

PLAT OF SURVEY

INDEX LEGEND

Property Location: part SE1/4 SW1/4 & part SE1/4 Section 17
 Township 68 North, Range 4 West, Lee 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: Dick Fehske
 Proprietor: Clarence Grossman
 Survey Completed: 29 October 2018
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Grossman, Clarence.dwg

Property Description

Auditor's Parcel "2" in part of the SE1/4 of the SW1/4 and part of the SE1/4 of Section 17, Township 68 North, Range 4 West, of the 5th P.M., Lee County, Iowa described as follows:
 Commencing at the Center of Section 17, said point being also the **POINT OF BEGINNING**; thence North 89°34'49" East, along the north line of said SE1/4 of Section 17, a distance of 1,987.08 feet; thence South 01°1'153" East, along the east line of the W1/2 of the NE1/4 of the SE1/4 of Section 17, a distance of 1,325.35 feet; thence South 89°29'31" West, along the south line of said NE1/4 of the SE1/4 of Section 17, a distance of 664.32 feet to the SE corner of the NW1/4 of the SE1/4 of Section 17; thence South 01°08'35" East, along the east line of the SW1/4 of the SE1/4 of Section 17, a distance of 658.78 feet; thence South 89°20'12" West, along the south line of the N1/2 of the SW1/4 of the SE1/4 of Section 17, a distance of 1,323.63 feet; thence South 89°27'11" West, along the south line of the N1/2 of the S1/2 of the SW1/4 of Section 17, a distance of 743.16 feet where said line intersects the centerline of 295th Avenue; thence, along said centerline: North 13°36'00" West, 343.57 feet to the southwest corner of Auditor's Parcel "A"; thence North 73°57'06" East, along the south line of said Auditor's Parcel "A", thence West, 276.81 feet to the northeast corner of said Auditor's Parcel "A", on the north line of aforementioned SE1/4 of the SW1/4 of Section 17; thence, North 89°25'24" East, along said line, 535.42 feet to the NE corner of said SE1/4 of the SW1/4 of Section 17; thence North 00°56'33" West, along the west line of said SE1/4 of Section 17, a distance of 1,328.36 feet to the **POINT OF BEGINNING**, containing 90.92 acres, of which, 0.26 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 Description -

