## PLAT OF SURVEY **INDEX LEGEND** Property Location: E1/2 NW1/4 SW1/4 Section 31 Township 70 North, Range 17 West, Appanoose County, Iowa Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com Surveyor: Return Document to: Lance Surveying Services (319) 986-6779 1505 North Broadway Street, Mt. Pleasant, IA 52641 Survey Requested by: Merit Auctions Proprietor: James G Milani Survey Completed: 28 March 2023 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Milani, James.dwg N1/4 corner\_ Section 31-70-17 NE corner NW1/4 W1/4 corner SW1/4 Section 31-70-17 centerline Section 31-70-17 P.O.B. 219th Avenue N89°26'15"E 691.36' N89°26'15"E 1318.75' N89°26'15"E 691.36' Tract 1 Tract 1 In part the E1/2 of the NW1/4 of the SW1/4 of Section Township 70 North, Range 17 West of the 5th P.M. 10.48 acres 31, Township 70 North, Range 17 West of the 5th P.M., Appanoose County, Iowa, described as follows: including 2.05 acres R.O.W. Commencing at the NE corner of the NW1/4 of the SW1/4 of Section 31, said point being also the POINT OF BEGINNING; thence South 00°45'31" East, 659.24 feet; thence South 89°26'49" West, 692.70 feet to a point on the west line of the E1/2 of the NW1/4 of the SW1/4 of Section 31; thence, along said line, North 00°38'32" West, 659.12 feet to the NW corner of the E1/2 of the NW1/4 of the S89°26'49"W 692.70' SW1/4 of Section 31; thence, along the north line thereof, North 89°26'15" 626.72 East, 691.36 feet to the POINT OF BEGINNING, containing 10.48 acres, of which, 2.05 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. **Tract 2** End of Description 10.45 acres S00°45'31"E 659.24 including 1.48 acres R.O.W. centerline Boyer Ridge Road S89°33'27"W 170.00' centerline 458th Street 11.54' N00°18'33"W 11.24 N00°18'33"W<sub>1</sub> N89°27'24"E 1317.28' N89°27'24"E N89°27'24"E 356.07 S89°27'24"W 694.04' 167.97' SE corner NW1/4 SW1/4 Section 31-70-17 S00°31'33"€ 1318.01' 170.00 S89°33'27"W S1/4 corner SW corner Section 31-70-17 Section 31-70-17 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 set 1/2"x30" rebar/orange cap #21980 found concrete monument ---- county road R.O.W. line property line 200 400 Feet Robert H. Lance Date ---road centerline Iowa Professional Land Surveyor #21980 - fence line License renewal date: December 31, 2023 (#) dimension from previous record Scale: 1"=200 Pages covered by this seal: 1