

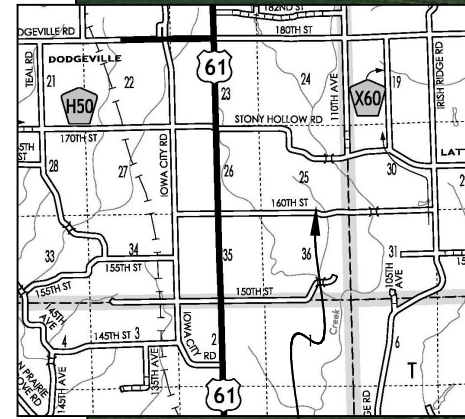
FINAL PLAT

Michael Perry Subdivision

INDEX LEGEND
 Property Location: Michael Perry Subdivision in part SW1/4 SE1/4 Section 25 & part NW1/4 NE1/4 Section 36 Township 71 North, Range 3 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: Michael F Perry
 Survey Completed: 25 March 2024
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Perry Michael DWG

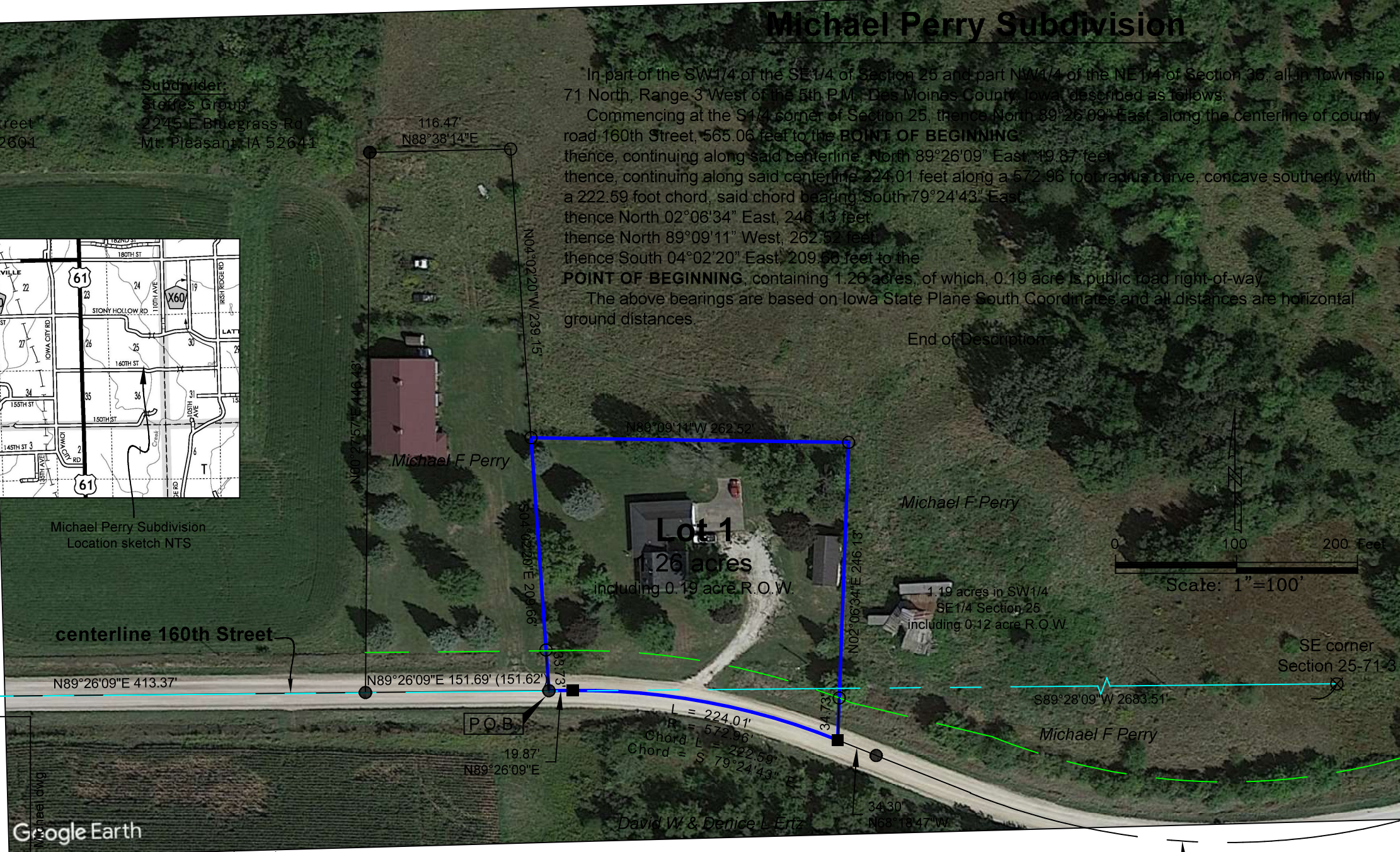
Owner:
 Michael F Perry
 11348 160th Street
 Burlington, IA 52601

Subdivider:
 Steffes Group
 2245 E Bluegrass Rd
 Mt. Pleasant, IA 52641



Michael Perry Subdivision Location sketch NTS

Google Earth



In part of the SW1/4 of the SE1/4 of Section 25 and part NW1/4 of the NE1/4 of Section 36, all in Township 71 North, Range 3 West of the 5th P.M., Des Moines County, Iowa, described as follows:
 Commencing at the S1/4 corner of Section 25, thence North 89°26'09" East, along the centerline of county road 160th Street, 565.06 feet to the **POINT OF BEGINNING**,
 thence, continuing along said centerline, North 89°26'09" East, 19.87 feet,
 thence, continuing along said centerline 224.01 feet along a 572.96 foot radius curve, concave southerly with a 222.59 foot chord, said chord bearing South 79°24'43" East,
 thence North 02°06'34" East, 246.13 feet,
 thence North 89°09'11" West, 262.52 feet,
 thence South 04°02'20" East, 209.66 feet to the **POINT OF BEGINNING**, containing 1.26 acres, of which, 0.19 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
 - ⊗ found rebar & stone
 - ⊗ found 3/4" square pin
 - county road R.O.W. line
 - property line
 - road centerline
 - (#) 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, 2025
 Pages covered by this seal: 1

Notes required by Des Moines County or by utility company:

1. Minimum building setback for any structure:
 Front yard = 30'
 Side yard = 15'
2. Road waiver: in addition to the claims exempted pursuant to section 670.4(7) of the Iowa code dealing with public roads, Des Moines County is not involved in the maintenance of this private right-of-way and is further held harmless for any costs in maintaining said road system or right-of-way or for any other damages sustained pertaining to the use of said road system or right-of-way.
3. Utility easements shall consist of all platted streets or roads, and a 7.5 foot wide strip along each side of all interior lot lines, and a 25 foot wide strip along and adjacent to all platted streets and roads, and a 15 foot wide strip of land on all lots, 7.5 foot either side of the utility service as built, from the point of origin to the point of service entrance.