

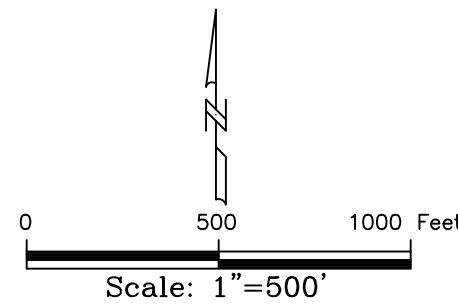
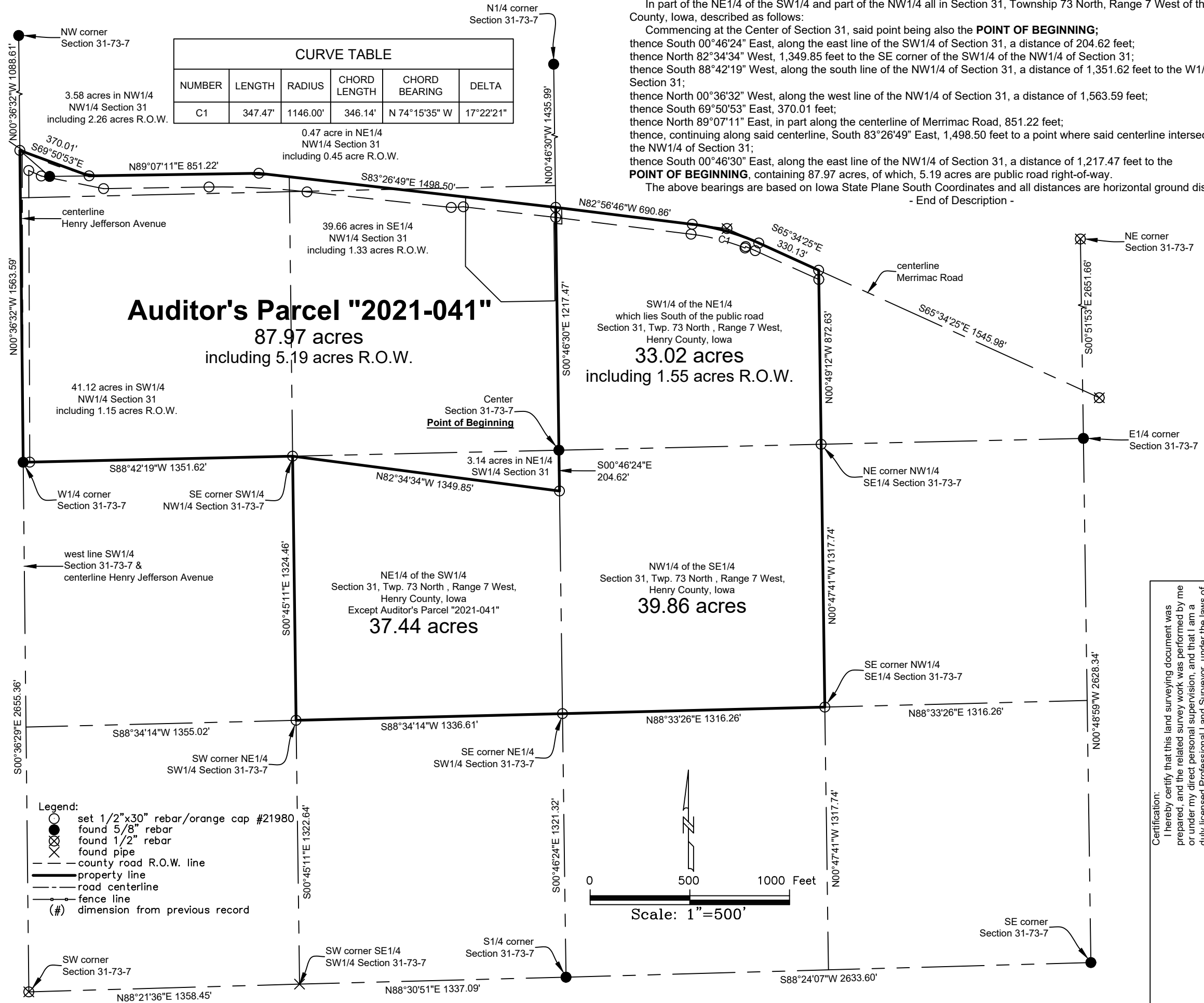
PLAT OF SURVEY

INDEX LEGEND

Property Location: part W1/2 Section 31, Township 73 North, Range 7 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: Steffes Group
Proprietor: Peter B Salzman
Survey Completed: 20 August 2021
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Salzman, Pete.dwg

- Legend:
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| CURVE TABLE | | | | | |
|-------------|---------|----------|--------------|----------------|------------|
| NUMBER | LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | DELTA |
| C1 | 347.47' | 1146.00' | 346.14' | N 74°15'35\" W | 17°22'21\" |



Auditor's Parcel "2021-041"

In part of the NE1/4 of the SW1/4 and part of the NW1/4 all in Section 31, Township 73 North, Range 7 West of the 5th P.M., Henry County, Iowa, described as follows:
Commencing at the Center of Section 31, said point being also the **POINT OF BEGINNING**;
thence South 00°46'24" East, along the east line of the SW1/4 of Section 31, a distance of 204.62 feet;
thence North 82°34'34" West, 1,349.85 feet to the SE corner of the SW1/4 of the NW1/4 of Section 31;
thence South 88°42'19" West, along the south line of the NW1/4 of Section 31, a distance of 1,351.62 feet to the W1/4 corner of Section 31;
thence North 00°36'32" West, along the west line of the NW1/4 of Section 31, a distance of 1,563.59 feet;
thence South 69°50'53" East, 370.01 feet;
thence North 89°07'11" East, in part along the centerline of Merrimac Road, 851.22 feet;
thence, continuing along said centerline, South 83°26'49" East, 1,498.50 feet to a point where said centerline intersects the east line of the NW1/4 of Section 31;
thence South 00°46'30" East, along the east line of the NW1/4 of Section 31, a distance of 1,217.47 feet to the **POINT OF BEGINNING**, containing 87.97 acres, of which, 5.19 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