

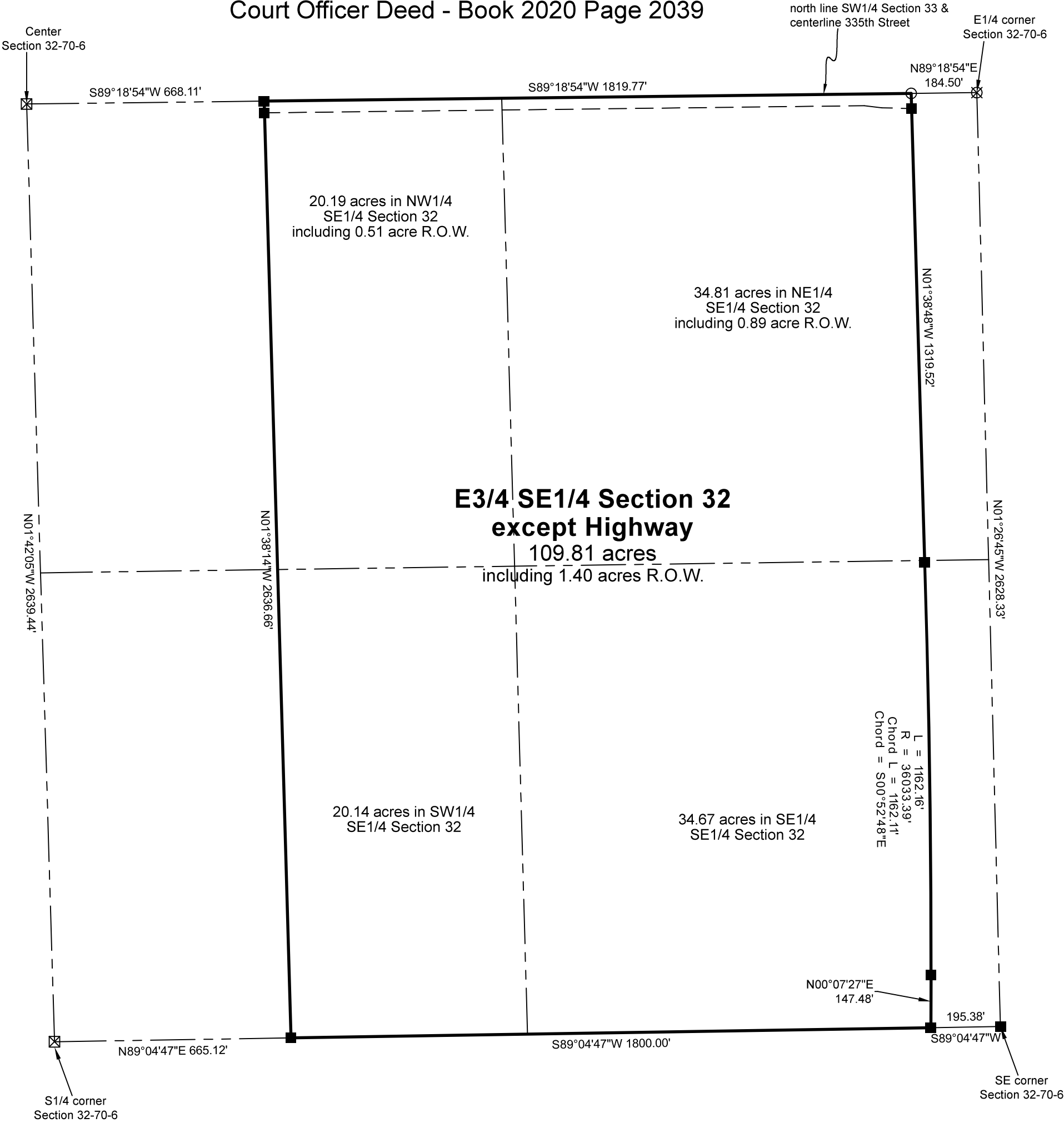
# RETRACEMENT PLAT OF SURVEY

## INDEX LEGEND

Property Location: part SE1/4 Section 32  
Township 70 North, Range 6 West, Henry 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: Jeff Hoyer  
Proprietor: Marion Rae Holtkamp  
Survey Completed: 30 May 2024  
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Holtkamp, Chris.dwg

