

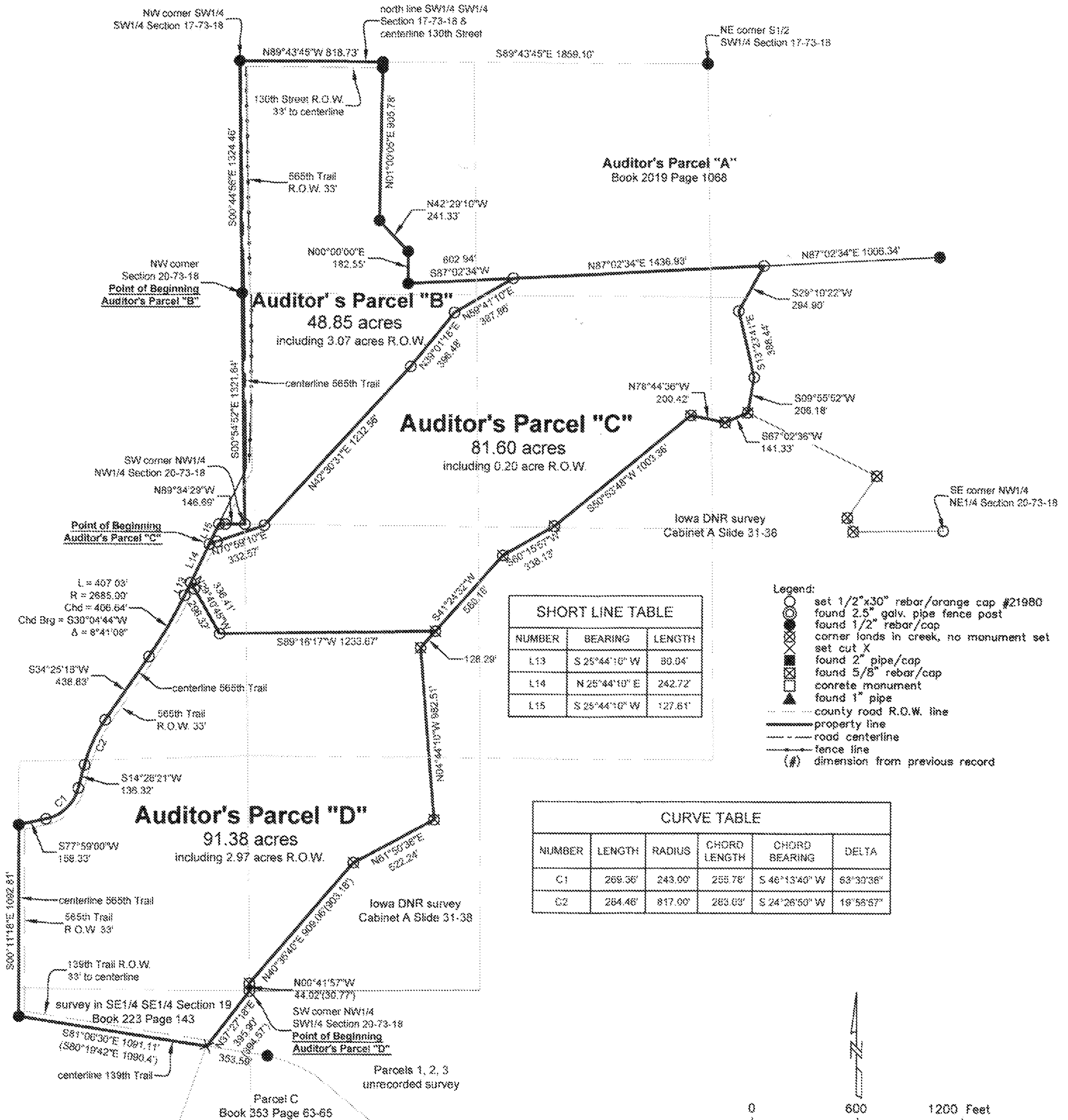
Unique Doc ID: 2020_0420_498
 Recorded: 4/20/2020 at 9:04:36.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 Number: 498
 Monroe County, Iowa
 TRACY CASADY RECORDER
 BK: 2020 PG: 498

PLAT OF SURVEY

INDEX LEGEND

Property Location: part S1/2 S1/2 Section 17, part E1/2 E1/2 Section 19
 part Section 20
 Township 73 North, Range 18 West, Monroe 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: Compeer Financial FLCA
 Survey Completed: 24 March 2020

