## 0 F SURVEY PLAT **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 Clarence Grossman Survey Completed: 29 October 2018 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Grossman, Clarence.dwg and all distances are horizontal ground distances. "A", 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** West, 343.57 feet to the southwest corner of Auditor's Parcel "A", thence North 78°57'06" East, along the south line of said Auditor's Parcel "A", 277.43 feet; thence North 00°33'02" West, along the east line of said Auditor's Parcel **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°11'53" East, along the east line of the W1/2 of the NE1/4 of the SE1/4 of Section 17, of the SE1/4 of Section 17, Township 68 Nortl P.M., Lee County, lowa described as follows: BEGINNING, containing 90.92 acres, of which, 0.26 acre is public road 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" 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 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 a distance of 1,325.35 feet; thence South 89°29'31" West, along the south ine of said NE1/4 of the SE1/4 of Section 17, a distance of 664.32 feet to the NW corner SW1/4 SW1/4 Section 17-68-4 Commencing at the Center of Section 17, said point being also the **POINT** The above bearings are based on lowa State Plane South Coordinates Auditor's Parcel "?" in part of the SE1/4 of the SW1/4 and part S89°27'11"W 1903.51 S89°25'24"W 2108.39' Productions dates vole > Property Description N13°36'00"W 343.57 Township 68 North, Range 4 West, of the 5th 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 lowa. End of Description lowa Professional Land Surveyor #21980 License renewal date: December 31, 2019 Pages covered by this seal: 1 277.43 centerline 295th Avenue -295th Avenue R.O.W 33 south line N1/2 S1/2 SW1/4 Section 17-68-4 N00°33'02"W S89°27'11"W 743.16' NE corner SE1/4 SW1/4 Section 17-68-4 10.19 acres in the SE1/4 SW1/4 Section 17 N89°25'24"E 535.42 N00°56'33"W 1328.36' Center -Section 17-68-4 Point of Beginning SW corner Section 17-68-4 S89°20'12"W 1323.63 Auditor's Parcel "?" including 0.26 acre R.O.W. 90.92 acres south line N1/2 SW1/4 SE1/4 Section 17-68-4 40 44 acres in the NW1/4 SE1/4 Section 17 V89°34'49"E 1987.08 20.11 acres in the SW1/4 SE1/4 Section 17 S89°28'59"W 5298.70' S01°08'35"E 658.78' S01°42'40"E 665.85' SE corner NW1/4 SE1/4 Section 17-68-4 20.18 acres in the NE1/4 SE1/4 Section 17 S89° 9'31"W 664.32' 1/2"x30" rebu. Jund 5/8" rebar/yellu. Jund stone found concrete monument - county road R.O.W. line - property line - and centerline "nad road compreviou dimension from previous record Scale: 1"=300S01°11'53"E 1325.35' rebar/orange cap #21980 rebar/yellow cap #15216 east line W1/2 NE1/4 SE1/4 Section 17-68-4 S89°34'49"W 662.36' N89°29'31"E 664.32' 600 Feet E1/4 corner Section 17-68-4 SE corner Section 17-68-4

S01°17'01"E 2648.71'