

# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part SW1/4 SE1/4 Section 21  
 Township 74 North, Range 20 West, Marion 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: Maxyne J Chambers Life Estate et al  
 Survey Completed: 3 March 2022  
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | .dwg

### Auditor's Parcel "A"

In part of the SW1/4 of the SE1/4 of Section 21, Township 74 North, Range 20 West of the 5th P.M., Marion County, Iowa, described as follows:

Commencing at the SE corner of the SW1/4 of the SE1/4 of Section 21, said point being also the

**POINT OF BEGINNING;**

thence South 89°44'16" West, along the south line of the SE1/4 of Section 21 and the centerline of Utah Street, 355.86 feet;

thence North 00°11'42" West, 532.51 feet;

thence North 89°44'16" East, 355.86 feet to a point on the east line of the SW1/4 of the SE1/4 of Section 21;

thence, along said line, South 00°11'42" East, 532.51 feet to the

**POINT OF BEGINNING**, containing 4.35 acres, of which, 0.27 acre is public road right-of-way.

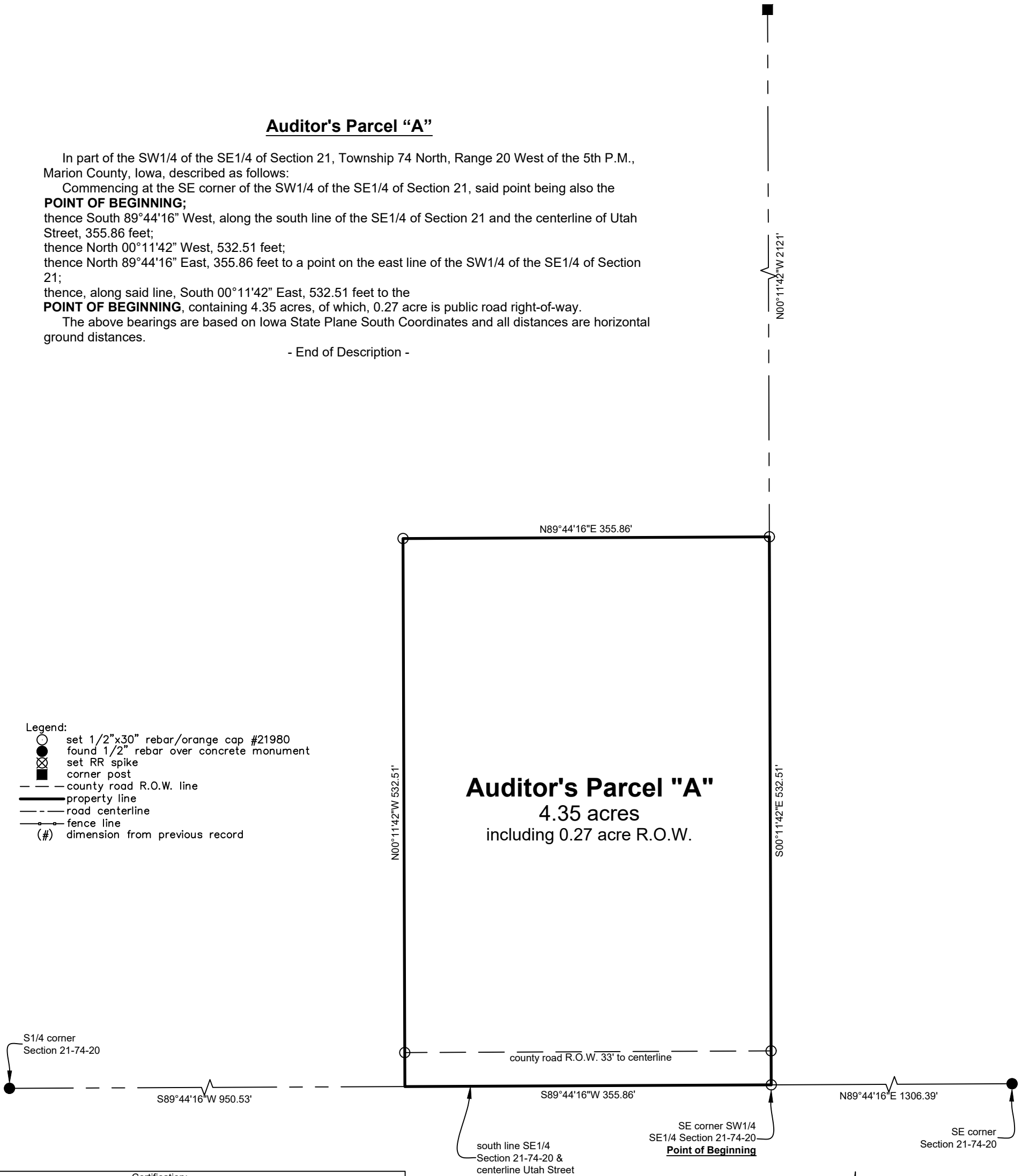
The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

- End of Description -

Legend:

- set 1/2"x30" rebar/orange cap #21980
- found 1/2" rebar over concrete monument
- ⊗ set RR spike
- corner post
- - - county road R.O.W. line
- property line
- - - road centerline
- fence line
- (#) dimension from previous record

**Auditor's Parcel "A"**  
 4.35 acres  
 including 0.27 acre R.O.W.



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, 2023  
 Pages covered by this seal: 1

