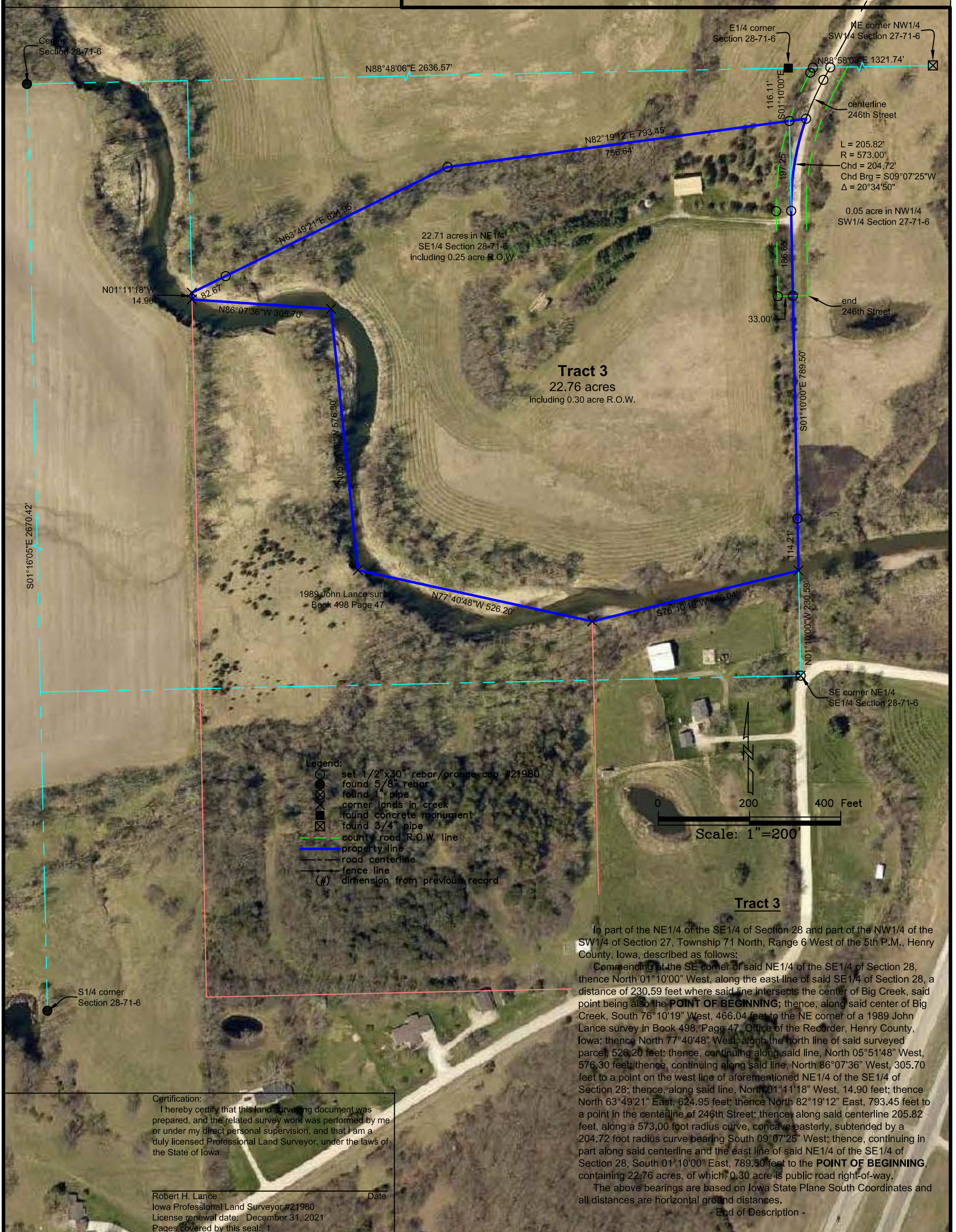


# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part NW1/4 SW1/4 Section 27 & part NE1/4 SE1/4 Section 28  
 Township 71 North, Range 6 West, Henry 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: Terry Hoenig  
 Proprietor: Robert G Shaffer Trust  
 Survey Completed: 10 February 2020

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Shaffer, Esther.dwg



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.

