

SURVEY TITLE: **PLAT OF SURVEY**

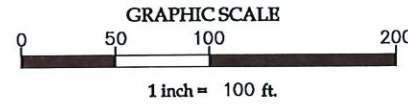
PROPERTY LOCATION: BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2-T67N-R5W, LEE COUNTY, IOWA.

SURVEYOR: ADAM A. PRICE
 RETURN DOCUMENT TO: DAVID R. WOLFE LAND SURVEYING
 P.O. BOX #92
 WARSAW, ILLINOIS 62379

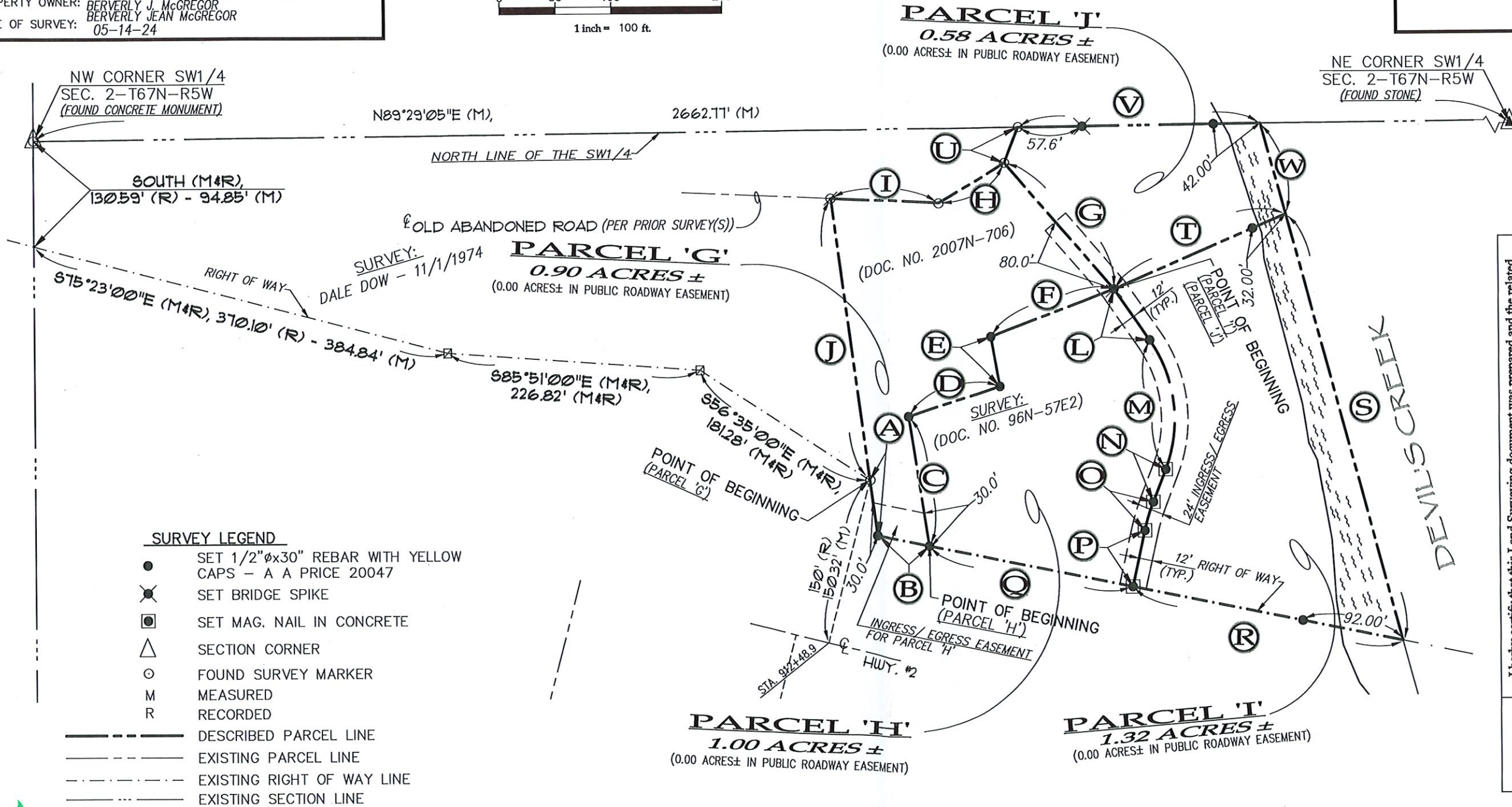
REQUESTED BY: BILL MCGREGOR
 PROPERTY OWNER: WILLIAM F. & BERVERLY J. MCGREGOR
 BERVERLY J. MCGREGOR
 BERVERLY JEAN MCGREGOR
 DATE OF SURVEY: 05-14-24

