

Index Legend

Location: Part of S 1/2 NE 1/4 Section 6-70N-8W;  
Part of SW 1/4 NW 1/4 Section 5-70N-8W;  
Part of W 1/2 SW 1/4 SW 1/4 Section 5-70N-8W  
Requestor: Steffes Group, Inc.  
Proprietor: Kriss Williams, Marilyn Williams, Teresa Fenton, Walter S. & Carolyn S. Church  
Surveyor: Kevin J. Kipp  
Company: K & K Surveying - 401 E. McKinley Street  
Mount Pleasant, Ia. 52641 - Tel. (319) 385-9838  
Return To: Kevin J. Kipp at above address

*PLAT OF SURVEY*

Description: Auditor's Parcel "H" being a part of the South Half of the Northeast Quarter of Section 6, including the entirety of Auditor's Parcel "A", part of the Southwest Quarter of the Northwest Quarter and part of the West Half of the Southwest Quarter of the Southwest Quarter of Section 5, Township 70 North, Range 8 West of the Fifth Principal Meridian in Van Buren County, Iowa and more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 6, said point being the POINT OF BEGINNING; thence South 89°19'31" West, a distance of 1663.78 feet, coincident with the north line of the south half of the Northeast Quarter of said Section 6, to the northwest corner of Auditor's Parcel "A"; thence South 00°11'01" East, a distance of 1312.08 feet, coincident with the west line of Auditor's Parcel "A" and the east line of Auditor's Parcel "F"; thence North 89°35'12" East, a distance of 844.75 feet; thence North 00°42'55" West, a distance of 666.94 feet, coincident with the west line of Auditor's Parcel "I"; thence North 89°19'38" East, a distance of 838.26 feet, coincident with the north line of Auditor's Parcel "I"; thence South 01°20'14" East, a distance of 670.82 feet, coincident with the east line of Auditor's Parcel "I", to the southeast corner of the Northeast Quarter of said Section 6; thence South 01°40'56" East, a distance of 1658.97 feet, coincident with the west line of the Southwest Quarter of said Section 5; thence North 89°27'42" East, a distance of 374.31 feet; thence North 15°41'59" East, a distance of 871.74 feet; thence North 00°51'08" East, a distance of 830.74 feet; thence North 02°02'20" West, a distance of 1312.50 feet; thence South 89°21'39" West, a distance of 655.38 feet, coincident with the north line of the Southwest Quarter of the Northwest Quarter of said Section 5, to the POINT OF BEGINNING; said described tract containing 79.86 Acres, more or less, including 1.64 Acres, more or less, of road right of way along 105th Street. Auditor's Parcel "H" being subject to all restrictions and easements of record.

Easement Description: The West 40 feet of the Southwest Quarter of the Northwest Quarter of Section 5, Township 70 North, Range 8 West of the Fifth Principal Meridian in Van Buren County, Iowa. Exclusive of Van Buren County road easement for 105th Street.

