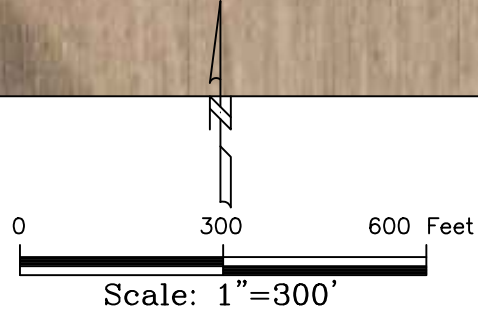


PLAT OF SURVEY

INDEX LEGEND

Property Location: part W1/2 Section 31, Township 73 North, Range 7 West, Henry County, Iowa & part Lot 1, Section 36, Township 73 North, Range 8 West, Jefferson 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



In part of Lot 1, in Section 36, Township 73 North, Range 8 West of the 5th P.M., Jefferson County, Iowa, described as follows:
 Commencing at the NE corner of Section 36, said point being also the POINT OF BEGINNING;
 thence South 86°39'46" West, along the north line of Section 36, a distance of 168.12 feet where said line intersects the left high water mark of the Skunk River;
 thence, along said high water mark, 192.26 feet, along a 207.33 foot radius curve concave easterly, with a chord of 185.44 feet, said chord bearing South 04°54'27" East;
 thence, continuing along said high water mark, 660.60 feet, along a 582.97 foot radius curve concave westerly, with a chord of 625.82 feet, said chord bearing South 15°53'32" West to a point where said high water line intersects the centerline of 146th Blvd.;
 thence, along said centerline and an extension thereof, South 48°51'47" East, 444.47 feet where said centerline intersects the east line of Section 36;
 thence, along said line, North 00°36'32" West, 1,088.61 feet to the POINT OF BEGINNING, containing 4.34 acres, of which, 1.53 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 -

Legend:

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

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

