

# 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

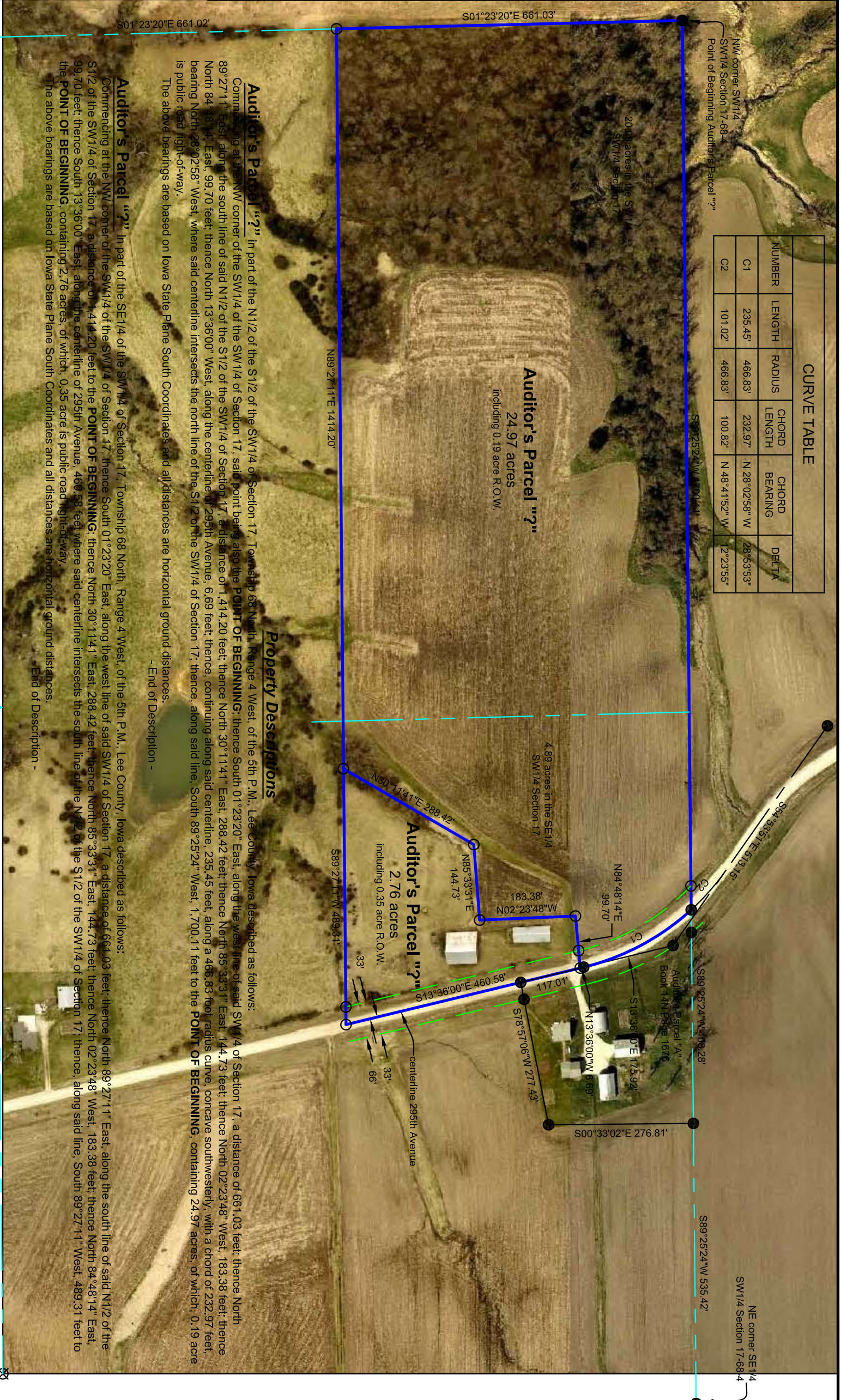
Survey Requested by: Dick Fehske

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"



### Auditor's Parcel "2"

Commencing at the NW corner of the SW1/4 of Section 17, Township 68 North, Range 4 West, of the 5th P.M., Lee County, Iowa described as follows:  
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 -

### Auditor's Parcel "A"

Commencing at the NW corner of the SW1/4 of the SW1/4 of Section 17, Township 68 North, Range 4 West, of the 5th P.M., Lee County, Iowa described as follows:  
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°25'24" West, 1,700.11 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 -

### Property Descriptions

4.89 acres in the SE1/4 SW1/4 Section 17

**Auditor's Parcel "2"**  
24.97 acres  
Including 0.19 acre R.O.W.

**Auditor's Parcel "A"**  
2.76 acres  
Including 0.35 acre R.O.W.

**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