DAVID R. WOLFE LAND SURVEYING
 2021 MAIN STREET, KEOKUK, IA 52632
 (217) 256-4572
 E-Mail: DRWLANDSURVEYING@yahoo.com

NOTE: See Document #96N-58 C3, "Warranty Deed" for McGregor.
NOTE: See Book #72, Page #355, "Warranty Deed" for McGregor.
NOTE: See Document #2007N-836, "Warranty Deed" for McGregor.
NOTE: See Sheet 2 of 2 for Survey Description of PARCEL 'G', 'H', 'I', & 'J'.
NOTE: See Sheet 2 of 2 for Chart Dimensions.



NANCY L. BOOTEN, RECORDER
 LEE COUNTY IOWA



SURVEY LEGEND

- SET 1/2" ϕ x 30" REBAR WITH YELLOW CAPS - A A PRICE 20047
- ⊗ SET BRIDGE SPIKE
- ⊙ SET MAG. NAIL IN CONCRETE
- △ SECTION CORNER
- FOUND SURVEY MARKER
- M MEASURED
- R RECORDED
- DESCRIBED PARCEL LINE
- - - EXISTING PARCEL LINE
- · - · - EXISTING RIGHT OF WAY LINE
- · - · - EXISTING SECTION LINE

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 Land Surveyor under the laws of the State of Iowa.

Adam A. Price
 Date: 8/05/24

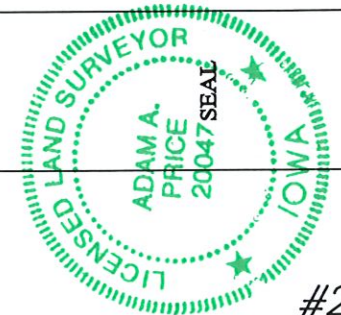
Adam A. Price

License Number: 20047

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

SHEET 1 OF 1 - OVERALL SURVEY
 SHEET 1 OF 2 - CHART DIMENSIONS & SURVEY DESCRIPTION FOR PARCEL 'G', 'H', 'I', & 'J'



#24150

SHEET 1 OF 2



DRAWN BY: AAP
 DATE OF SURVEY: 07-14-24

CHECKED BY: DRW
 FIELD CREW: AAP

SURVEY TITLE: WILLIAM F. & BERVERLY J. MCGREGOR, BERVERLY J. MCGREGOR, BERVERLY JEAN MCGREGOR
 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2-T67N-R5W,
 LEE COUNTY, IOWA.

JOB NUMBER: 2024150.00
 DRAWING NAME: 24150

SHEET 1 OF 2 SHEETS





DAVID R. WOLFE LAND SURVEYING
2021 MAIN STREET, KEOKUK, IOWA, 52632
(217) 256-4572
E-Mail: DRWLANDSURVEYING@jphco.com



Survey Description - PARCEL 'G'

