PLAT OF SURVEY

INDEX LEGEND

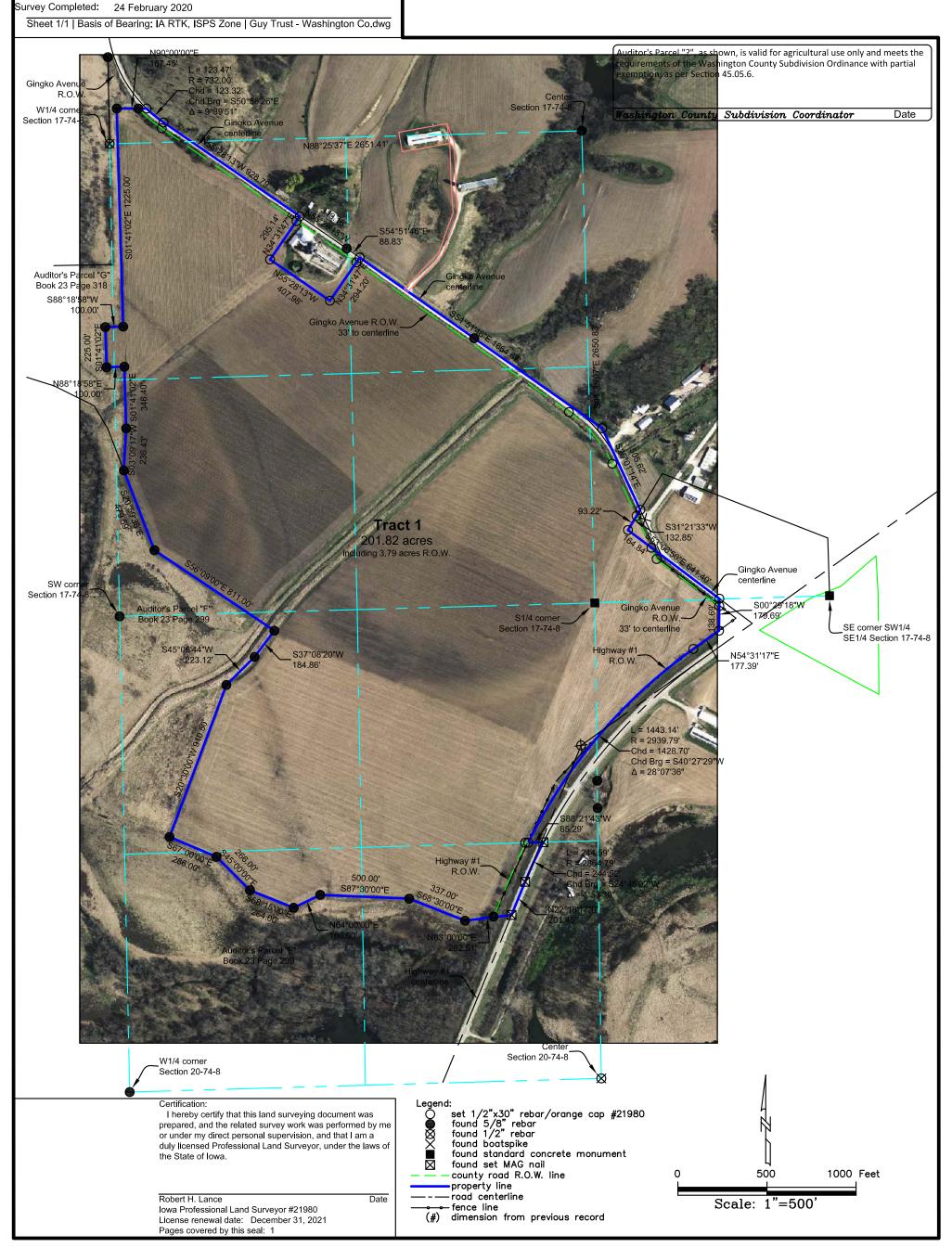
Property Location: part Section 17 & part S1/2 Section 20

Township 74 North, Range 8 West, Washington 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: Steffes Group
Proprietor: Joyce Guy Trust



PLAT OF SURVEY **INDEX LEGEND** Property Location: part Section 17 & part S1/2 Section 20 Township 74 North, Range 8 West, Washington County, Iowa Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com Surveyor: Return Document to: Lance Surveying Services (319) 986-6779 1505 North Broadway Street, Mt. Pleasant, IA 52641 Survey Requested by: Steffes Group Proprietor: Joyce Guy Trust Survey Completed: 24 February 2020 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Guy Trust - Washington Co.dwg N90°00'00"E Auditor's Parcel "?", as shown, is valid for agricultural use only and meets the 167.45' requirements of the Washington County Subdivision Ordinance with partial L = 123.47' R = 732.00' exemption, as per Section 45.05.6. Gingko Avenue ·Chd = 123.32' R.O.W Chd Brg = S50°38'26"E Center Section 17-74-8 W1/4 corner $\Delta = 9^{\circ}39'51''$ Washington County Subdivision Coordinator Date Section 17-74-8 Gingko Avenue centerline N88°25'37"E 2651.41' S54°51'46"E 88.83' Auditor's Parcel "G" Gingko Avenue Book 23 Page 318 centerline S88°18'58"W 100.00' Gingko Avenue R.O.W. 33' to centerline N88°18'58"E 100.00 93.22 Tract 1 S31°21'33"W 201.82 acres including 3.79 acres R.O.W. Gingko Avenue centerline SW corner Section 17-74-8 S00°29 18"W Auditor's Parcel "F" Gingko Avenue 179.69 S1/4 corner Book 23 Page 299 R.O.W. SE corner SW1/4 33' to centerline Section 17-74-8 SE1/4 Section 17-74-8 S45°06'44"W Highway #1 S37°08'20"W N54°31'17"E 223.12 R.O.W. 184.86 177.39' L = 1443.14' R = 2939.79' Chd = 1428.70' Chd Brg = S40°27'29"W $\Delta = 28^{\circ}07'36''$ S88°21'43"W 85.29' 16.00' E \$ \$5.00.00 L = 244.59' Highway #1 R = 2864.79'R.O.W. ·Chd = 244 52' 500.00' Chd Brg = S24°45'02"W 337.00 S87°30'00"E S68°15'00"E 264.00 N22°18'17"E 201.45' N64°00'00"E 166.00' N83°00'00"E Auditor's Parcel "F" 262.51 Book 23 Page 299 Highway #1_ centerline Center Section 20-74-8 W1/4 corner Section 20-74-8 Certification: set 1/2"x30" rebar/orange cap #21980 found 5/8" rebar found 1/2" rebar 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 found boatspike found standard concrete monument duly licensed Professional Land Surveyor, under the laws of the State of Iowa.

 $\overline{\boxtimes}$

Date

Robert H. Lance

Iowa Professional Land Surveyor #21980 License renewal date: December 31, 2021

Pages covered by this seal: 1

found set MAG nail

property line road centerline

county road R.O.W. line

---- fence line
(#) dimension from previous record

0

1000 Feet

500

Scale: 1"=500'