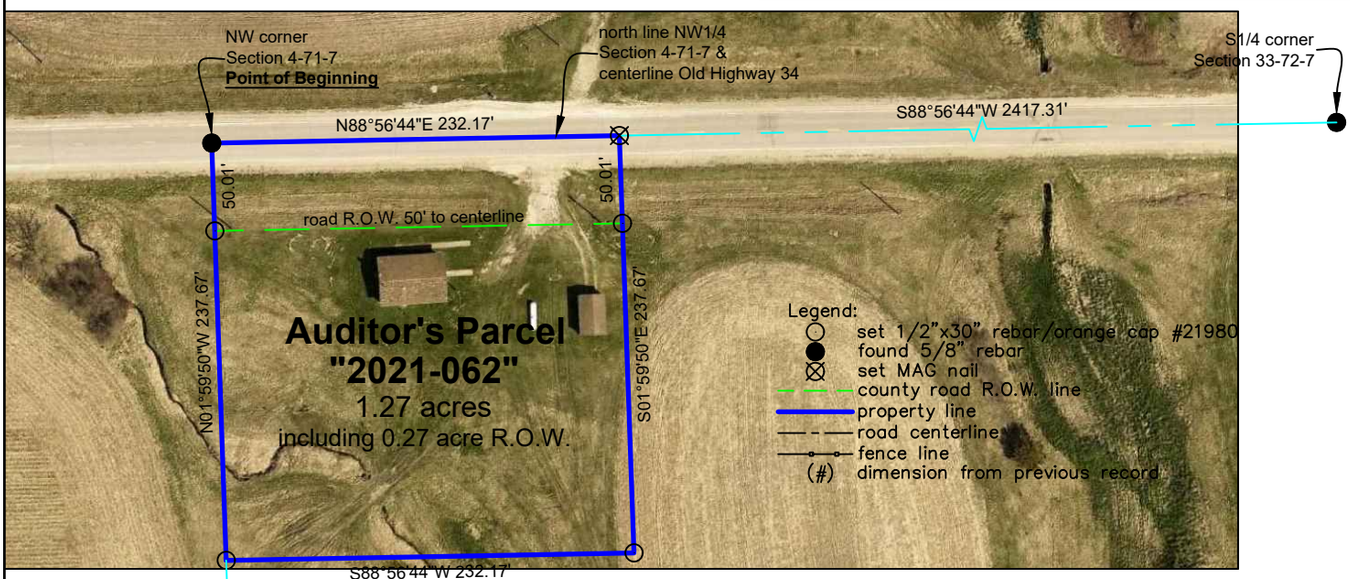
PLAT OF SURVEY

INDEX LEGEND

Property Location:	part NW1/4 NW1/4 Section 4
	Township 71 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:	Kenneth A Mann
Survey Completed:	13 December 2021

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Mann, Kenneth.dwg



Auditor's Parcel "2021-062"

In part of the NW1/4 of the NW1/4 of Section 4, Township 71 North, Range 7 West of the 5th P.M., Henry County, Iowa, described as follows:

Commencing at the NW corner of Section 4, said point being also the **POINT OF BEGINNING;**
thence North 88°56'44" East, along the north line of the NW1/4 of Section 4 and the centerline of Old Highway 34, a distance of 232.17 feet;
thence South 01°59'50" East, 237.67 feet;
thence South 88°56'44" West, 232.17 feet to a point on the west line of the NW1/4 of Section 4;
thence, along said line, North 01°59'50" West, 237.67 feet to the **POINT OF BEGINNING**, containing 1.27 acres, of which, 0.27 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 -

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