Being a part of prior Survey Document #96N-57 E2 & a part of Survey Document #2007N-706, as recorded in the Lee County Recorder's Office, in the Southwest Quarter of Section 2, Township 67 North, Range 5 West of the 5th P.M., Lee County, Iowa, and being more particularly described as follows: Commencing, as a point of reference, at the Northwest Corner of the Southwest Quarter of said Section 2; thence South (assumed bearing for this description) 94.85 feet to a point on the Northerly Right of Way line of Iowa Route #2 as now established; thence South 75° 23' 00" East 384.84 feet along said Northerly line to an existing rail; thence South 85° 51' 00" East 226.82 feet to an existing rail; thence South 56° 35' 00" East 181.28 feet along said Northerly line to the point of beginning of the following described tract of land; thence South 07° 20' 54" East 50.22 feet along the existing Northerly line; thence South 78° 25' 00" East 48.54 feet along said Northerly line; thence North 09° 06' 13" West 117.82 feet; thence North 72° 04' 45" East 86.98 feet; thence North 10° 24' 20" West 45.39 feet; thence North 69° 15' 38" East 119.02 feet to a point on the centerline of a 24 foot ingress/egress easement; thence North 40° 36' 53" West 150.05 feet to a point on the Northerly line of said prior Survey Document #2007N-706; thence South 58° 55' 12" West 68.72 feet along said prior Survey; thence North 87° 23' 23" West 97.42 feet along said prior Survey; thence 07° 20' 54" East 255.30 feet to the point of beginning, containing 0.90 acres, more or less, being subject to and together with a 24 foot Ingress/ Egress Easement along the Easterly line of a portion of above described parcel, and subject to a 30 foot Ingress/ Egress Easement on the Southerly portion of above described Parcel, and being subject to easements of record or by prescription.

Survey Description - PARCEL 'I'

Being a part of prior Survey Document #96N-57 E2 & a part of Survey Document #2007N-706, as recorded in the Lee County Recorder's Office, in the Southwest Quarter of Section 2, Township 67 North, Range 5 West of the 5th P.M., Lee County, Iowa, and being more particularly described as follows: Commencing, as a point of reference, at the Northwest Corner of the Southwest Quarter of said Section 2; thence South (assumed bearing for this description) 94.85 feet to a point on the Northerly Right of Way line of Iowa Route #2 as now established; thence South 75° 23' 00" East 384.84 feet along said Northerly line to an existing rail; thence South 85° 51' 00" East 226.82 feet to an existing rail; thence South 56° 35' 00" East 181.28 feet along said Northerly line; thence South 07° 20' 54" East 50.22 feet along the existing Northerly line; thence South 78° 25' 00" East 48.54 feet along said Northerly line to the point of beginning of the following described tract of land; thence North 09° 06' 13" West 117.82 feet; thence North 72° 04' 45" East 86.98 feet; thence North 10° 24' 20" West 45.39 feet; thence North 69° 15' 38" East 119.02 feet to a point on the centerline of a 24 foot ingress/egress easement; thence South 34° 31' 44" East 55.86 feet along said centerline; thence Southerly 121.69 feet along a 125.00 foot radius curve concave Westerly and having a chord bearing and length of South 06° 38' 23" East 116.94 feet along said centerline; thence South 21° 14' 57" West 31.31 feet along said centerline; thence Southerly 26.77 feet along a 175.00 foot radius curve concave Easterly and having a chord bearing and length of South 16° 52' 04" West 26.74 feet along said centerline; South 12° 29' 10" West 51.50 feet along said centerline to a point on the Northerly line of said Iowa Route #2; thence South 78° 25' 00" East 247.00 feet along said North line to a point on the centerline of Devil's Creek; thence North 14° 59' 00" West 396.63 feet along said centerline; thence South 66° 45' 02" West 168.01 feet to the point of beginning, containing 1.32 acres, more or less, being subject to and together with a 24 foot Ingress/ Egress Easement along the Westerly line of the above described parcel, and being subject to easements of record or by prescription.

Survey Description - PARCEL 'H'

