

PLAT OF SURVEY

INDEX LEGEND

Property Location: part E1/2 SE1/4 Section 16 & part E1/2 NE1/4 Section 21
Township 75 North, Range 5 West, Louisa 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: Geraldine Idle
Survey Completed: 29 December 2020

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Idle, Geraldine.dwg

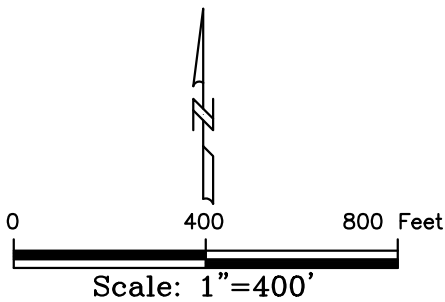
Auditor's Parcel "D"

Being all of the E1/2 of the SE1/4 of Section 16, except Auditor's Parcel "C", and the E1/2 of the NE1/4 of Section 21, north of the railroad right-of-way, all in Township 75 North, Range 5 West of the 5th P.M., Louisa County, Iowa, described as follows:

Commencing at the SE corner of Section 16, said point being also the **POINT OF BEGINNING**; thence South 00°05'29" East, along the east line of the NE1/4 of Section 21, a distance of 1,908.08 feet to a point where said line intersects the north right-of-way line of the railroad; thence, along said line, North 70°06'09" West, 918.62 feet; thence, continuing along said right-of-way, 485.16 feet, along a 5,863.00 foot radius curve, concave southerly subtended by a 485.02 foot chord bearing North 72°28'23" West to a point where said right-of-way line intersects the west line of the E1/2 of the NE1/4 of Section 21; thence North 00°32'27" West, along the west line of the E1/2 of the NE1/4 of Section 21, a distance of 1,439.74 feet to the SW corner of the E1/2 of the SE1/4 of Section 16; thence North 00°34'26" West, 2,650.59 feet to the NW corner of the E1/2 of the SE1/4 of Section 16 in the centerline of 165th Street; thence, along said centerline and the north line of the SE1/4 of Section 16, North 89°32'05" East, 592.55 feet to the NW corner of Auditor's Parcel "C"; thence South 00°34'26" East, along the west line of Auditor's Parcel "C", 222.84 feet to the SW corner thereof; thence North 89°32'05" East, along the south line of Auditor's Parcel "C", 458.16 feet to the SE corner thereof; thence North 00°39'50" West, along the east line of Auditor's Parcel "C", 222.84 feet to the NE corner thereof on the north line of the SE1/4 of Section 16, in the centerline of 165th Street; thence North 89°32'05" East, along said common line, 282.35 feet to the E1/4 corner of Section 16; thence South 00°39'50" East, along the east line of the SE1/4 of Section 16, a distance of 2,651.77 feet to the **POINT OF BEGINNING**, containing 129.77 acres, of which, 0.65 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 -



Legend:

- set 1/2"x30" rebar/orange cap #21980
- found 5/8" rebar
- found R.O.W. rail
- found 1/2" pin
- found concrete monument
- county road R.O.W. line
- property line
- fence line
- (#) dimension from previous record

CURVE TABLE

NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	485.16'	5863.00'	485.02'	N 72°28'23" W	4°44'28"

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

