

PLAT OF SURVEY

INDEX LEGEND

Property Location: part NW1/4 SE1/4 Section 5
 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: Kenneth B McNeill and Judith A McNeill Trust
 Survey Completed: 25 April 2022
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | MKcNeill.dwg



Auditor's Parcel "2022-012"
 9.30 acres
 including 0.53 acre R.O.W.

Auditor's Parcel "2022-012"

In part of the NW1/4 of the SE1/4 of Section 5, Township 70 North, Range 5 West of the 5th P.M., Henry County, Iowa, described as follows:
 Commencing at the Center of Section 5, thence South 89°07'09" East, along the north line of the SE1/4 of Section 5 and the centerline of 285th Street, 519.58 feet to the **POINT OF BEGINNING**;
 thence, continuing along said common line, South 89°07'09" East, 701.55 feet;
 thence South 08°53'48" West, 532.06 feet;
 thence South 46°37'43" West, 644.94 feet to a point on the west line of the E1/2 of the NW1/4 of the SE1/4 of Section 5;
 thence, along said line, North 01°04'38" West, 812.48 feet;
 thence North 89°07'09" West, 132.00 feet;
 thence North 01°04'38" West, 165.00 feet to the **POINT OF BEGINNING**, containing 9.30 acres, of which, 0.53 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 5/8" rebar
 - ⊗ set RR spike
 - ⊗ corner post
 - found 1/2" square pin
 - - - county road R.O.W. line
 - property 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, 2023
 Pages covered by this seal: 1

SW corner E1/2
 NW1/4 SE1/4 Section 5