

W1/4 Corner
Section 35-71-2

E1/4 Corner
Section 35-71-2

Property Descriptions

Auditor's Parcel "E" in part of the NE1/4 of the SW1/4 and part of the NW1/4 of the SE1/4 of Section 35-71-2, Des Moines County, Iowa, described as follows:
Commencing at the Center of said Section 35, thence South 88°12'45" West, along the north line of said SW1/4 of Section 35, a distance of 96.08 feet to the **POINT OF BEGINNING**; thence, continuing along said line, South 88°12'45" West, 1,223.17 feet; thence South 01°09'33" East, along the west line of the aforementioned NE1/4 of the SW1/4 of Section 35, a distance of 1,327.07 feet; thence North 88°18'08" East, along the south line of the N1/2 of the S1/2 of said Section 35, a distance of 1,357.38 feet; thence 522.46 feet, along the centerline of Des Moines County Highway No. 99 and also along a segment of a 2,546.67 foot radius curve, concave westerly, said segment is subtended by a 521.55 foot chord bearing North 02°50'39" West; thence South 88°12'45" West, 250.00 feet; thence North 19°33'35" West, 644.92 feet; thence North 88°12'45" East, 350.00 feet; thence 193.99 feet, along the centerline of Des Moines County Highway No. 99 and also along a segment of a 2,864.93 foot radius curve, concave easterly, said segment is subtended by a 193.95 foot chord bearing North 05°40'59" West to the **POINT OF BEGINNING** containing 35.66 acres, of which 1.59 acres are 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 -

Auditor's Parcel "F" in part of the NE1/4 of the SW1/4 and part of the NW1/4 of the SE1/4 of Section 35-71-2, Des Moines County, Iowa, also described as follows:
Commencing at the Center of said Section 35, thence South 88°12'45" West, along the north line of said SW1/4 of Section 35, a distance of 96.08 feet; thence 193.99 feet, along the centerline of Des Moines County Highway No. 99 and also along a segment of a 2,864.93 foot radius curve, concave easterly, said segment is subtended by a 193.95 foot chord bearing South 05°40'59" East to the **POINT OF BEGINNING**; thence 207.69 feet, along said centerline and along another segment of said 2,864.93 foot radius curve, concave easterly, said segment is subtended by a 207.65 foot chord bearing South 09°41'59" East; thence, continuing along said centerline, South 11°46'36" East, 278.40 feet; thence 135.79 feet along said centerline and along a segment of a 2,546.67 foot radius curve, concave westerly, said segment is subtended by a 135.77 foot chord bearing South 10°14'57" East; thence South 88°12'45" West, 250.00 feet; thence North 19°33'35" West, 644.92 feet; thence North 88°12'45" East, 350.00 feet to the **POINT OF BEGINNING** containing 4.21 acres, of which 0.72 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.

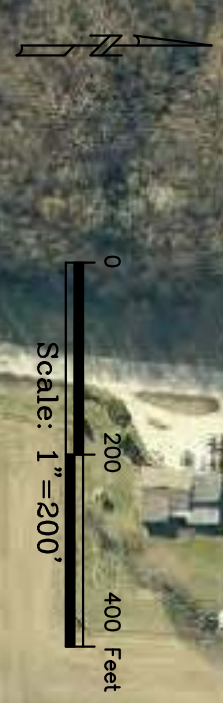
- End of Description -

Auditor's Parcel "E"
35.66 acres
Including 1.59 acres R.O.W.

Auditor's Parcel "F"
4.21 acres
Including 0.72 acre R.O.W.

CURVE TABLE					
NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C4	522.46'	2546.67'	521.55'	N 2°50'39" W	11°45'16"
C3	135.79'	2546.67'	135.77'	S 10°14'57" E	3°03'18"
C2	207.69'	2864.93'	207.65'	S 9°41'59" E	4°09'13"
C1	193.99'	2864.93'	193.95'	N 5°40'59" W	3°52'46"

SHORT LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N 4°41'13" W	31.05'
L2	N 10°07'48" W	137.10'
L3	N 10°07'48" W	239.30'
L4	N 3°31'18" W	112.38'
L5	N 4°28'18" W	24.30'
L6	N 2°01'48" W	108.80'
L7	N 0°14'18" W	133.85'
L8	N 0°14'18" W	521.47'



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 License #21980
License renewal date: December 31, 2015
Pages covered by this seal: 1

PLAT OF SURVEY

PARTS OF NE1/4 SW1/4 & PARTS OF NW1/4 SE1/4 SECTION 35-71-2 DES MOINES COUNTY, IOWA

Survey requested by: Steffen Group
Proprietor: Judy K. Gappen
SHEET 1/1: C:\ACAD SURVEY PROJECTS\Gappen, Judy\ 2015.03.26