Being a part of prior Survey Document #96N-57 E2 & a part of Survey Document #2007N-706, as recorded in the Lee County Recorder's Office, in the Southwest Quarter of Section 2, Township 67 North, Range 5 West of the 5th P.M., Lee County, Iowa, and being more particularly described as follows: Commencing, as a point of reference, at the Northwest Corner of the Southwest Quarter of said Section 2; thence South (assumed bearing for this description) 94.85 feet to a point on the Northerly Right of Way line of Iowa Route #2 as now established; thence South 75° 23' 00" East 384.84 feet along said Northerly line to an existing rail; thence South 85° 51' 00" East 226.82 feet to an existing rail; thence South 56° 35' 00" East 181.28 feet along said Northerly line; thence South 07° 20' 54" East 50.22 feet along the existing Northerly line; thence South 78° 25' 00" East 48.54 feet along said Northerly line to the point of beginning of the following described tract of land; thence North 09° 06' 13" West 117.82 feet; thence North 72° 04' 45" East 86.98 feet; thence North 10° 24' 20" West 45.39 feet; thence North 69° 15' 38" East 119.02 feet to a point on the centerline of a 24 foot ingress/egress easement; thence South 34° 31' 44" East 55.86 feet along said centerline; thence Southerly 121.69 feet along a 125.00 foot radius curve concave Westerly and having a chord bearing and length of South 06° 38' 23" East 116.94 feet along said centerline; thence South 21° 14' 57" West 31.31 feet along said centerline; thence Southerly 26.77 feet along a 175.00 foot radius curve concave Easterly and having a chord bearing and length of South 16° 52' 04" West 26.74 feet along said centerline; South 12° 29' 10" West 51.50 feet along said centerline to a point on the Northerly line of said Iowa Route #2; thence North 78° 25' 00" West 185.96 feet to the point of beginning, containing 1.00 acres, more or less, being subject to and together with a 24 foot Ingress/ Egress Easement along the Easterly line of the above described parcel, and together with an Ingress/ Egress Easement over the Southerly 30 feet of Parcel 'G', and being subject to easements of record or by prescription.

Survey Description - PARCEL 'J'

Being a part of prior Survey Document #96N-57 E2 & a part of Survey Document #2007N-706, as recorded in the Lee County Recorder's Office, in the Southwest Quarter of Section 2, Township 67 North, Range 5 West of the 5th P.M., Lee County, Iowa, and being more particularly described as follows: Commencing, as a point of reference, at the Northwest Corner of the Southwest Quarter of said Section 2; thence South (assumed bearing for this description) 94.85 feet to a point on the Northerly Right of Way line of Iowa Route #2 as now established; thence South 75° 23' 00" East 384.84 feet along said Northerly line to an existing rail; thence South 85° 51' 00" East 226.82 feet to an existing rail; thence South 56° 35' 00" East 181.28 feet along said Northerly line; thence South 07° 20' 54" East 50.22 feet along the existing Northerly line; thence South 78° 25' 00" East 48.54 feet along said Northerly line; thence North 09° 06' 13" West 117.82 feet; thence North 72° 04' 45" East 86.98 feet; thence North 10° 24' 20" West 45.39 feet; thence North 69° 15' 38" East 119.02 feet to a point on the centerline of a 24 foot ingress/egress easement and the point of beginning of the following described tract of land; thence North 40° 36' 53" West 150.05 feet to a point on prior Survey Document #2007N-706; thence North 21° 07' 07" East 34.24 feet along said prior Survey to a point on the North line of said Southwest Quarter; thence North 89° 29' 05" East 217.92 feet along said North line to a point on the centerline of Devil's Creek; thence South 14° 59' 00" East 84.35 feet along said centerline; thence South 66° 45' 02" West 168.01 feet to the point of beginning, containing 0.58 acres, more or less, being subject to and together with a 24 foot Ingress/ Egress Easement along the Westerly line of a portion of above described parcel, and being subject to easements of record or by prescription.

LINE	BEARING	HORZ. DISTANCE
A	S07°20'54"E, 50.22'	
B	S78°25'00"E, 48.54'	
C	N09°06'13"W, 117.82'	
D	N72°04'45"E, 86.98'	
E	N10°24'20"W, 45.39'	
F	N69°15'38"E, 119.02'	
G	N40°36'53"W, 150.05'	
H	S58°55'12"W, 68.72'	
I	N87°23'23"W, 97.42'	
J	S07°20'54"E, 255.30'	
K		
L	S34°31'44"E, 55.86'	
M	CH=S06°38'23"E, 116.94' R=125.00', L=121.69'	
N	S21°14'57"W, 31.31'	
O	CH=S16°52'04"W, 26.74' R=175.00', L=26.77'	
P	S12°29'10"W, 51.50'	
Q	N78°25'00"W, 185.96'	
R	S78°25'00"E, 247.00'	
S	N14°59'00"W, 396.63'	
T	S66°45'02"W, 168.01'	
U	N21°07'07"E, 34.24'	
V	N89°29'05"E, 217.92'	
W	S14°59'00"E, 84.35'	