

# 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

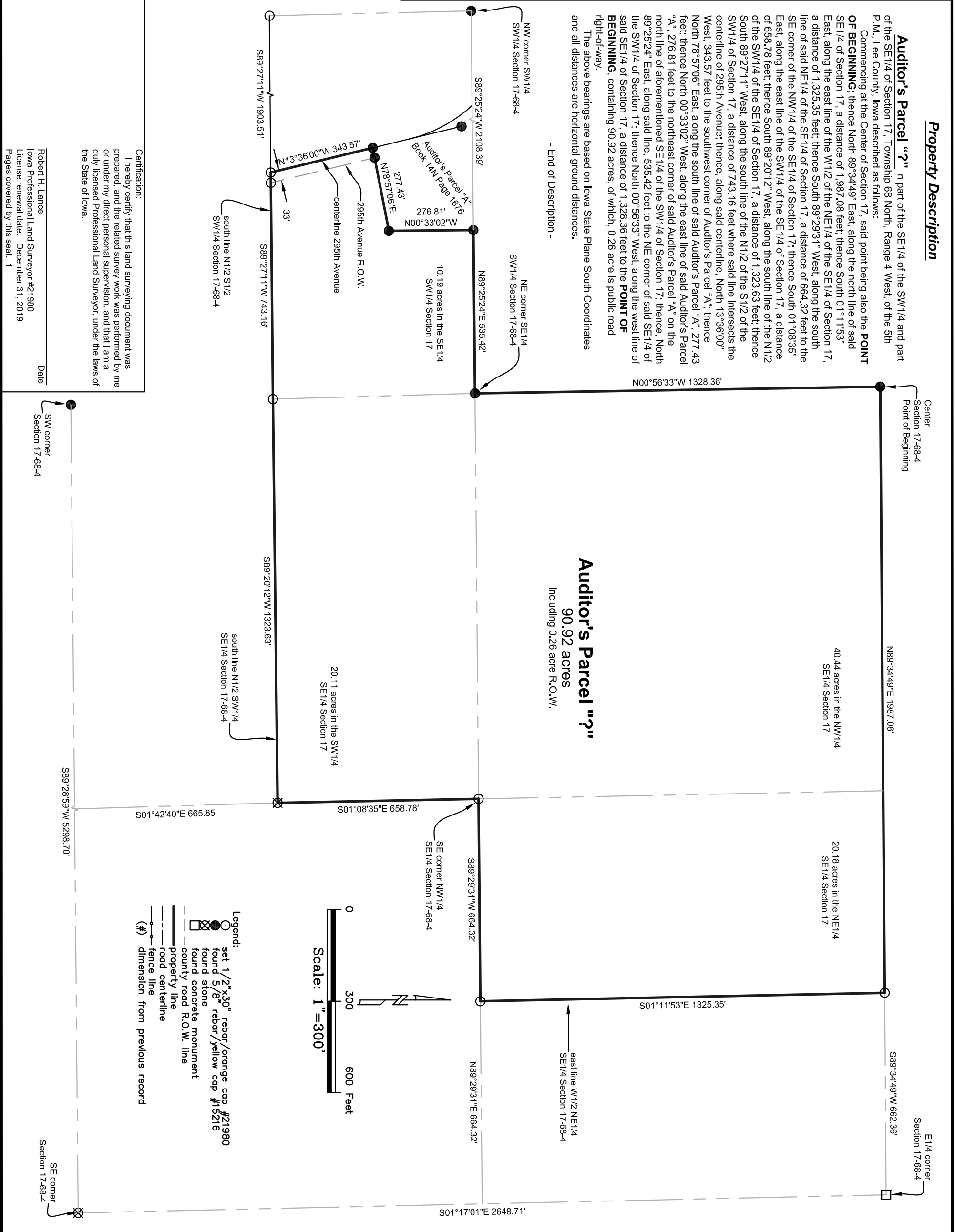
## Property Description

**Auditor's Parcel "Q"** 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°11'53" 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 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 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 "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 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 -



**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, 2019  
 Pages covered by this seal: 1

Date