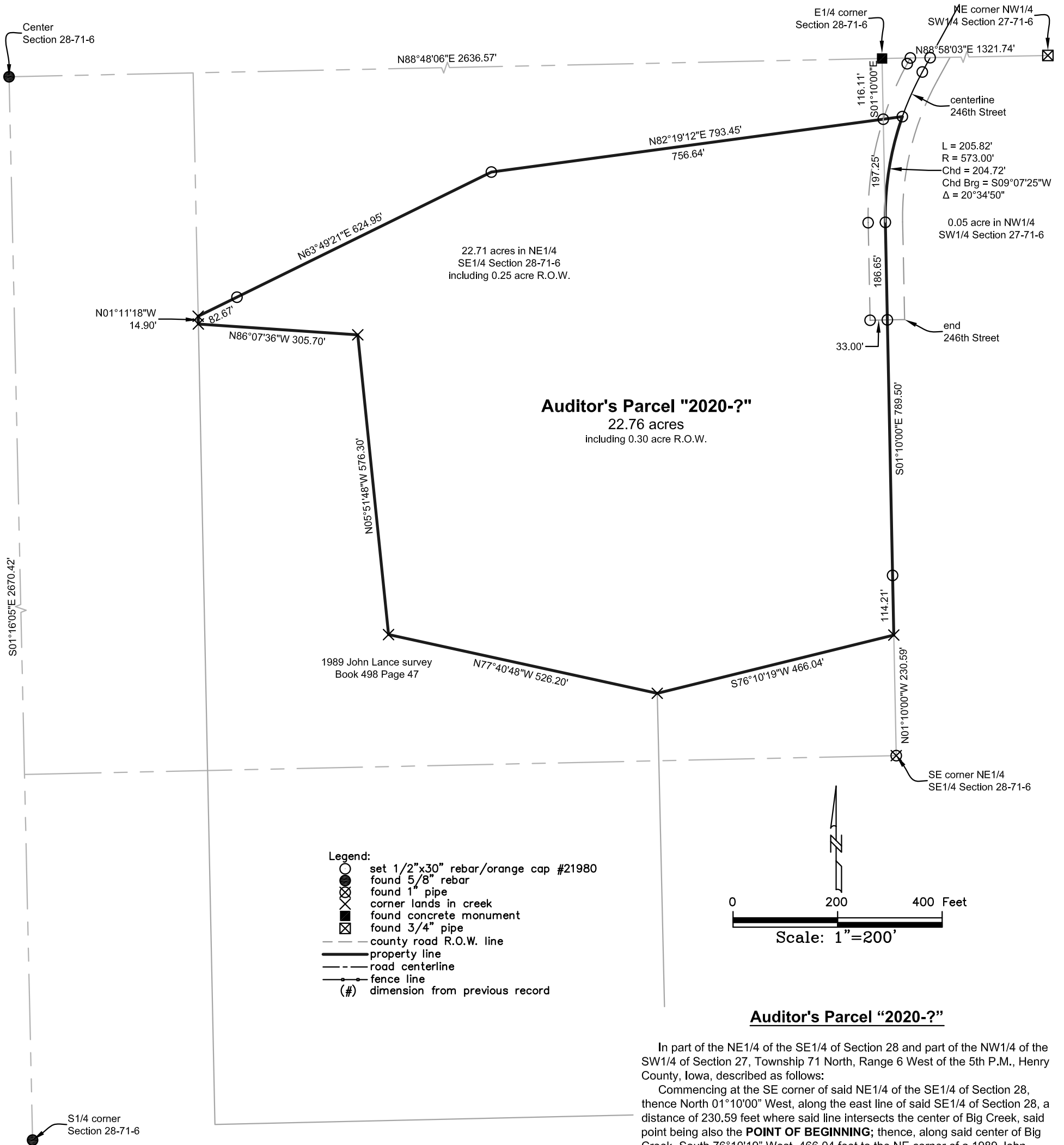
Robert H. Lance \_\_\_\_\_ Date \_\_\_\_\_  
 Iowa Professional Land Surveyor #21980  
 License renewal date: December 31, 2021  
 Pages covered by this seal: 1

# PLAT OF SURVEY

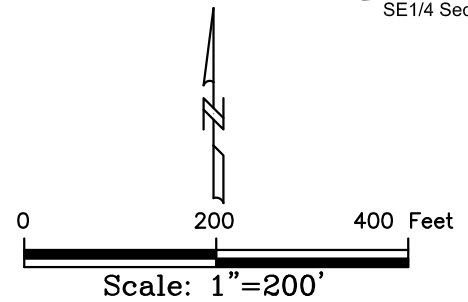
## INDEX LEGEND

Property Location: part NW1/4 SW1/4 Section 27 & part NE1/4 SE1/4 Section 28  
 Township 71 North, Range 6 West, Henry 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  
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 Survey Completed: 10 February 2020

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Shaffer, Esther.dwg



- Legend:**
- set 1/2"x30" rebar/orange cap #21980
  - found 5/8" rebar
  - ⊗ found 1" pipe
  - ⊗ corner lands in creek
  - found concrete monument
  - ⊗ found 3/4" pipe
  - - - county road R.O.W. line
  - property line
  - - - road centerline
  - fence line
  - (#) dimension from previous record



### Auditor's Parcel "2020-?"

In part of the NE1/4 of the SE1/4 of Section 28 and part of the NW1/4 of the SW1/4 of Section 27, Township 71 North, Range 6 West of the 5th P.M., Henry County, Iowa, described as follows:

Commencing at the SE corner of said NE1/4 of the SE1/4 of Section 28, thence North 01°10'00" West, along the east line of said SE1/4 of Section 28, a distance of 230.59 feet where said line intersects the center of Big Creek, said point being also the **POINT OF BEGINNING**; thence, along said center of Big Creek, South 76°10'19" West, 466.04 feet to the NE corner of a 1989 John Lance survey in Book 498, Page 47, Office of the Recorder, Henry County, Iowa; thence North 77°40'48" West, along the north line of said surveyed parcel, 526.20 feet; thence, continuing along said line, North 05°51'48" West, 576.30 feet; thence, continuing along said line, North 86°07'36" West, 305.70 feet to a point on the west line of aforementioned NE1/4 of the SE1/4 of Section 28; thence, along said line, North 01°11'18" West, 14.90 feet; thence North 63°49'21" East, 624.95 feet; thence North 82°19'12" East, 793.45 feet to a point in the centerline of 246th Street; thence, along said centerline 205.82 feet, along a 573.00 foot radius curve, concave easterly, subtended by a 204.72 foot radius curve bearing South 09°07'25" West; thence, continuing in part along said centerline and the east line of said NE1/4 of the SE1/4 of Section 28, South 01°10'00" East, 789.50 feet to the **POINT OF BEGINNING**, containing 22.76 acres, of which, 0.30 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 \_\_\_\_\_ Date  
 Iowa Professional Land Surveyor #21980  
 License renewal date: December 31, 2021  
 Pages covered by this seal: 1