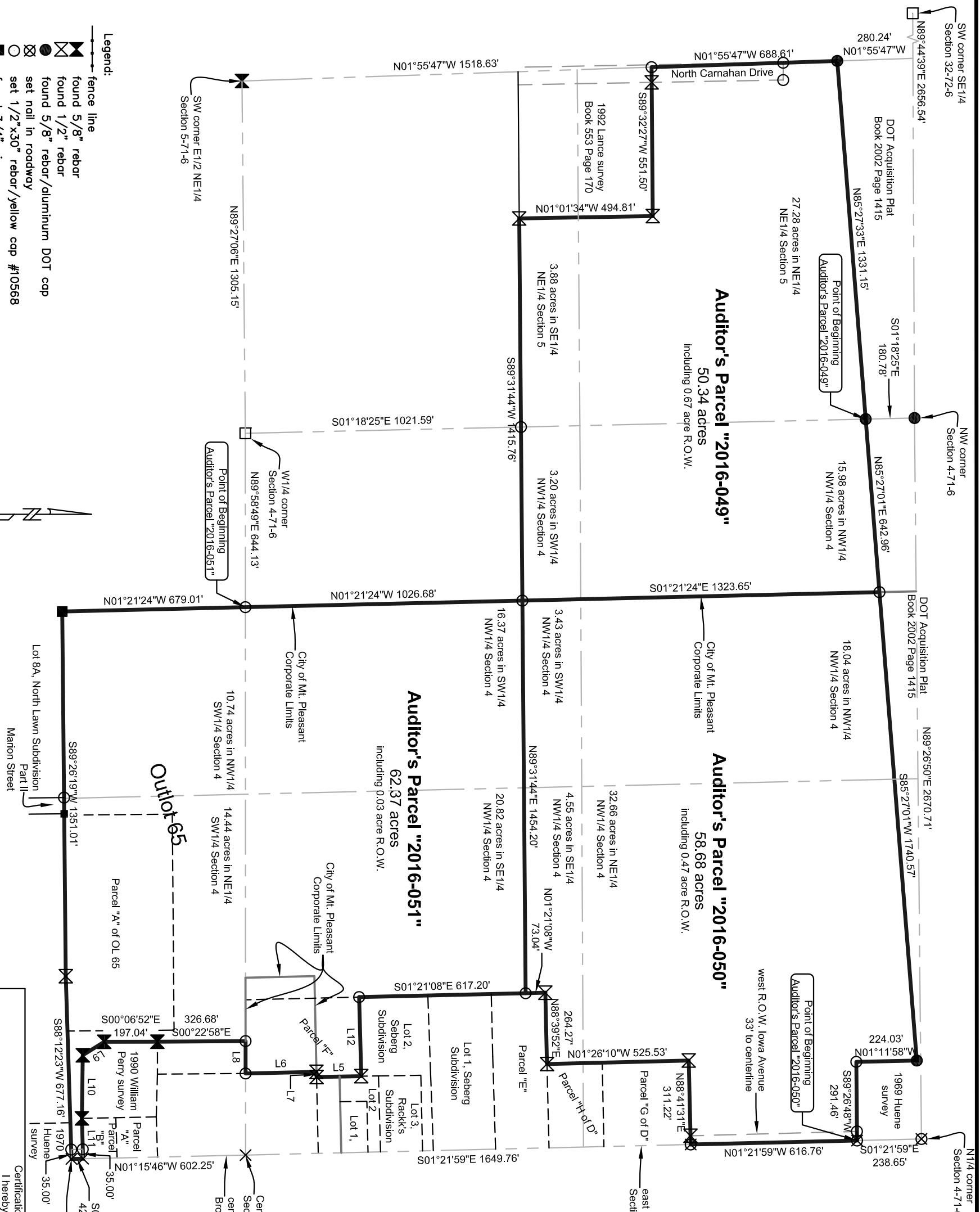
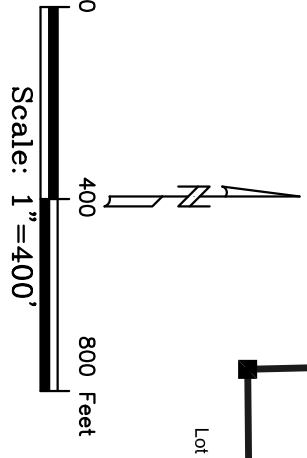


# PLAT OF SURVEY

## INDEX LEGEND

Property Location: W1/2 Section 4 & E1/2 NE1/4 Section 5, Township 71 North, Range 6 West, City of Mt. Pleasant, Henry 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: Rande McAllister  
 Proprietor: Dan McAllister Trust  
 Survey Completed: 8 December 2016  
 Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | McAllister, Dan.dwg

- Legend:
- found fence line
  - found 5/8" rebar
  - found 1/2" rebar
  - found 5/8" rebar/aluminum DOT cap
  - set nail in roadway
  - set 1/2"x30" rebar/yellow cap #10568
  - found 3/4" pipe
  - set cut X in concrete
  - found standard concrete monument
  - (D) — dimension from previous record



SHORT LINE TABLE		
NUMBER	BEARING	LENGTH
L5	S 01°05'57" E	165.55'
L6	S 01°20'35" E	262.88'
L7	S 88°39'25" W	19.21'
L8	S 89°58'49" W	119.95'
L9	S 32°02'34" E	93.88'
L10	S 89°11'29" E	233.85'
L11	N 88°13'34" E	149.36'
L12	N 88°25'35" E	292.91'

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, 2017  
 Pages covered by this seal: 2  
 Date

# PLAT OF SURVEY

## INDEX LEGEND

Property Location: W1/2 Section 4 & E1/2 NE1/4 Section 5, Township 71 North, Range 6 West, City of Mt. Pleasant, Henry County, Iowa  
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Proprietor: Dan McAllister Trust  
Survey Completed: 8 December 2016

Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | McAllister, Dan.dwg

## Property Descriptions

**Auditor's Parcel "2016-049"** in part of the E1/2 of the NE1/4 of Section 5 and part of the W1/2 of the NW1/4 of Section 4 all in Township 71 North, Range 6 West, of the 5th P.M., Henry County, Iowa described as follows:

Commencing at the Northwest corner of said Section 4, thence South 01°18'25" East, along the west line of said NW1/4 of Section 4, a distance of 180.78 feet to a point on the south right-of-way line of U.S. Highway 34 said point being also the **POINT OF BEGINNING**; thence, along said right-of-way line, North 85°27'01" East, 642.96 feet to a point where said right-of-way line intersects a west line of City of Mt. Pleasant Corporate Limits; thence, along said corporation line, South 01°21'24" East, 1,323.65 feet; thence South 89°31'44" West, 1,415.76 feet; thence North 01°01'34" West, 494.81 feet; thence South 89°32'27" West, 551.50 feet to a point on the west line of said E1/2 of the NE1/4 of Section 5; thence, along said line, North 01°55'47" West, 688.61 feet to a point on aforementioned south right-of-way line of U.S. Highway 34; thence, along said right-of-way line, North 85°27'33" East, 1,331.15 feet to the **POINT OF BEGINNING**, containing 50.34 acres, of which 0.67 acre is public road right of way.

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

**Auditor's Parcel "2016-050"** in part of the NW1/4 of Section 4, Township 71 North, Range 6 West, of the 5th P.M., Henry County, Iowa described as follows:

Commencing at the N1/4 corner of said Section 4, thence South 01°21'59" East, along the east line of said NW1/4 of Section 4, a distance of 238.65 feet to the southeast corner of a 1969 Huene survey of record, being also the **POINT OF BEGINNING**; thence, along the south line of said surveyed parcel, South 89°26'48" West, 291.46 feet to the Southwest corner of said parcel; thence North 01°11'58" West, along the west line of said parcel, 224.03 feet to a point where said line intersects the south right-of-way line of U.S. Highway 34; thence, along said south right-of-way line, South 85°27'01" West, 1,740.57 feet to a point where said right-of-way line intersects a west line of City of Mt. Pleasant Corporate Limits; thence, along said corporation line, South 01°21'24" East, 1,323.65 feet; thence North 89°31'44" East, 1,454.20 feet to a point on the west line of Parcel "E"; thence, along the west line of said Parcel "E", North 01°21'08" West, 73.04 feet to the northwest corner of said Parcel "E"; thence North 88°39'52" East, along the north line of said Parcel "E", 264.27 feet to the southwest corner of Parcel "D"; thence North 01°26'10" West, along the west line of said Parcel "D", 525.53 feet to the northwest corner of said Parcel "D"; thence North 88°41'31" East, along the north line of said Parcel "D", 311.22 feet to a point on the east line of said NW1/4 of Section 4; thence, along said line, North 01°21'59" West, 616.76 feet to the **POINT OF BEGINNING**, containing 58.68 acres, of which 0.47 acre is public road right of way.

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

**Auditor's Parcel "2016-051"** in part of the S1/2 of the NW1/4 and part of Outlot 65 in the N1/2 of the SW1/4 all in Section 4, Township 71 North, Range 6 West, of the 5th P.M., partially in the City of Mt. Pleasant, all in Henry County, Iowa described as follows:

Commencing at the W1/4 corner of said Section 4, thence North 89°58'49" East, along the south line of said NW1/4 of Section 4, a distance of 644.13 feet to a point on the west line of City of Mt. Pleasant Corporate Limits, said point being also the **POINT OF BEGINNING**; thence, along said corporation line, North 01°21'24" West, 1,026.68 feet; thence North 89°31'44" East, 1,454.20 feet to a point on the west line of Parcel "E"; thence, along the west line of said Parcel "E" and the west line of Seberg Subdivision, South 01°21'08" East, 617.20 feet to the southwest corner of said Seberg Subdivision; thence, along the south line of said Seberg Subdivision, North 88°25'35" East, 292.91 feet to a southeasterly corner of said Seberg Subdivision on the west line of Rackk's Subdivision; thence, in part along said west line of Rackk's Subdivision, South 01°05'57" East, 165.55 feet; thence South 88°39'25" West, along an easterly line of Parcel "F", 19.21 feet; thence, continuing along an east line of Parcel "F", South 01°20'35" East, 262.88 feet to the southeast corner of said Parcel "F"; thence, along the south line of said Parcel "F", South 89°58'49" West, 119.95 feet; thence South 00°22'58" East, 326.68 feet to the northwest corner of a 1990 William Perry survey of record; thence South 00°06'52" East, along the west line of said Perry survey, 197.04 feet; thence, continuing along a southwesterly line of said Perry survey, South 32°02'34" East, 93.88 feet; thence South 89°11'29" East, along the south line of said Perry survey, 233.85 feet to the southeast corner of said Perry survey, also being the southwest corner of Parcel "B"; thence North 88°13'34" East, along the south line of said Parcel "B", 149.36 feet to a point on the centerline of North Broadway Street; thence, along said centerline, South 01°15'46" East, 42.99 feet to the southeast corner of said Outlot 65; thence South 88°12'23" West, along the south line of said Outlot 65, a distance of 677.16 feet; thence, continuing along said line, South 89°26'19" West, 1,351.01 feet to the southwest corner of Outlot 65; thence North 01°21'24" West, along the west line of said Outlot 65, a distance of 679.01 feet to the **POINT OF BEGINNING**, containing 62.37 acres, of which 0.03 acre is 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 Descriptions -