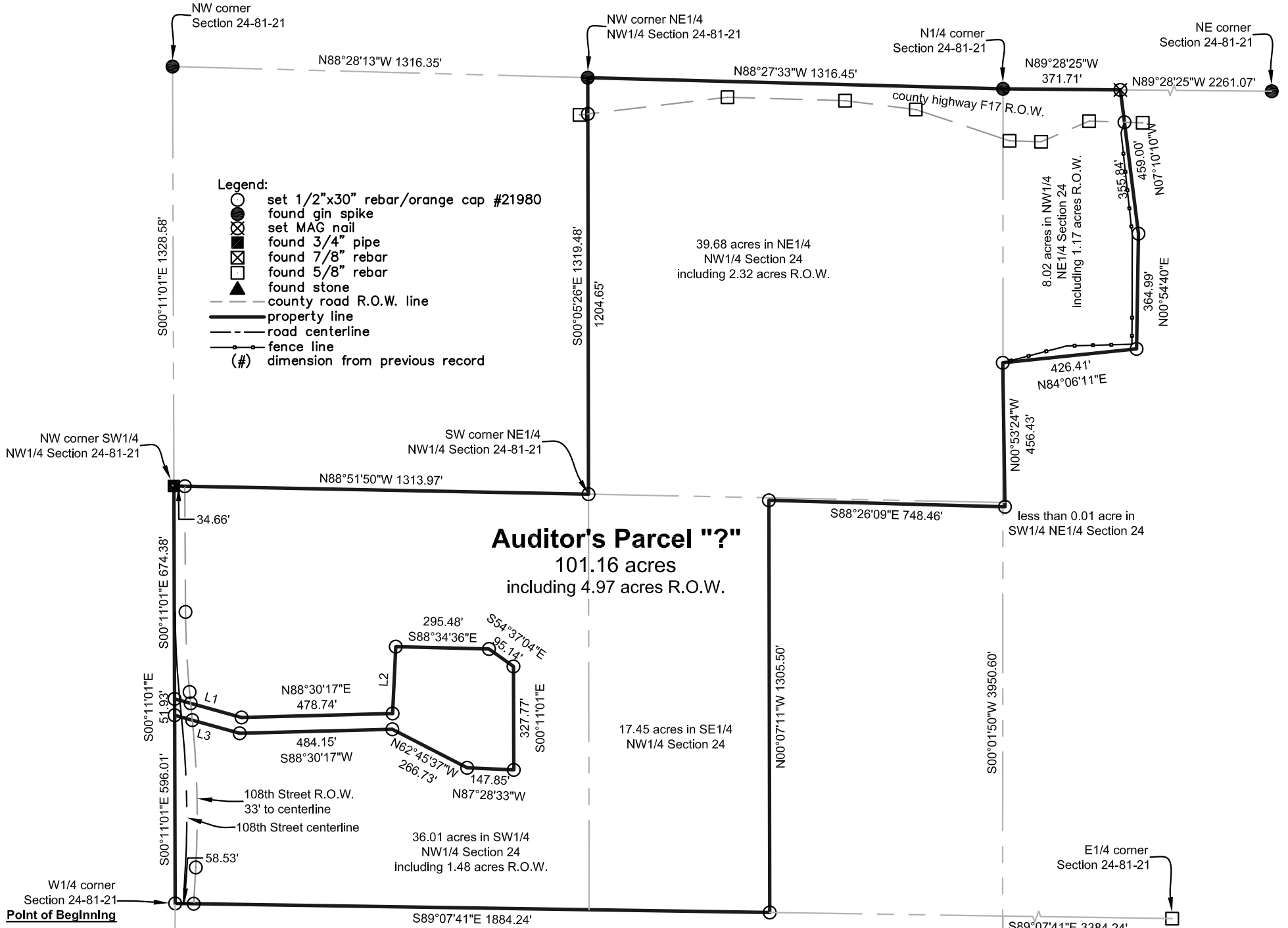


# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part NW1/4 & part W1/2 NE1/4 Section 24  
 Township 81 North, Range 21 West, Jasper 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: William Jerald Warner  
 Survey Completed: 15 February 2021

Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | Warner Estate.dwg



**Auditor's Parcel "?"**  
 101.16 acres  
 including 4.97 acres R.O.W.

### Auditor's Parcel "?"

In part of the NW1/4 and part of the W1/2 of the NE1/4 of Section 24, Township 81 North, Range 21 West of the 5th P.M., Jasper County, Iowa, described as follows:

Commencing at the W1/4 corner of Section 24, said point being also the **POINT OF BEGINNING**; thence South 89°07'41" East, along the south line of the NW1/4 of Section 24, a distance of 1,884.24 feet; thence North 00°07'11" West, 1,305.50 feet; thence South 88°26'09" East, 748.46 feet; thence North 00°53'24" West, 456.43 feet; thence North 84°06'11" East, 426.41 feet; thence North 00°54'40" East, 364.99 feet; thence North 07°10'10" West, 459.00 feet to a point on the north line of the NE1/4 of Section 24; thence, along said line, North 89°28'25" West, 371.71 feet to the N1/4 corner of Section 24; thence North 88°27'33" West, along the north line of the NW1/4 of Section 24, a distance of 1,316.45 feet to the NW corner of the NE1/4 of the NW1/4 of Section 24; thence South 00°05'26" East, along the west line of the NE1/4 of the NW1/4 of Section 24, a distance of 1,319.48 feet to the SW corner thereof; thence North 88°51'50" West, 1,313.97 feet to the NW corner of the SW1/4 of the NW1/4 of Section 24; thence South 00°11'01" East, along the west line of the NW1/4 of Section 24, a distance of 674.38 feet; thence South 74°31'12" East, 220.30 feet; thence North 88°30'17" East, 478.74 feet; thence North 02°44'00" East, 211.81 feet; thence South 88°34'36" East, 295.48 feet; thence South 54°37'04" East, 95.14 feet; thence South 00°11'01" East, 327.77 feet; thence North 87°28'33" West, 147.85 feet; thence North 62°45'37" West, 266.73 feet; thence South 88°30'17" West, 484.15 feet; thence North 74°31'12" West, 213.75 feet to a point on the west line of the NW1/4 of Section 24; thence, along said line, South 00°11'01" East, 596.01 feet to the **POINT OF BEGINNING**, containing 101.16 acres, of which, 4.97 acres are public road right-of-way.

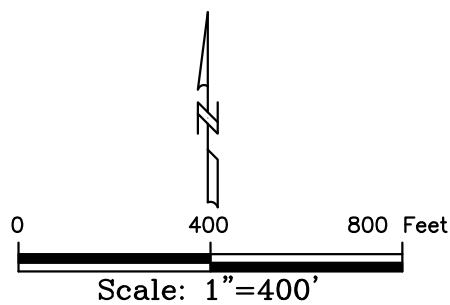
The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

- 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 \_\_\_\_\_ Date  
 Iowa Professional Land Surveyor #21980  
 License renewal date: December 31, 2021  
 Pages covered by this seal: 2



SHORT LINE TABLE		
NUMBER	BEARING	LENGTH
L1	S 74°31'12" E	220.30'
L2	N 2°44'00" E	211.81'
L3	N 74°31'12" W	213.75'