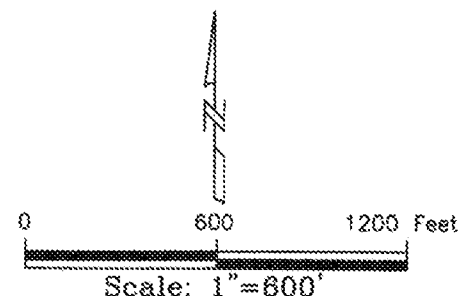
Sheet 1/2 | Basis of Bearing: IA RTK, ISPS Zone | Etcher Farms.dwg



NUMBER	BEARING	LENGTH
L13	S 25°44'10" W	80.04'
L14	N 25°44'10" E	242.72'
L15	S 25°44'10" W	127.61'

- Legend:
- set 1/2"x30" rebar/orange cap #21980
 - found 2.5" galv. pipe fence post
 - ⊗ found 1/2" rebar/cap
 - ⊠ corner lands in creek, no monument set
 - ⊞ set cut X
 - found 2" pipe/cap
 - ⊞ found 5/8" rebar/cap
 - ⊞ concrete monument
 - found 1" pipe
 - county road R.O.W. line
 - property line
 - road centerline
 - fence line
 - (#) dimension from previous record

NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	269.36'	243.00'	255.78'	S 46°13'40" W	63°33'38"
C2	264.46'	817.00'	263.03'	S 24°26'50" W	19°56'57"



PROFESSIONAL LAND SURVEYOR
 Robert Harris Lance
 Lic. No. 21980
 IOWA

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, 2021
 Pages covered by this seal: 2

Date: 4/17/2020

PLAT OF SURVEY

INDEX LEGEND

Property Location: part S1/2 S1/2 Section 17, part E1/2 E1/2 Section 19
part Section 20
Township 73 North, Range 18 West, Monroe 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: Compeer Financial FLCA

Survey Completed: 24 March 2020

Sheet 2/2 | Basis of Bearing: IA RTK, ISPS Zone | Etcher Farms.dwg

Auditor's Parcel "B"

In part of the S1/2 of the SW1/4 of Section 17, part of the SE1/4 of the NE1/4 of Section 19 and part of the NW1/4 of Section 20, all in Township 73 North, Range 18 West of the 5th P.M., Monroe County, Iowa, described as follows:

Commencing at the NW corner of Section 20, said point being also the **POINT OF BEGINNING**; thence South 00°54'52" East, along the west line of the NW1/4 of Section 20, a distance of 1,321.64 feet to the SW corner of the NW1/4 of the NW1/4 of Section 20; thence North 89°34'29" West, along the north line of the SE1/4 of the NE1/4 of Section 19, a distance of 146.69 feet to a point where said line intersects the centerline of 565th Trail; thence, along the centerline of 565th Trail, South 25°44'10" West, 127.61 feet; thence North 70°59'10" East, 332.57 feet; thence North 42°30'31" East, 1,232.56 feet; thence North 39°01'18" East, 396.48 feet; thence North 59°41'10" East, 387.86 feet to a point on the south line of Auditor's Parcel "A", as recorded in Book 2019, Page 1068, Office of the Recorder, Monroe County, Iowa; thence, along the south line of Auditor's Parcel "A", South 87°02'34" West, 602.94 feet; thence North 00°00'00" East, along the west line of Auditor's Parcel "A", 182.55 feet; thence, continuing along the west line of said Auditor's Parcel "A", North 42°29'10" West, 241.33 feet; thence, continuing along the west line of said Auditor's Parcel "A", North 01°00'05" East, 905.78 feet to the NW corner of Auditor's Parcel "A" on the north line of the SW1/4 of the SW1/4 of Section 17 in the centerline of 130th Street; thence North 89°43'45" West, along the north line of the SW1/4 of the SW1/4 of Section 17 and the centerline of 130th Street, 818.73 feet to the NW corner of the SW1/4 of the SW1/4 of Section 17; thence South 00°44'56" East, along the west line of the SW1/4 of the SW1/4 of Section 17, a distance of 1,324.46 feet to the **POINT OF BEGINNING**, containing 48.85 acres, of which, 3.07 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 "C"

In part of the S1/2 of the S1/2 of Section 17, part of the SE1/4 of the NE1/4 of Section 19 and part of the N1/2 of Section 20, all in Township 73 North, Range 18 West of the 5th P.M., Monroe County, Iowa, described as follows:

