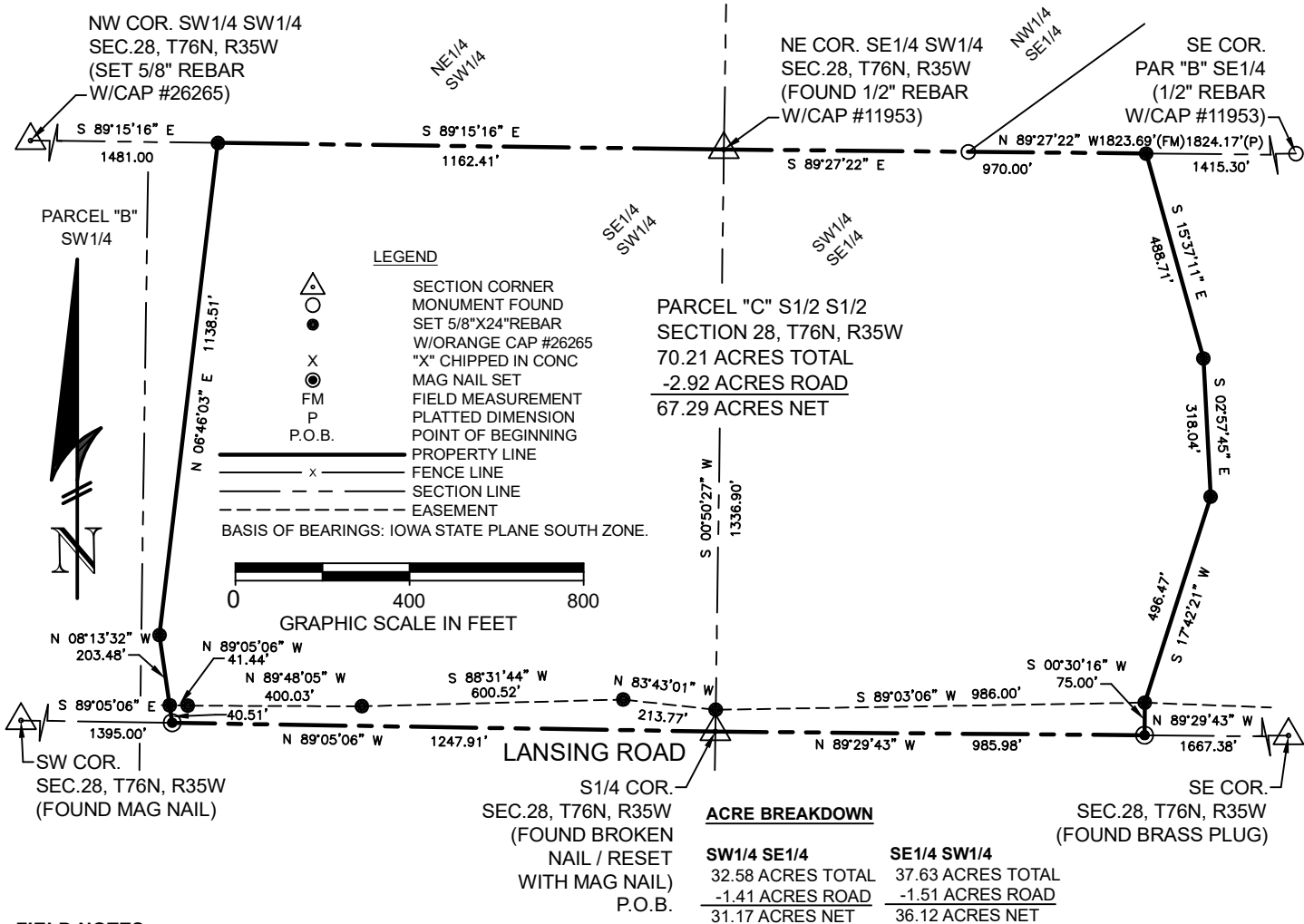


INDEX LEGEND	PLAT OF SURVEY
COUNTY: CASS	
DESIGNATION: PARCEL "C" S1/2 S1/2	
LOCATION: SEC 28, T76N, R35W	
SITE ADDRESS: N/A	
OWNER: BRANT C. STEFFENS	
SURVEY REQUESTED BY: BRANT C. STEFFENS	
SURVEYOR: JACOB C. CASE	

PREPARED BY AND RETURN TO: JACOB C. CASE, CASE LAND SURVEY, LLC 1443 REDWOOD AVENUE, CLARINDA, IA 51632 (712)438-1442



FIELD NOTES:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 76 NORTH, RANGE 35 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N89°05'06"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1247.91 FEET; THENCE N08°13'32"W, A DISTANCE OF 203.48 FEET; THENCE N06°46'03"E, A DISTANCE OF 1138.51 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89°15'16"E ON SAID NORTH LINE, A DISTANCE OF 1162.41 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89°27'22"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 970.00 FEET; THENCE S15°37'11"E, A DISTANCE OF 488.71 FEET; THENCE S02°57'45"E, A DISTANCE OF 318.04 FEET; THENCE S17°42'21"W, A DISTANCE OF 496.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LANSING ROAD; THENCE S00°30'16"W PERPENDICULAR TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 75.00 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE 89°29'43"W ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 985.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "C" OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 76 NORTH, RANGE 35 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 70.21 ACRES AND IS SUBJECT TO 2.92 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LICENSED LAND SURVEYOR

JACOB C.  
CASE  
26265

IOWA

I hereby certify that this land surveying document 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.

Signature

Jacob C. Case

Date

License number #26265

My license renewal date is Dec, 31, 2027

Pages or sheets covered by this seal: 1