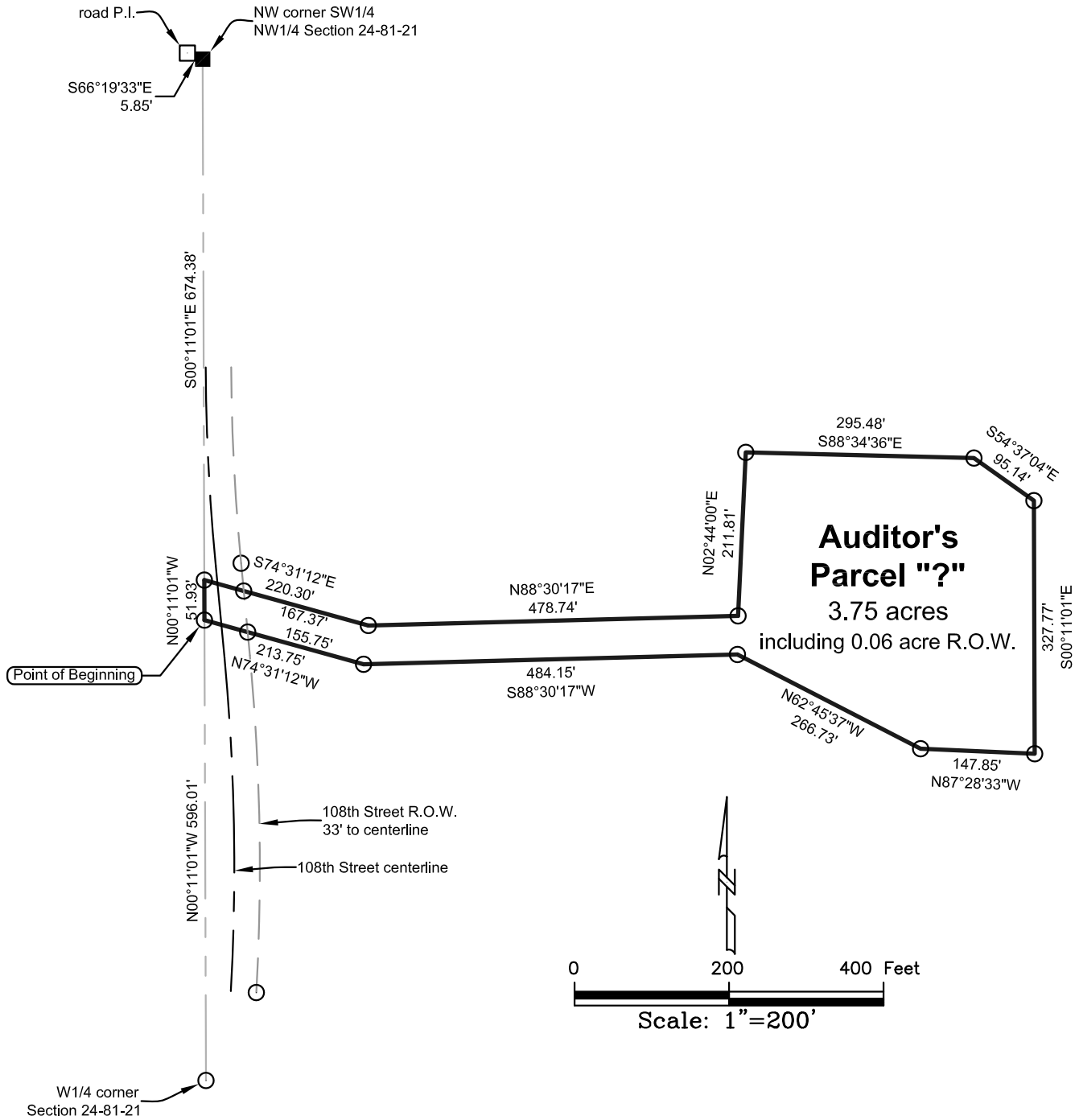
# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part NW1/4 & part W1/2 NE1/4 Section 24  
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 Proprietor: William Jerald Warner  
 Survey Completed: 15 February 2021

Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | Warner Estate.dwg

- Legend:
- set 1/2"x30" rebar/orange cap #21980
  - found gin spike
  - set MAG nail
  - found 3/4" pipe
  - found 7/8" rebar
  - found 5/8" rebar
  - found stone
  - county road R.O.W. line
  - property line
  - road centerline
  - fence line
  - (#) dimension from previous record



## Auditor's Parcel "?"

In part of the SW1/4 of the NW1/4 of Section 24, Township 81 North, Range 21 West of the 5th P.M., Jasper County, Iowa, described as follows:

Commencing at the W1/4 corner of Section 24, thence North 00°11'01" West, along the west line of Section 24, a distance of 596.01 feet to the **POINT OF BEGINNING**; thence, continuing, North 00°11'01" West, 51.93 feet; thence South 74°31'12" East, 220.30 feet; thence North 88°30'17" East, 478.74 feet; thence North 02°44'00" East, 211.81 feet; thence South 88°34'36" East, 295.48 feet; thence South 54°37'04" East, 95.14 feet; thence South 00°11'01" East, 327.77 feet; thence North 87°28'33" West, 147.85 feet; thence North 62°45'37" West, 266.73 feet; thence South 88°30'17" West, 484.15 feet; thence North 74°31'12" West, 213.75 feet to the **POINT OF BEGINNING**, containing 3.75 acres, of which, 0.06 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 -