

PLAT OF SURVEY

INDEX LEGEND

Property Location: part S1/2 SW1/4 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

CURVE TABLE					
NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	235.45'	466.83'	232.97'	N 28°02'58" W	28°53'53"
C2	101.02'	466.83'	100.82'	N 48°41'52" W	12°23'55"

NW corner SW1/4
Point of Beginning Auditor's Parcel "A"

S89°25'24"W 1700.11'

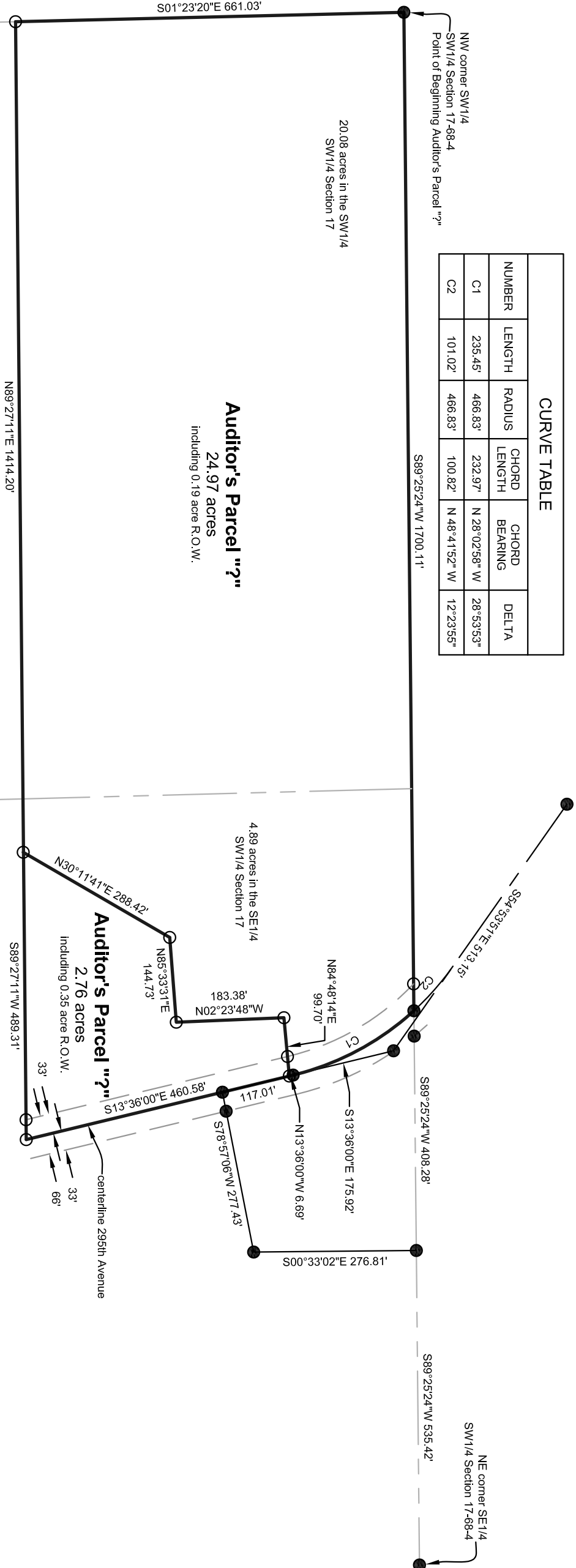
NE corner SE1/4
SW1/4 Section 17-68-4

S89°25'24"W 535.42'

S89°25'24"W 408.28'

20.08 acres in the SW1/4
SW1/4 Section 17

Auditor's Parcel "A"
24.97 acres
including 0.19 acre R.O.W.



Auditor's Parcel "A"

In part of the N1/2 of the SW1/4 of Section 17, Township 68 North, Range 4 West, of the 5th P.M., Lee County, Iowa described as follows:
Commencing at the NW corner of the SW1/4 of Section 17, said point being also the **POINT OF BEGINNING**: thence South 01°23'20" East, along the west line of said SW1/4 of Section 17, a distance of 661.03 feet; thence North 89°27'11" East, along the south line of said N1/2 of the S1/2 of the SW1/4 of Section 17, a distance of 1,414.20 feet; thence North 30°11'41" East, 288.42 feet; thence North 85°33'31" East, 144.73 feet; thence North 02°23'48" West, 183.38 feet; thence North 84°48'14" East, 99.70 feet; thence South 13°36'00" East, along the centerline of 295th Avenue, 460.58 feet where said centerline intersects the south line of the N1/2 of the S1/2 of the SW1/4 of Section 17; thence, along said line, South 89°25'24" West, 1,700.11 feet to the **POINT OF BEGINNING**, containing 24.97 acres, of which, 0.19 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 -

Property Descriptions

In part of the N1/2 of the SW1/4 of Section 17, Township 68 North, Range 4 West, of the 5th P.M., Lee County, Iowa described as follows:

Auditor's Parcel "B"

Commencing at the NW corner of the SW1/4 of Section 17, thence South 01°23'20" East, along the west line of said SW1/4 of Section 17, a distance of 661.03 feet; thence North 89°27'11" East, along the south line of said N1/2 of the S1/2 of the SW1/4 of Section 17, a distance of 1,414.20 feet to the **POINT OF BEGINNING**; thence North 30°11'41" East, 288.42 feet; thence North 85°33'31" East, 144.73 feet; thence North 02°23'48" West, 183.38 feet; thence North 84°48'14" East, 99.70 feet; thence South 13°36'00" East, along the centerline of 295th Avenue, 460.58 feet where said centerline intersects the south line of the N1/2 of the S1/2 of the SW1/4 of Section 17; thence, along said line, South 89°27'11" West, 489.31 feet to the **POINT OF BEGINNING**, containing 2.76 acres, of which, 0.35 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 -

SW corner
Section 17-68-4

SE corner
Section 17-68-4

S89°28'59"W 5298.70'

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

Legend:

- set 1/2"x3/32" rebar/orange cap #21980
- ⊗ found 5/8" rebar/yellow cap #15216
- county road R.O.W. line
- property line
- road centerline
- fence line
- (#) dimension from previous record

