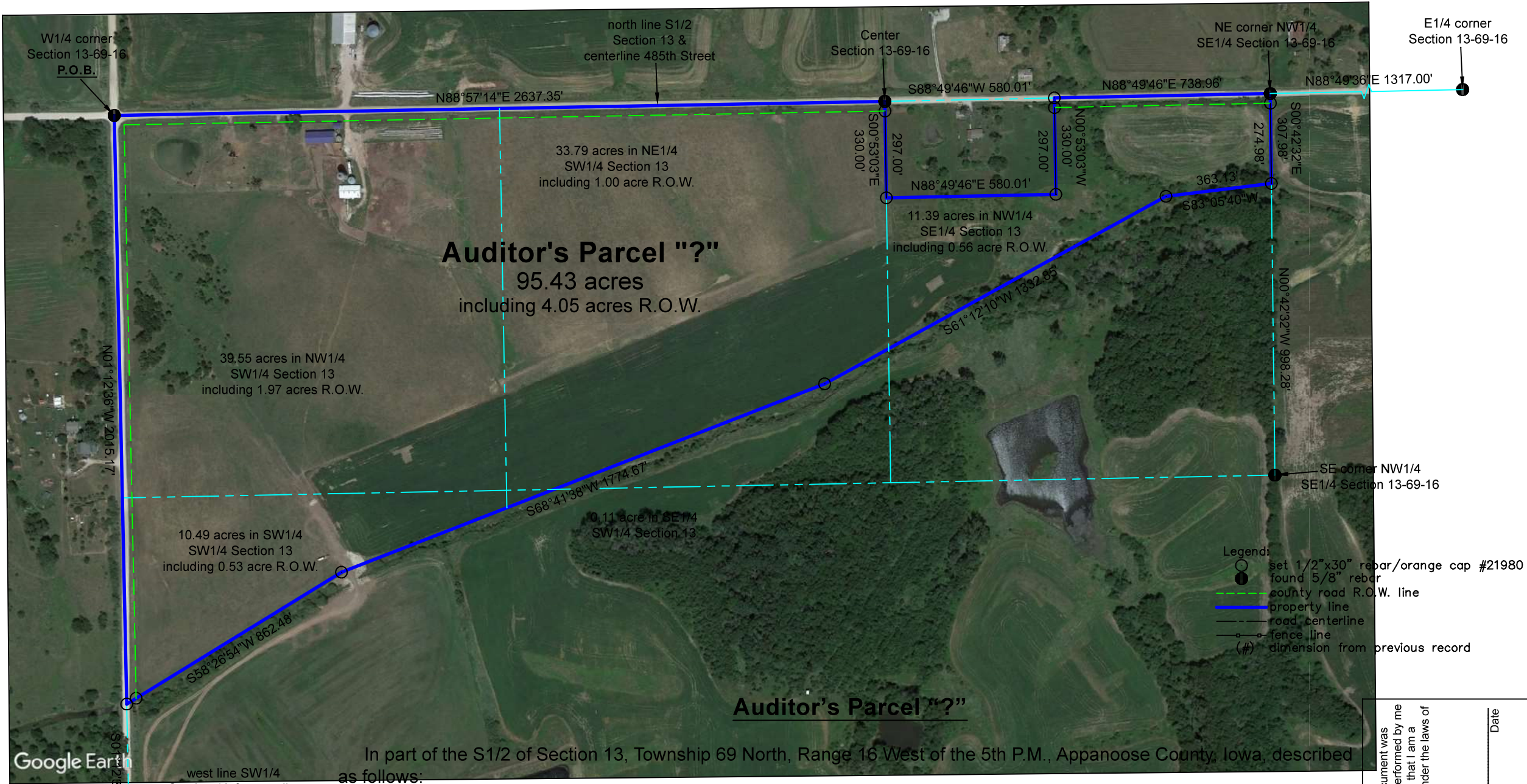


PLAT OF SURVEY

**INDEX LEGEND**  
Property Location: part S1/2 Section 13, Township 69 North, Range 16 West  
Appanoose 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: John Probasco  
Proprietor: David Winters  
Survey Completed: 20 June 2023  
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | .dwg



In part of the S1/2 of Section 13, Township 69 North, Range 16 West of the 5th P.M., Appanoose County, Iowa, described as follows:

Commencing at the W1/4 corner of Section 13 said point being also the **POINT OF BEGINNING**;  
thence North 88°57'14" East, along the north line of the SW1/4 and the centerline of 485th Street, 2,637.35 feet to the Center of Section 13;  
thence South 00°53'03" East, along the west line of the SE1/4 of Section 13, a distance of 330.00 feet;  
thence North 88°49'46" East, 580.01 feet;  
thence North 00°53'03" West, 330.00 feet to a point on the north line of the SE1/4 of Section 13 on aforementioned centerline of 485th Street;  
thence, along said common line, North 88°49'46" East, 738.96 feet to the NE corner of the NW1/4 of the SE1/4 of Section 13;  
thence South 00°42'32" East, along the east line of the NW1/4 of the SE1/4 of Section 13, a distance of 307.98 feet;  
thence South 83°05'40" West, 363.13 feet;  
thence South 61°12'10" West, 1,332.85 feet;  
thence South 68°41'38" West, 1,774.67 feet;  
thence South 58°26'54" West, 862.48 feet to a point on the west line of the SW1/4 of Section 13 on the centerline of 330th Avenue;  
thence, along said common line, North 01°12'36" West, 2,015.17 feet to the **POINT OF BEGINNING**, containing 95.43 acres, of which, 4.05 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.

End of Description

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