Commencing at the SW corner of the NW1/4 of the NW1/4 of Section 20, thence North 89°34'29" West, along the north line of the SE1/4 of the NE1/4 of Section 19, a distance of 146.69 feet to a point where said line intersects the centerline of 565th Trail; thence, along the centerline of 565th Trail, South 25°44'10" West, 127.61 feet to the **POINT OF BEGINNING**; thence North 70°59'10" East, 332.57 feet; thence North 42°30'31" East, 1,232.56 feet; thence North 39°01'18" East, 396.48 feet; thence North 59°41'10" East, 387.86 feet to a point on the south line of Auditor's Parcel "A", as recorded in Book 2019, Page 1068, Office of the Recorder, Monroe County, Iowa; thence, along the south line of Auditor's Parcel "A", North 87°02'34" East, 1,436.93 feet; thence South 29°10'22" West, 294.90 feet; thence South 13°23'41" East, 388.44 feet; thence South 09°55'52" West, 206.18 feet to a point on the north line of a parcel as recorded in Plat Cabinet A, Slide 31-38, Office of the Recorder, Monroe County, Iowa; thence along the north line of said parcel, South 67°02'36" West, 141.33 feet; thence, continuing along said line, North 78°44'36" West, 200.42 feet; thence, continuing along said line, South 50°53'48" West, 1,003.36 feet; thence, continuing along said line, South 60°15'57" West, 338.13 feet; thence, continuing along said line, South 41°24'32" West, 580.16 feet; thence South 89°16'17" West, 1,233.67 feet; thence North 29°40'45" West, 336.41 feet to the centerline of 130th Street; thence, along said centerline, North 25°44'10" East, 242.72 feet to the **POINT OF BEGINNING**, containing 81.60 acres, of which, 0.20 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 -

Auditor's Parcel "D"

In part of the E1/2 of the SE1/4 and part of the SE1/4 of the NE1/4 of Section 19 and part of the SW1/4 of the NW1/4 and part of the NW1/4 of the SW1/4 of Section 20, all in Township 73 North, Range 18 West of the 5th P.M., Monroe County, Iowa, described as follows:

Commencing at the SW corner of the NW1/4 of the SW1/4 of Section 20, said point being also the **POINT OF BEGINNING**; thence North 00°41'57" West, along the west line of the NW1/4 of the SW1/4 of Section 20, also being the west line of a parcel as recorded in Plat Cabinet A, Slide 31-38, Office of the Recorder, Monroe County, Iowa, a distance of 44.02 feet; thence along the west line of said parcel, North 40°35'40" East, 909.06 feet; thence, continuing along said line, North 61°50'38" East, 522.24 feet; thence, continuing along said line, North 04°44'10" West, 982.51 feet; thence, continuing along said line, North 41°24'32" East, 128.29 feet; thence South 89°16'17" West, 1,233.67 feet; thence North 29°40'45" West, 336.41 feet to the centerline of 130th Street; thence, along said centerline, South 25°44'10" West, 80.04 feet; thence, continuing along the centerline of 565th Trail, 407.03 feet, along a 2,685.00 foot radius curve, concave northwesterly and subtended by a 406.64 foot chord bearing South 30°04'44" West; thence, continuing along said centerline, South 34°25'18" West, 438.83 feet; thence, continuing along the centerline of 565th Trail, 284.46 feet, along an 817.00 foot radius curve, concave southeasterly and subtended by a 283.03 foot chord bearing South 24°26'50" West; thence, continuing along said centerline, South 14°28'21" West, 136.32 feet; thence, continuing along the centerline of 565th Trail, 269.36 feet, along a 243.00 foot radius curve, concave northwesterly and subtended by a 255.78 foot chord bearing South 46°13'40" West; thence, continuing along said centerline, South 77°59'00" West, 158.33 feet to a point on the west line of the NE1/4 of the SE1/4 of Section 19; thence, continuing along the centerline of 565th Trail and the west line of the E1/2 of the SE1/4 of Section 19, South 00°11'18" East, 1,092.81 feet to the SW corner of a surveyed parcel in Book 223, Page 143, Office of the Recorder, Monroe County, Iowa where 565th Trail intersects the centerline of 139th Trail; thence, along the centerline of 139th Trail and the south line of said parcel, South 81°06'30" East, 1,091.11 feet to the SE corner of said parcel; thence North 37°27'18" East, along the east line of said parcel 395.90 feet to the **POINT OF BEGINNING**, containing 91.38 acres, of which, 2.97 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 -