

# PLAT OF SURVEY

## INDEX LEGEND

Property Location: SW 1/4 SW1/4 Section 13, SE1/4 SE1/4 Section 14,  
NE1/4 NE1/4 Section 23 & NW1/4 NW1/4 Section 24,  
Township 74 North, Range 5 West, Louisa 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: Craig Owens

Proprietor: Marilyn K. Owens Trust

Survey Completed: April 10, 2017

Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | Owens Trust.dwg

## Property Descriptions

**Auditor's Parcel “?”** in part of the SW1/4 of the SW1/4 of Section 13 and part of the part of the NW1/4 of the NW1/4 of Section 24, Township 74 North, Range 5 West, Louisa County, Iowa, described as follows:

Commencing at the southwest corner of said NW1/4 of the NW1/4 of Section 24, said point being also the **POINT OF BEGINNING**; thence South 89°34'27" East, along the south line of said NW1/4 of the NW1/4 of Section 24, a distance of 1,151.84 feet; thence North 00°36'45" West, along the east line of the west 34 acres of said NW1/4 of the NW1/4 of Section 24, a distance of 1,327.42 feet; thence North 00°40'24" West, along the east line of the west 34 acres of said SW1/4 of the SW1/4 of Section 13, a distance of 1,328.68 feet to a point on the north line of said SW1/4 of the SW1/4 of Section 13; thence, along said line, North 89°32'13" West, 723.16 feet; thence South 67°53'34" West, 317.49 feet; thence South 19°35'14" West, 375.32 feet to a point on the west line of said SW1/4 of the SW1/4 of Section 13; thence, along said line, South 00°08'51" East, 612.33 feet to a point on the north line of Parcel "A"; thence, along the north line of said Parcel "A", South 89°42'07" East, 40.66 feet to the northeast corner of said Parcel "A"; thence South 00°10'26" East, along the east line of said Parcel "A", 902.70 feet to the southeast corner of said Parcel "A"; thence South 88°29'25" West, along a southerly line of said Parcel "A", 33.33 feet to a point on the west line of said NW1/4 of the NW1/4 of Section 24; thence, along said line, South 00°48'57" East, 664.08 feet to the **POINT OF BEGINNING** containing 68.19 acres, of which 0.51 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 “?”** in part of the SE1/4 of the SE1/4 of Section 14 and part of the NE1/4 of the NE1/4 of section 23, Township 74 North, Range 5 West, Louisa County, Iowa, described as follows:

Commencing at the southeast corner of said Section 14; thence North 00°08'51" West, along the east line of said SE1/4 of Section 14, a distance of 239.66 feet to a point on the north line of Parcel "A", said point being also the **POINT OF BEGINNING**; thence, along said north line of Parcel "A", North 89°42'07" West, 524.36 feet to the northwest corner of said Parcel "A"; thence South 00°09'21" East, along an east line of said Parcel "A", 349.21 feet; thence North 89°58'31" East, along a south line of said Parcel "A", 525.00 feet; thence South 00°10'32" East, along a west line of said Parcel "A", 557.72 feet to the southwest corner of said Parcel "A", a point on the south line of the N1/2 of said NE1/4 of the NE1/4 of Section 23 and the centerline of 95th Street; thence, along said common line, South 88°29'04" West, 1,324.23 feet to a point of the west line of said NE1/4 of the NE1/4 of Section 23; thence, along said line, North 00°58'19" West, 661.36 feet to the northwest corner of said NE1/4 of the NE1/4 of Section 23; thence North 00°05'59" West, along the west line of said SE1/4 of the SE1/4 of Section 14, a distance of 328.85 feet where said line intersects the south line of Lot 3 of the SE1/4 of Section 14; thence, along the south line of said Lot 3, North 88°13'21" East, 521.52 feet to the southeast corner of said Lot 3; thence North 00°35'10" West, along the east line of said Lot 3 and an extension thereof, 348.61 feet; thence North 71°17'02" East, 275.82 feet; thence North 79°12'38" East, 561.69 feet to a point on the east line of said SE1/4 of Section 14; thence, along said line, South 00°08'51" East, 612.33 feet to the **POINT OF BEGINNING**, except the 0.50 acre public cemetery described as a 0.50 acre parcel in the SE1/4 of the SE1/4 of Section 14-74-5, the total described parcel contains 34.01 acres, of which 2.02 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 -

