

PLAT OF SURVEY

INDEX LEGEND

Property Location: part W1/2 W1/2 Section 15 & part E1/2 Section 16
 Township 90 North, Range 10 West, Buchanan 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: Wierck Farms Ltd
 Survey Completed: 11 September 2020
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Wierck Farms.dwg

Auditor's Parcel "A"

In part of the W1/2 of the W1/2 of Section 15 and part of the E1/2 of Section 16, Township 90 North, Range 10 West of the 5th P.M., Buchanan County, Iowa, described as follows:
 Commencing at the Center of Section 16, said point being also the POINT OF BEGINNING; thence North 00°58'42" West, along the west line of the NE1/4 of Section 16 and the centerline of Central Avenue, 35.53 feet to the SW corner of Parcel E of Document #2002R01764, Office of the Recorder, Buchanan County, Iowa; thence North 00°59'20" West, along the east line of Parcel E, 467.82 feet to the SE corner thereof; thence North 00°59'20" West, along the east line of Parcel E, 337.47 feet; thence North 89°00'20" East, 3,514.29 feet to a point on the east line of the SW1/4 of Section 15 and the centerline of Denison Avenue; thence, along said common line, South 00°54'25" East, 357.78 feet to the NE corner of the NW1/4 of Section 15; thence, continuing along the centerline of Denison Avenue on the east line of the NW1/4 of the SW1/4 of Section 15, South 00°54'25" East, 1,327.20 feet to the SE corner of the NW1/4 of the SW1/4 of Section 15; thence South 88°20'56" West, along the south line of the NW1/4 of the SW1/4 of Section 15, a distance of 1,331.11 feet to the SW corner thereof; thence South 89°00'20" West, along the south line of the N1/2 of the SW1/4 of Section 16, a distance of 2,261.17 feet, where said line intersects the centerline of Central Avenue, the SE corner of Parcel C of Document #2000R00249, Office of the Recorder, Buchanan County, Iowa; thence North 114.24 feet, along the east line of Parcel C and the centerline of Central Avenue, also being a 388.95 foot radius curve, concave southwesterly, subtended by a 113.75 foot chord bearing North 47°17'35" West; thence, continuing along the east line of Parcel C and the centerline of Central Avenue, North 55°55'59" West, 175.15; thence, continuing along said common line, 226.86 feet, along a 372.96 foot radius curve, concave northeasterly, subtended by a 223.38 foot chord bearing North 38°30'12" West; thence, continuing along said common line, North 21°04'39" West, 74.85 feet to a point on the west line of the NW1/4 of the SE1/4 of Section 16; thence, along said line, North 00°59'20" West, 900.58 feet to the POINT OF BEGINNING, containing 150.00 acres, of which, 3.52 acres are 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
 Iowa Professional Land Surveyor #21980
 License renewal date: December 31, 2021
 Pages covered by this seal: 1
 Date