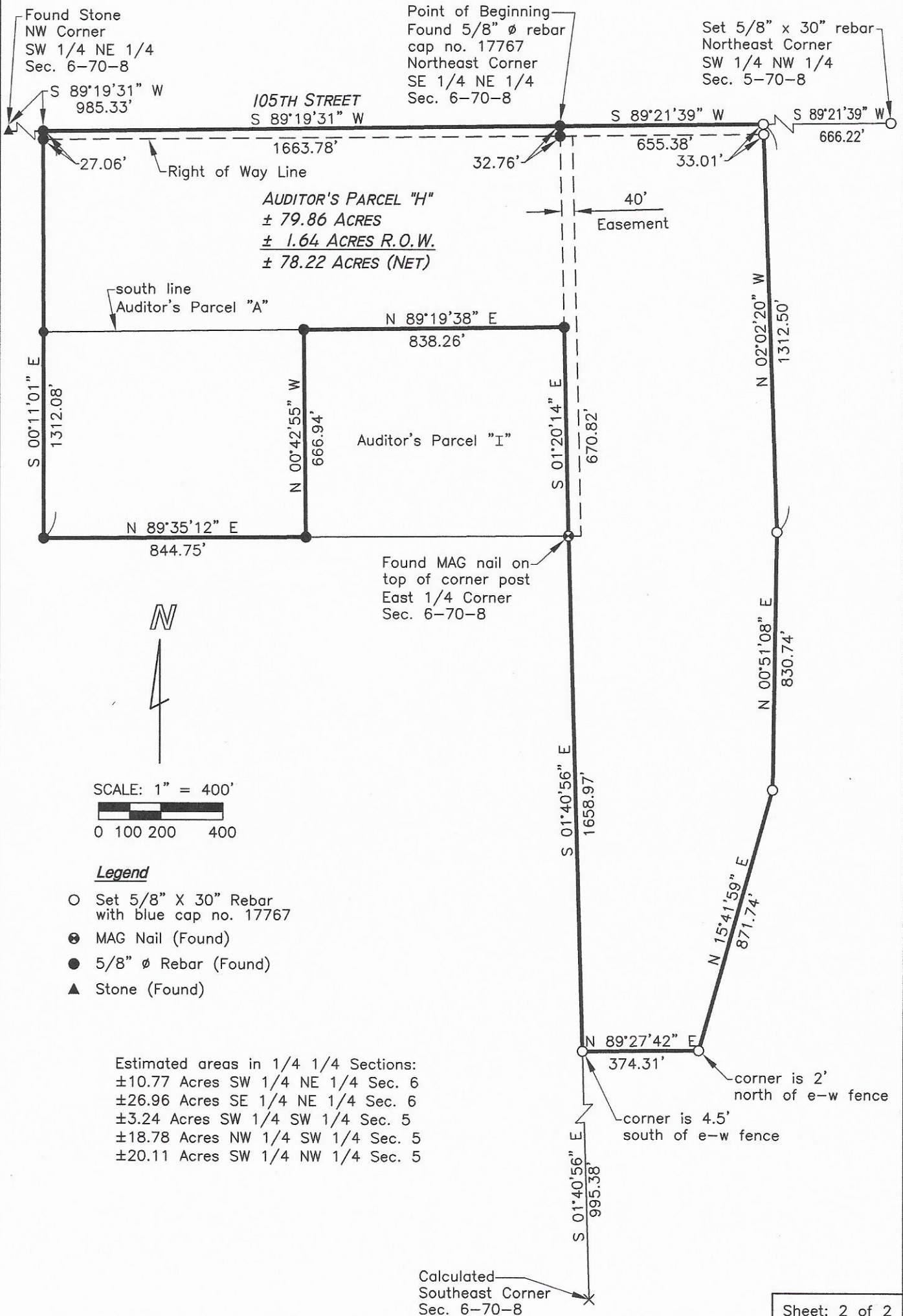
Surveyor Notes: The basis of bearing is G.P.S. derived using single point initialization.

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 Land Surveyor under the laws of the State of Iowa.

\_\_\_\_\_  
Kevin J. Kipp, Date  
License number 17767  
My license renewal date is December 31, 2021  
Pages or sheets covered by this seal: 2

Date of Survey:  
12-26-2019  
Sheet: 1 of 2

# PLAT OF SURVEY



Index Legend

Location:

Part of SW 1/4 NW 1/4 Section 5-70N-8W;

Part of W 1/2 SW 1/4 Section 5-70N-8W

Requestor: Steffes Group, Inc.

Proprietor: Kriss Williams, Marilyn Williams, Teresa Fenton, Walter S. & Carolyn S. Church

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Mount Pleasant, Ia. 52641 - Tel. (319) 385-9838

Return To: Kevin J. Kipp at above address

*PLAT OF SURVEY*

Description: Auditor's Parcel "A" being a part of the West Half of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 70 North, Range 8 West of the Fifth Principal Meridian in Van Buren County, Iowa and more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 5; thence North 89°21'39" East, a distance of 655.38 feet, coincident with the north line of the Southwest Quarter of the Northwest Quarter of said Section 5, along the center line of 105th Street, to the POINT OF BEGINNING; thence North 89°21'39" East, a distance of 666.22 feet, to the Northeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 5; thence South 01°15'51" East, a distance of 1319.46 feet, along the center line of Timber Road, to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 5; thence South 00°28'35" East, a distance of 1661.32 feet, along the center line of Timber Road, coincident with the east line of the Northwest Quarter of the Southwest Quarter of said Section 5; thence South 89°27'42" West, a distance of 910.69 feet; thence North 15°41'59" East, a distance of 871.74 feet; thence North 00°51'08" East, a distance of 830.74 feet; thence North 02°02'20" West, a distance of 1312.50 feet to the POINT OF BEGINNING; said described tract containing 47.52 Acres, more or less, including 2.29 Acres, more or less, of road right of way along 105th Street and Timber Road. Auditor's Parcel "A" being subject to all restrictions and easements of record.