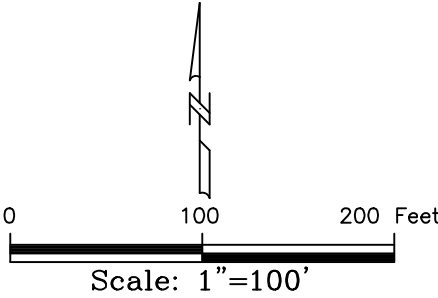
## Property Description

### Court Officer Deed - Book 2020 Page 2039



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



- Legend:
- set 1/2"x30" rebar/orange cap #21980
  - found concrete monument
  - found X cut
  - found R.O.W. rail
  - found 5/8" rebar
  - found 1/2" rebar
  - found concrete monument
  - county road R.O.W. line
  - property line
  - road centerline
  - fence line
  - (#) dimension from previous record

# RETRACEMENT PLAT OF SURVEY

## INDEX LEGEND

Property Location: part SW1/4 Section 33  
Township 70 North, Range 6 West, Henry 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

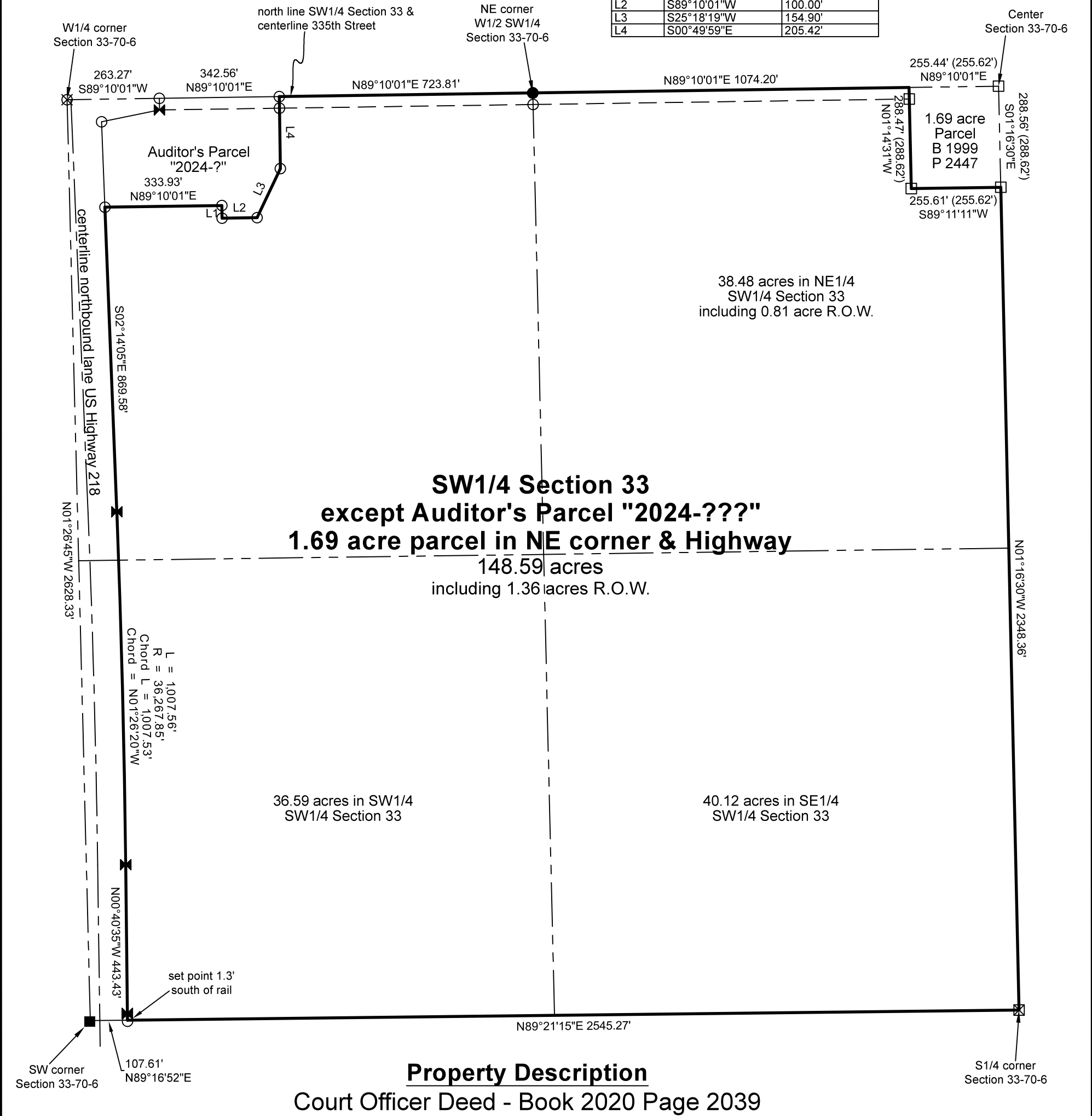
Survey Requested by: Jeff Hoyer

Proprietor: Marion Rae Holtkamp

Survey Completed: 30 May 2024

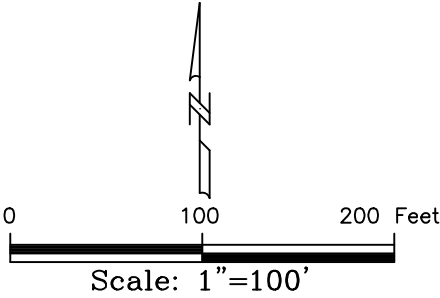
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Holtkamp, Chris.dwg

LINE	BEARING	DISTANCE
L1	S00°50'21"E	36.17'
L2	S89°10'01"W	100.00'
L3	S25°18'19"W	154.90'
L4	S00°49'59"E	205.42'



Certification:  
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Robert H. Lance  
Iowa Professional Land Surveyor #21980  
License renewal date: December 31, 2025  
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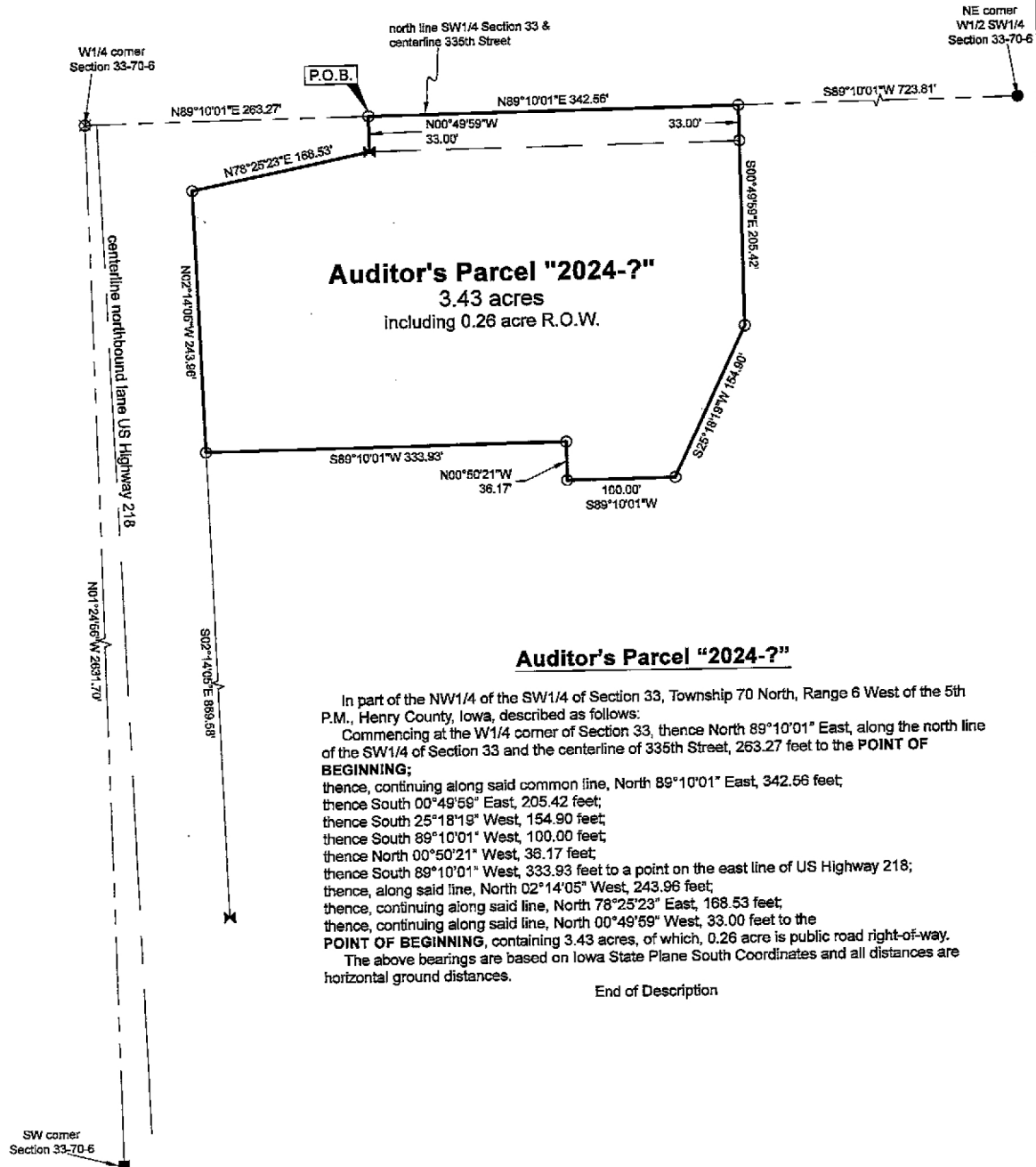


