

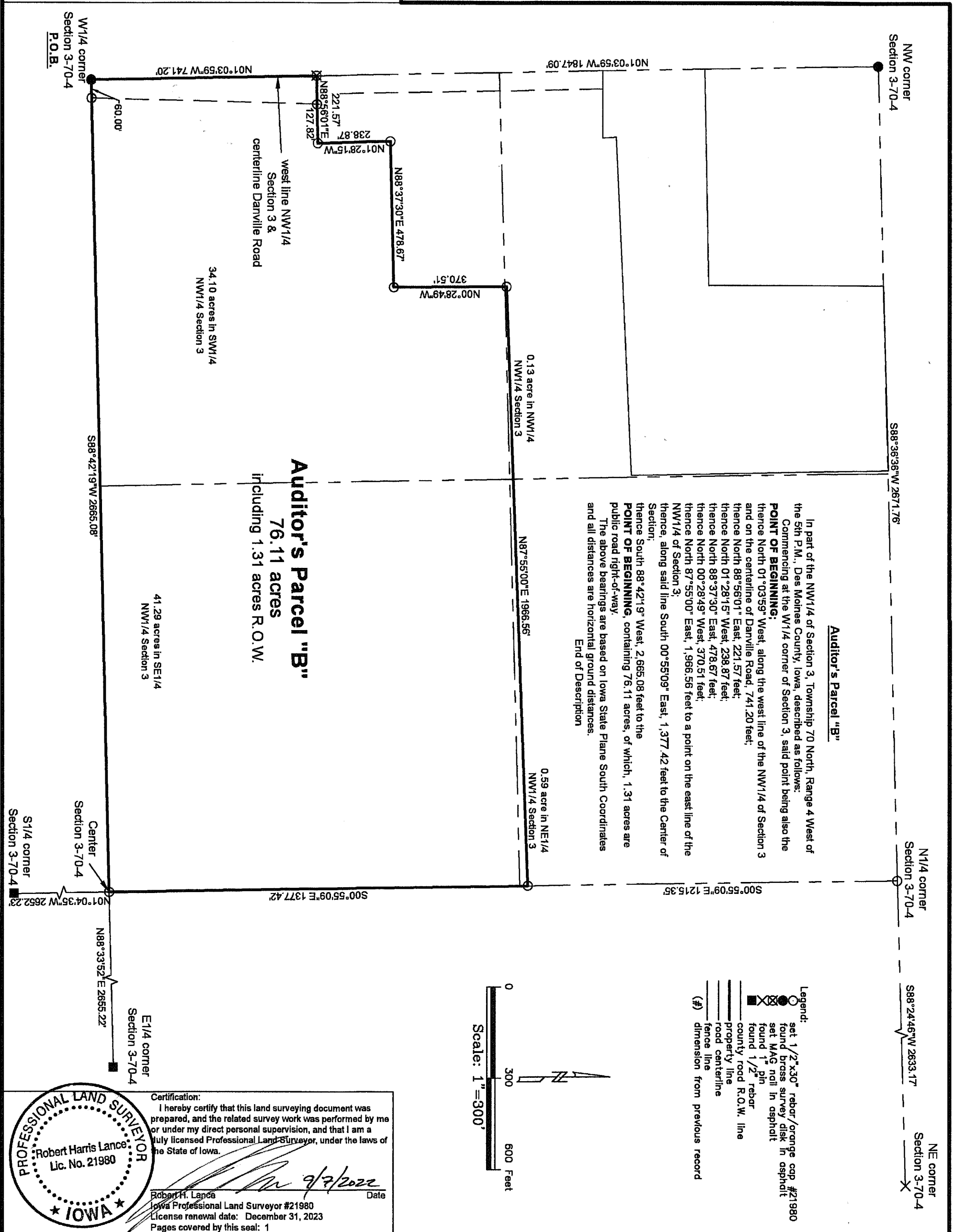
Number: 2022-004743
 Recorded: 9/7/2022 at 8:07:46.0 AM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$10.00
 Revenue Tax:
 Natalie Steffener RECORDER
 Des Moines County, Iowa

PLAT OF SURVEY

INDEX LEGEND

Property Location: part NW1/4 Section 3, 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: Paul Arthur Nau & Donald G Nau Revocable Trust
 Survey Completed: 31 August 2022

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Nau, Paul.dwg



Auditor's Parcel "B"

In part of the NW1/4 of Section 3, Township 70 North, Range 4 West of the 5th P.M., Des Moines County, Iowa, described as follows:
 Commencing at the NW1/4 corner of Section 3, said point being also the **POINT OF BEGINNING**;
 thence North 01°03'59" West, along the west line of the NW1/4 of Section 3 and on the centerline of Danville Road, 741.20 feet;
 thence North 88°56'01" East, 221.57 feet;
 thence North 01°28'15" West, 238.87 feet;
 thence North 88°37'30" East, 478.67 feet;
 thence North 00°28'49" West, 370.51 feet;
 thence North 87°55'00" East, 1,966.56 feet to a point on the east line of the NW1/4 of Section 3;
 thence, along said line South 00°55'09" East, 1,377.42 feet to the Center of Section 3;
 thence South 88°42'19" West, 2,665.08 feet to the **POINT OF BEGINNING**, containing 76.11 acres, of which, 1.31 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

Auditor's Parcel "B"
 76.11 acres
 including 1.31 acres R.O.W.

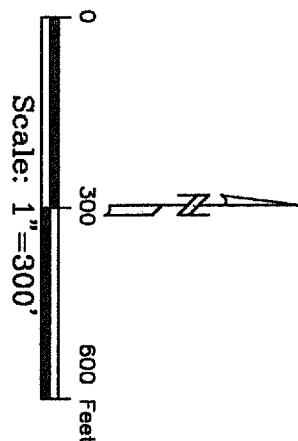
41.29 acres in SE1/4
 NW1/4 Section 3

34.10 acres in SW1/4
 NW1/4 Section 3

0.13 acre in NW1/4
 NW1/4 Section 3

0.59 acre in NE1/4
 NW1/4 Section 3

- Legend:
- set 1/2"x30" rebar/orange cap #21980
 - found brass survey disk in asphalt
 - ⊗ set MAG nail in asphalt
 - ⊙ found 1" pin
 - ⊕ found 1/2" rebar
 - county road R.O.W. line
 - property line
 - road centerline
 - fence 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

Robert H. Lance
 Lic. No. 21980
 Date: 9/7/2022