Surveyor Notes: The basis of bearing is G.P.S. derived using single point initialization.

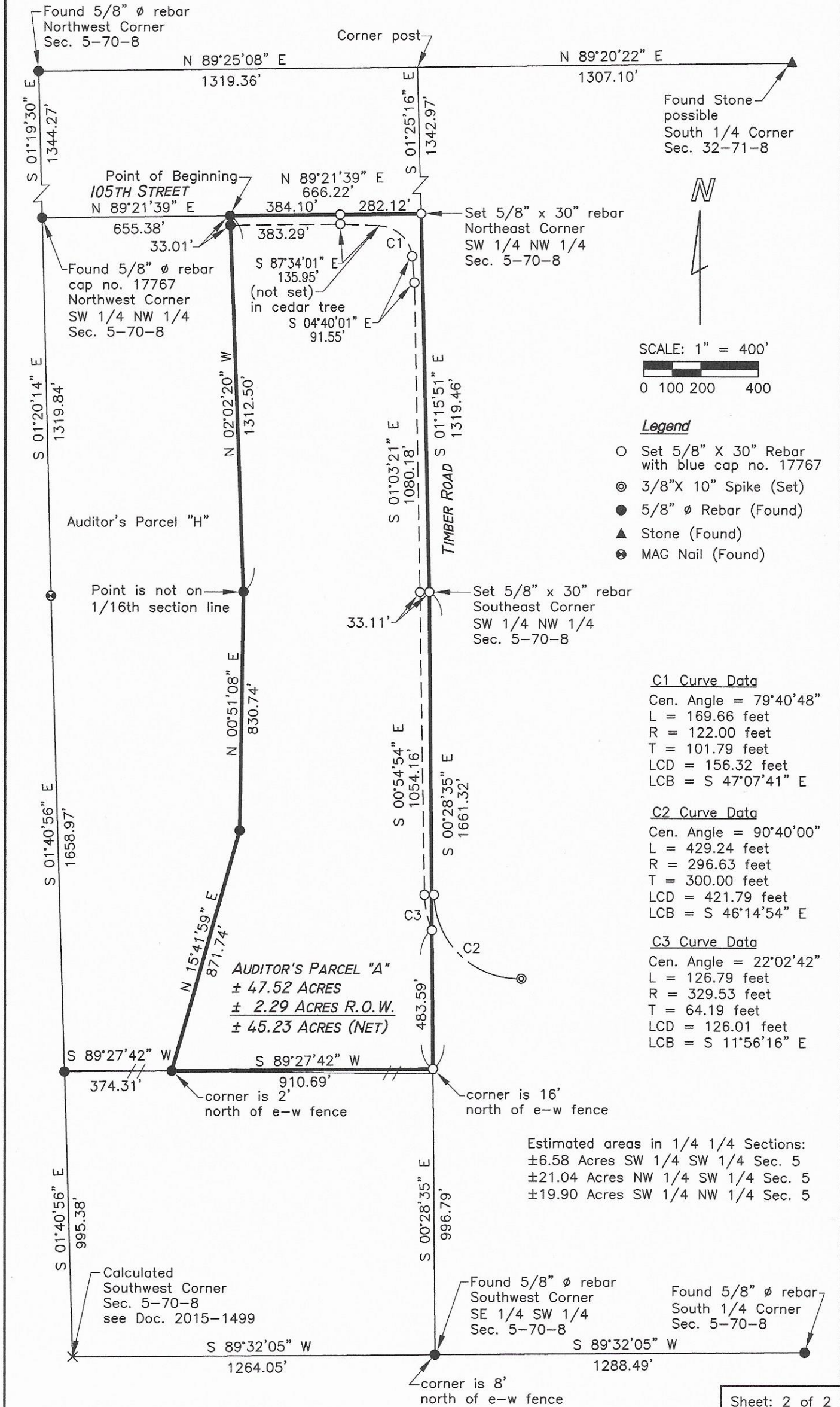
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Kevin J. Kipp, \_\_\_\_\_ Date  
License number 17767  
My license renewal date is December 31, 2021  
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Sheet: 1 of 2

# PLAT OF SURVEY



Estimated areas in  $1/4 \times 1/4$  Sections:  
 $\pm 6.58$  Acres SW  $1/4$  SW  $1/4$  Sec. 5  
 $\pm 21.04$  Acres NW  $1/4$  SW  $1/4$  Sec. 5  
 $\pm 19.90$  Acres SW  $1/4$  NW  $1/4$  Sec. 5