- Legend:
- set 1/2"x30" rebar/orange cap #21980
  - found RR spike
  - found X cut
  - found R.O.W. rail
  - found 5/8" rebar
  - found 1/2" rebar
  - found 3/4" pipe
  - county road R.O.W. line
  - property line
  - road centerline
  - fence line
  - (#) dimension from previous record

# PLAT OF SURVEY

## INDEX LEGEND

Property Location: part NW1/4 SW1/4 Section 33  
Township 70 North, Range 6 West, Henry County, Iowa  
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com  
Return Document to: Lances Surveying Services (319) 986-6779  
1505 North Broadway Street, Mt. Pleasant, IA 52841  
Survey Requested by: Jeff Hoyer  
Proprietor: Marion Rae Holtkamp  
Survey Completed: 30 May 2024  
Sheet 1/1 | Basis of Bearing: IAR TK, ISPS Zone | Holtkamp, Chris.dwg



## Auditor's Parcel "2024-?"

In part of the NW1/4 of the SW1/4 of Section 33, Township 70 North, Range 6 West of the 5th P.M., Henry County, Iowa, described as follows:

Commencing at the W1/4 corner of Section 33, thence North 89°10'01" East, along the north line of the SW1/4 of Section 33 and the centerline of 335th Street, 263.27 feet to the **POINT OF BEGINNING**;

thence, continuing along said common line, North 89°10'01" East, 342.56 feet;  
thence South 00°49'59" East, 205.42 feet;  
thence South 25°18'19" West, 154.90 feet;  
thence South 89°10'01" West, 100.00 feet;  
thence North 00°50'21" West, 36.17 feet;  
thence South 89°10'01" West, 333.93 feet to a point on the east line of US Highway 218;  
thence, along said line, North 02°14'05" West, 243.96 feet;  
thence, continuing along said line, North 78°25'23" East, 168.53 feet;  
thence, continuing along said line, North 00°49'59" West, 33.00 feet to the **POINT OF BEGINNING**, containing 3.43 acres, of which, 0.26 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

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

Date

0 100 200 Feet  
Scale: 1"=100'

Legend:  
● set 1/2"x30" rebar/orange cap #21980  
○ found RR spike  
✕ found X cut  
⊗ found R.O.W. rail  
■ found 5/8" rebar  
— county road R.O.W. line  
— property line  
- - - road centerline  
— fence line  
(#) dimension from previous record