

# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part SW1/4 SW1/4 Section 16  
 Township 70 North, Range 4 West, Des Moines 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: Marian J. Dockendorff  
 Survey Completed: 12 January 2022

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Dockendorff, Marian.dwg

W1/4 corner  
 Section 16-70-4

### Auditor's Parcel "G"

In part of the SW1/4 of the SW1/4 of Section 16, Township 70 North, Range 4 West of the 5th P.M., Des Moines County, Iowa, described as follows:

Commencing at the SW corner of Section 16, said point being also the **POINT OF BEGINNING**;  
 thence North 01°38'22" West, along the west line of the SW1/4 of Section 16, a distance of 364.14 feet;  
 thence North 87°52'49" East, 213.57 feet;  
 thence South 01°38'22" East, 364.14 feet to a point on the south line of the SW1/4 of Section 16 in the centerline of Roosevelt Street;  
 thence, along said common line, South 87°52'49" West, 213.57 feet to the **POINT OF BEGINNING**, containing 1.79 acres, of which, 0.16 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" x 30" rebar/orange cap #21980
- found 5/8" rebar/aluminum cap
- found nail
- sat MAG nail
- county road R.O.W. line
- property line
- road centerline
- fence line
- (#) dimension from previous record

N01°38'22"W 2294.97'

N01°38'22"W 364.14'

N87°52'49"E 213.57'

S01°38'22"E 364.14'

county road R.O.W. 33' to centerline

S87°52'49"W 213.57'

S87°52'49"W 2373.04'

SW corner  
 Section 16-70-4  
**P.O.B.**

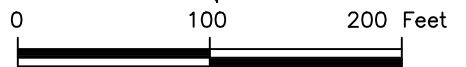
south line SW1/4  
 Section 16-70-4 &  
 centerline Roosevelt Street

S1/4 corner  
 Section 16-70-4

#### 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



Scale: 1"=100'