

PLAT OF SURVEY

INDEX LEGEND

Property Location: part Section 21, Township 81 North, Range 6 East
 City of Camanche, Clinton 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: Robert Louis Stevenson Jr.
 Survey Completed: 28 March 2023
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Stevenson, Robert.dwg

Auditor's Parcel "?"

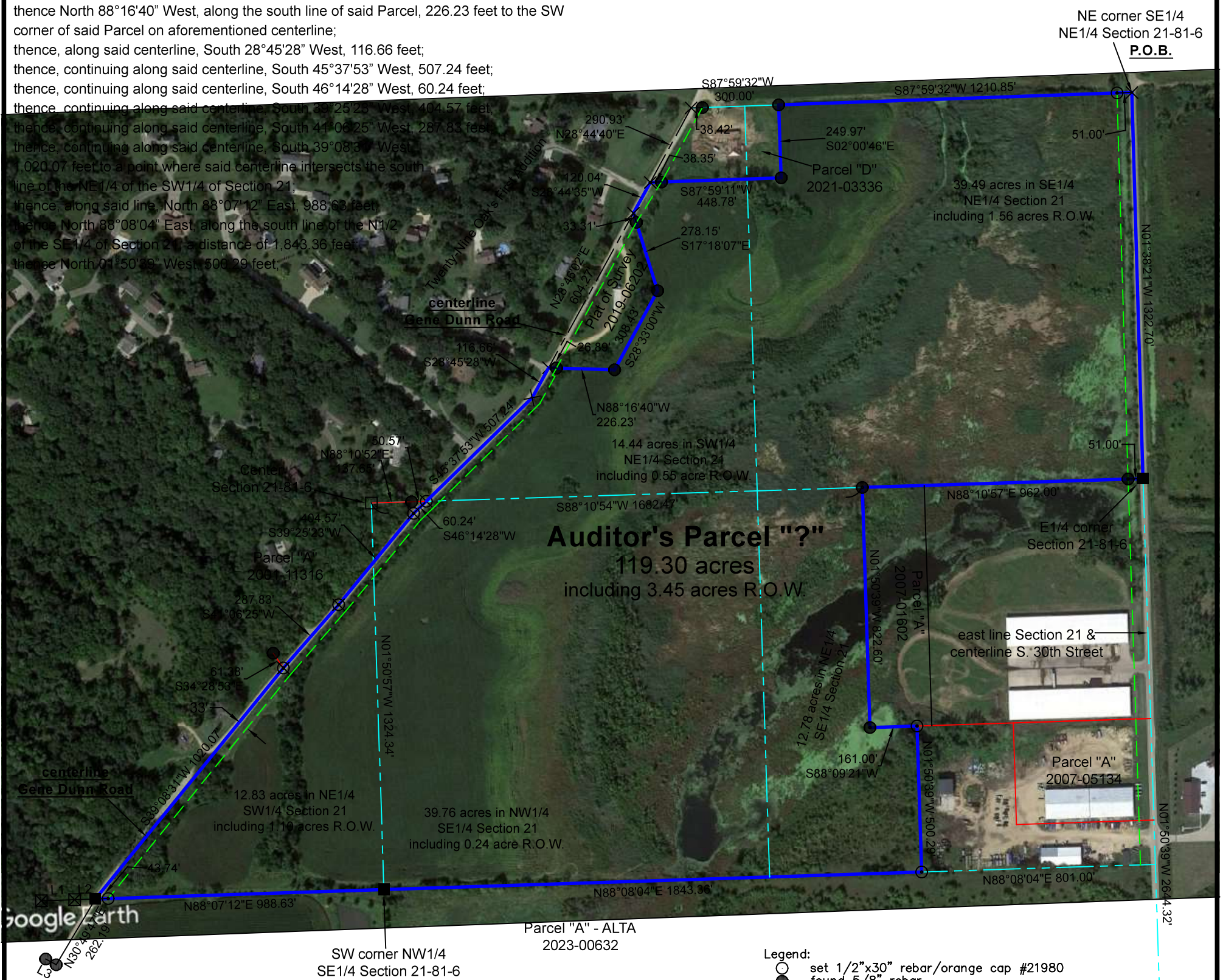
In part of the S1/2 of the NE1/4, part of the N1/2 of the SE1/4 and part of the NE1/4 of the SW1/4, all in Section 21, Township 81 North, Range 6 East of the 5th P.M., City of Camanche, Clinton County, Iowa, described as follows:

Commencing at the NE corner of the SE1/4 of the NE1/4 of Section 21, said point being also the **POINT OF BEGINNING**;
 thence South 87°59'32" West, along the north line of the SE1/4 of the NE1/4 of Section 21, a distance of 1,210.85 feet to the NE corner of Parcel D;
 thence South 02°00'46" East, 249.97 feet to the SE corner of Parcel D;
 thence South 87°59'11" West, 448.78 feet to the SW corner of Parcel D on the centerline of Gene Dunn Road;
 thence, along said centerline, South 28°44'35" West, 120.04 feet to the northern most corner of a surveyed Parcel;
 thence South 17°18'07" East, along an east line of said Parcel, 278.15 feet;
 thence, continuing along said line, South 28°33'00" West, 308.43 feet;
 thence North 88°16'40" West, along the south line of said Parcel, 226.23 feet to the SW corner of said Parcel on aforementioned centerline;
 thence, along said centerline, South 28°45'28" West, 116.66 feet;
 thence, continuing along said centerline, South 45°37'53" West, 507.24 feet;
 thence, continuing along said centerline, South 46°14'28" West, 60.24 feet;
 thence, continuing along said centerline, South 39°25'25" West, 404.57 feet;
 thence, continuing along said centerline, South 41°06'25" West, 287.83 feet;
 thence, continuing along said centerline, South 39°08'33" West, 1,020.07 feet to a point where said centerline intersects the south line of the NE1/4 of the SW1/4 of Section 21;
 thence, along said line, North 88°07'12" East, 988.63 feet;
 thence North 88°08'04" East, along the south line of the N1/2 of the SE1/4 of Section 21, a distance of 1,843.36 feet;
 thence North 01°50'39" West, 822.60 feet,

thence South 88°09'21" West, 161.00 feet;
 thence North 01°50'39" West, 822.60 feet to a point on the north line of the SE1/4 of Section 21;
 thence, along said line, North 88°10'57" East, 962.00 feet to the E1/4 corner of Section 21 on the centerline of South 30th Street;
 thence North 01°38'21" West, along the east line of the NE1/4 of Section 21 and the centerline of South 30th Street, 1,322.70 feet to the **POINT OF BEGINNING**, containing 119.30 acres, of which, 3.45 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.

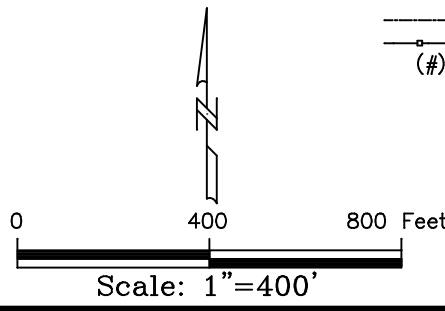
End of Description



LINE	BEARING	DISTANCE
L1	N88°07'29"E	114.15'
L2	N88°06'04"E	71.16'
L3	S61°30'56"E	41.12'

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



- Legend:
- set 1/2"x30" rebar/orange cap #21980
 - found 5/8" rebar
 - ⊗ set MAG nail
 - ⊗ found nail
 - ⊗ found 3/4" rebar
 - ⊗ found 1/2" rebar
 - ⊗ found concrete monument
 - road R.O.W. line
 - property line
 - road centerline
 - fence line
 - (#) dimension from previous record

SE corner Section 21-81-6