### 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

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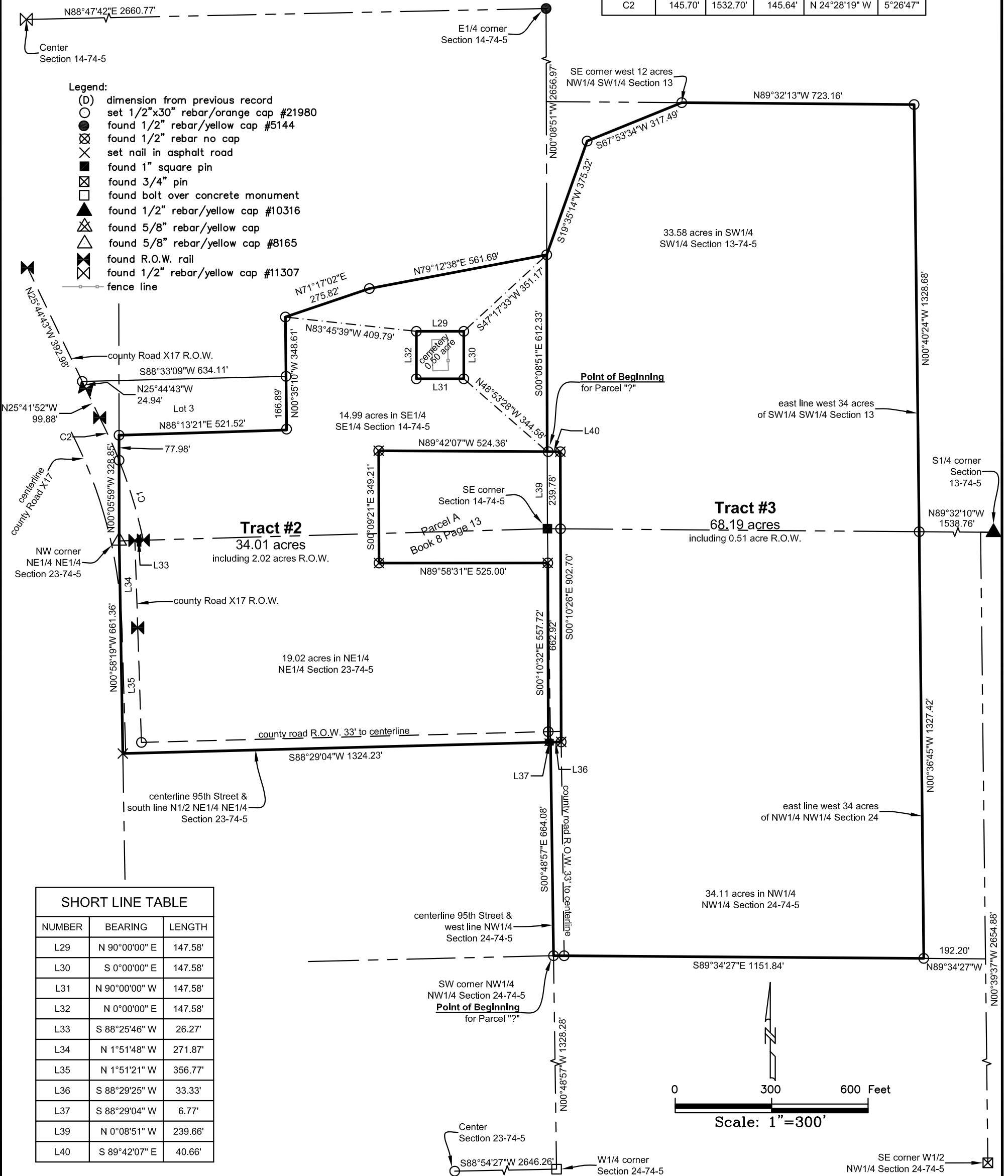
Proprietor: Marilyn K. Owens Trust

Survey Completed: April 10, 2017

Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | Owens Trust.dwg

## CURVE TABLE

NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	260.07'	1532.70'	259.75'	N 16°53'16" W	9°43'19"
C2	145.70'	1532.70'	145.64'	N 24°28'19" W	5°26'47"



### Legend:

- (D) dimension from previous record
- set 1/2"x30" rebar/orange cap #21980
- found 1/2" rebar/yellow cap #5144
- ⊗ found 1/2" rebar no cap
- ⊗ set nail in asphalt road
- found 1" square pin
- ⊗ found 3/4" pin
- found bolt over concrete monument
- ▲ found 1/2" rebar/yellow cap #10316
- ⊗ found 5/8" rebar/yellow cap
- △ found 5/8" rebar/yellow cap #8165
- ⊗ found R.O.W. rail
- ⊗ found 1/2" rebar/yellow cap #11307
- fence line

## SHORT LINE TABLE

NUMBER	BEARING	LENGTH
L29	N 90°00'00" E	147.58'
L30	S 0°00'00" E	147.58'
L31	N 90°00'00" W	147.58'
L32	N 0°00'00" E	147.58'
L33	S 88°25'46" W	26.27'
L34	N 1°51'48" W	271.87'
L35	N 1°51'21" W	356.77'
L36	S 88°29'25" W	33.33'
L37	S 88°29'04" W	6.77'
L39	N 0°08'51" W	239.66'
L40	S 89°42'07" E	40.66'

