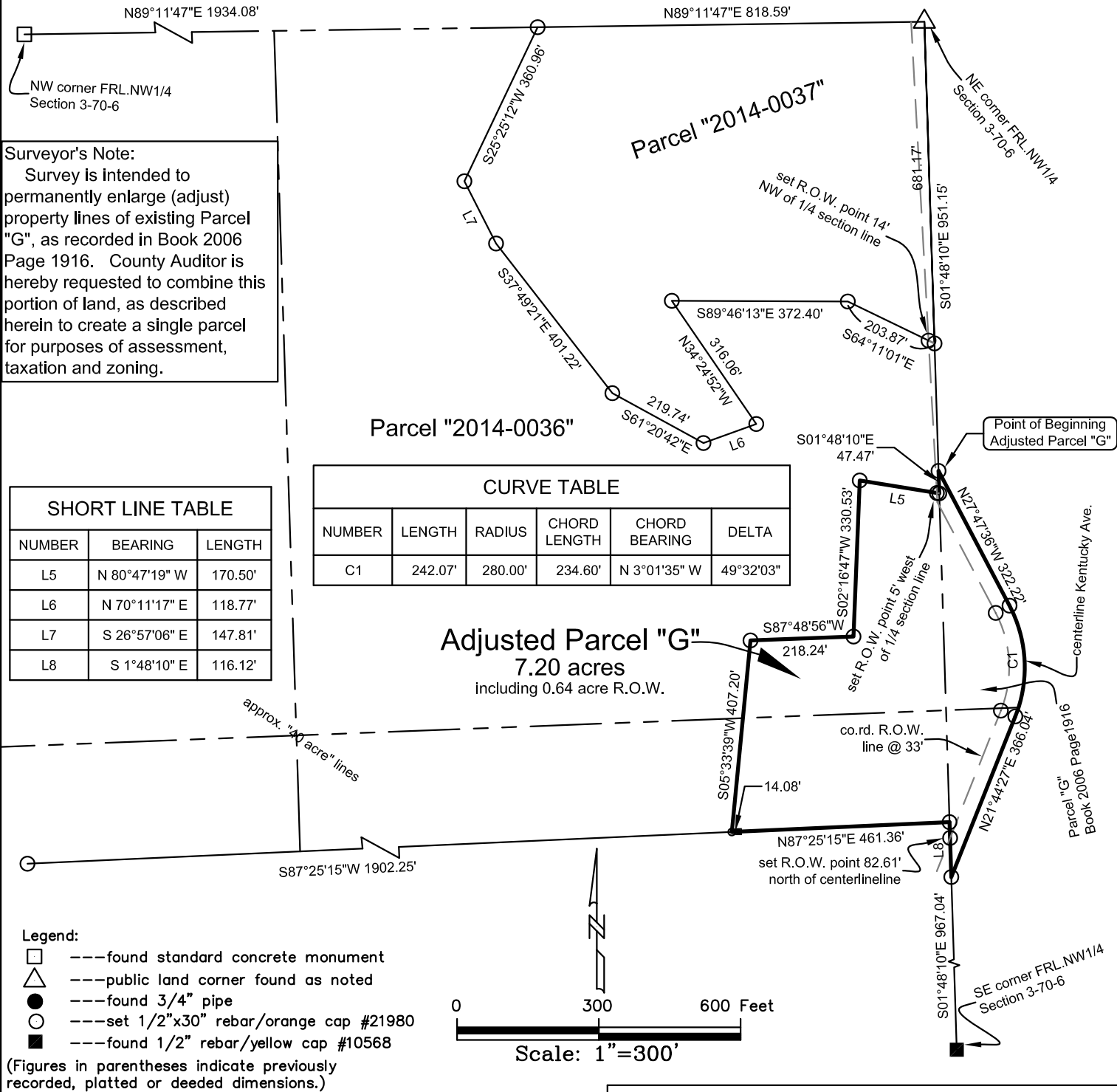
Property Description

Adjusted Parcel "G" (see Book 2006, Page 1916) in part of the E1/2 of the Fractional NW1/4 and part of the W1/2 of the Fractional NE1/4, all in Section 3-70-6, Henry County, Iowa, also described as follows:

Commencing at the northeast corner of said Fractional NW1/4 of Section 3; thence South 01°48'10" East, along the east line of said Fractional NW1/4 of Section 3, a distance of 951.15 feet to the **POINT OF BEGINNING**; thence, continuing along said line, South 01°48'10" East, 47.47 feet; thence North 80°47'19" West, 170.50 feet; thence South 02°16'47" West, 330.53 feet; thence South 87°48'56" West, 218.24 feet; thence South 05°33'39" West, 407.20 feet; thence North 87°25'15" East, 461.36 feet; thence South 01°48'10" East, 116.12 feet; thence North 21°44'27" East, along the centerline of Kentucky Avenue, 366.04 feet; thence 242.07 feet along said centerline and also along a 280.00 foot radius curve, concave westerly, said curve is subtended by a 234.60 foot chord bearing North 03°01'35" West; thence, continuing along said centerline, North 27°47'36" West, 322.22 feet to the **POINT OF BEGINNING** containing 7.20 acres, of which 0.64 acre is public road right of way.

The above bearings are based on Iowa State Plane, South Zone, coordinates and all distances are horizontal ground distances.

- End of Description -



Surveyor's Note:
Survey is intended to permanently enlarge (adjust) property lines of existing Parcel "G", as recorded in Book 2006 Page 1916. County Auditor is hereby requested to combine this portion of land, as described herein to create a single parcel for purposes of assessment, taxation and zoning.

| SHORT LINE TABLE | | |
|------------------|---------------|---------|
| NUMBER | BEARING | LENGTH |
| L5 | N 80°47'19" W | 170.50' |
| L6 | N 70°11'17" E | 118.77' |
| L7 | S 26°57'06" E | 147.81' |
| L8 | S 1°48'10" E | 116.12' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|--------------|---------------|-----------|
| NUMBER | LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | DELTA |
| C1 | 242.07' | 280.00' | 234.60' | N 3°01'35" W | 49°32'03" |

- Legend:**
- ----found standard concrete monument
 - △ ----public land corner found as noted
 - ----found 3/4" pipe
 - ----set 1/2"x30" rebar/orange cap #21980
 - ----found 1/2" rebar/yellow cap #10568

(Figures in parentheses indicate previously recorded, platted or deeded dimensions.)

PLAT OF SURVEY
PROPERTY LINE ADJUSTMENT
PART OF E1/2 FRACTIONAL NW1/4 &
PART OF W1/2 FRL.NE1/4 SECTION 3-70-6
HENRY COUNTY, IOWA

Survey requested by: Steffes Group Proprietor: Mary Janet Bruggemeier

SHEET 1/1 ACAD DWG's/Bruggemeier, Janet/Bruggemeier, Mary Janet.dwg 2014.07.02

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 Date
Iowa Professional Land Surveyor License #21980
License renewal date: December 31, 2015
Pages covered by this seal: 1