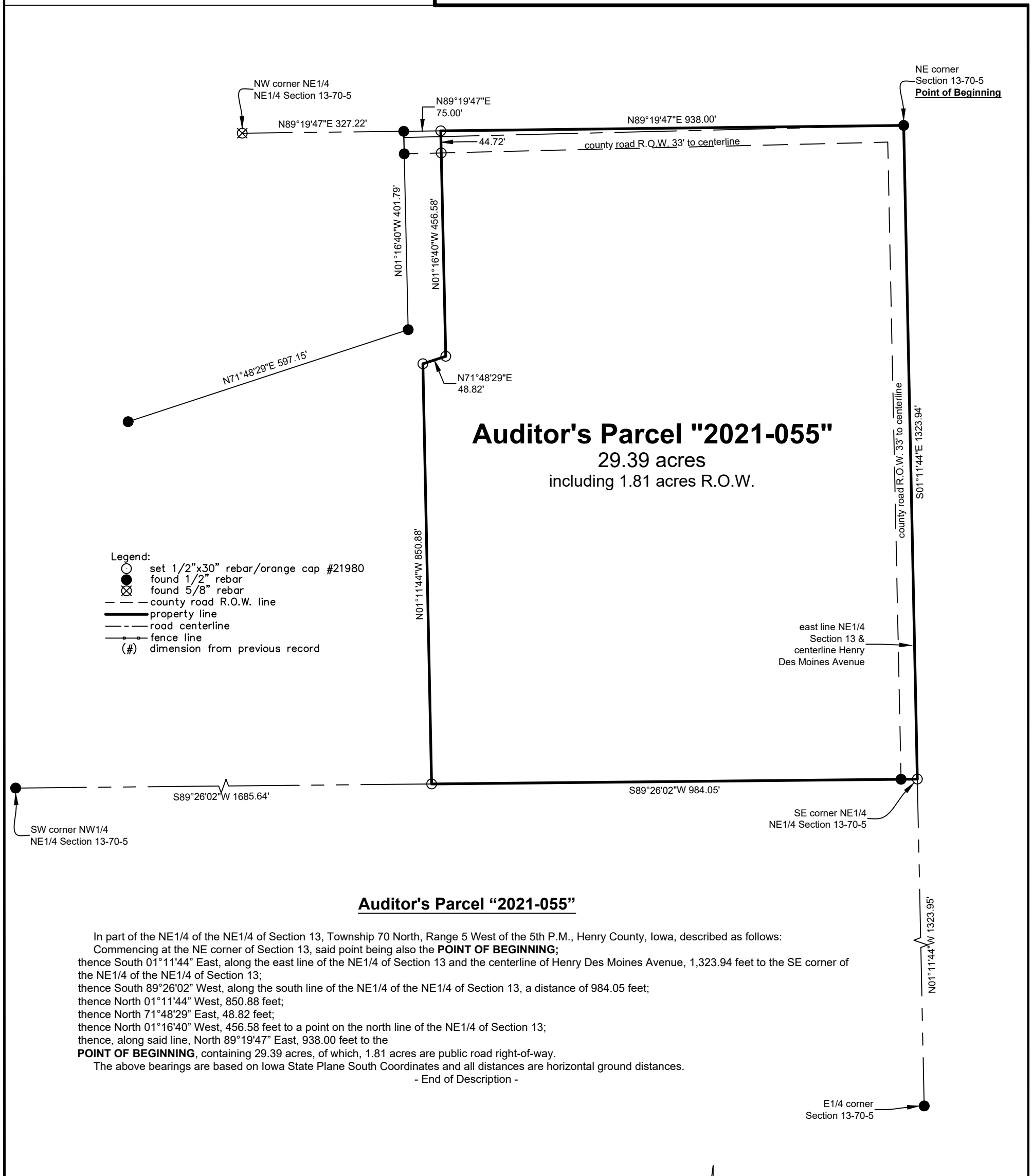


PLAT OF SURVEY

INDEX LEGEND

Property Location: part NE1/4 NE1/4 Section 13, Township 70 North, Range 5 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: William J Ward Jr.
Survey Completed: 15 November 2021
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Ward, William.dwg



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

Auditor's Parcel "2021-055"

In part of the NE1/4 of the NE1/4 of Section 13, Township 70 North, Range 5 West of the 5th P.M., Henry County, Iowa, described as follows:
Commencing at the NE corner of Section 13, said point being also the **POINT OF BEGINNING**;
thence South 01°11'44" East, along the east line of the NE1/4 of Section 13 and the centerline of Henry Des Moines Avenue, 1,323.94 feet to the SE corner of the NE1/4 of the NE1/4 of Section 13;
thence South 89°26'02" West, along the south line of the NE1/4 of the NE1/4 of Section 13, a distance of 984.05 feet;
thence North 01°11'44" West, 850.88 feet;
thence North 71°48'29" East, 48.82 feet;
thence North 01°16'40" West, 456.58 feet to a point on the north line of the NE1/4 of Section 13;
thence, along said line, North 89°19'47" East, 938.00 feet to the **POINT OF BEGINNING**, containing 29.39 acres, of which, 1.81 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: 1

