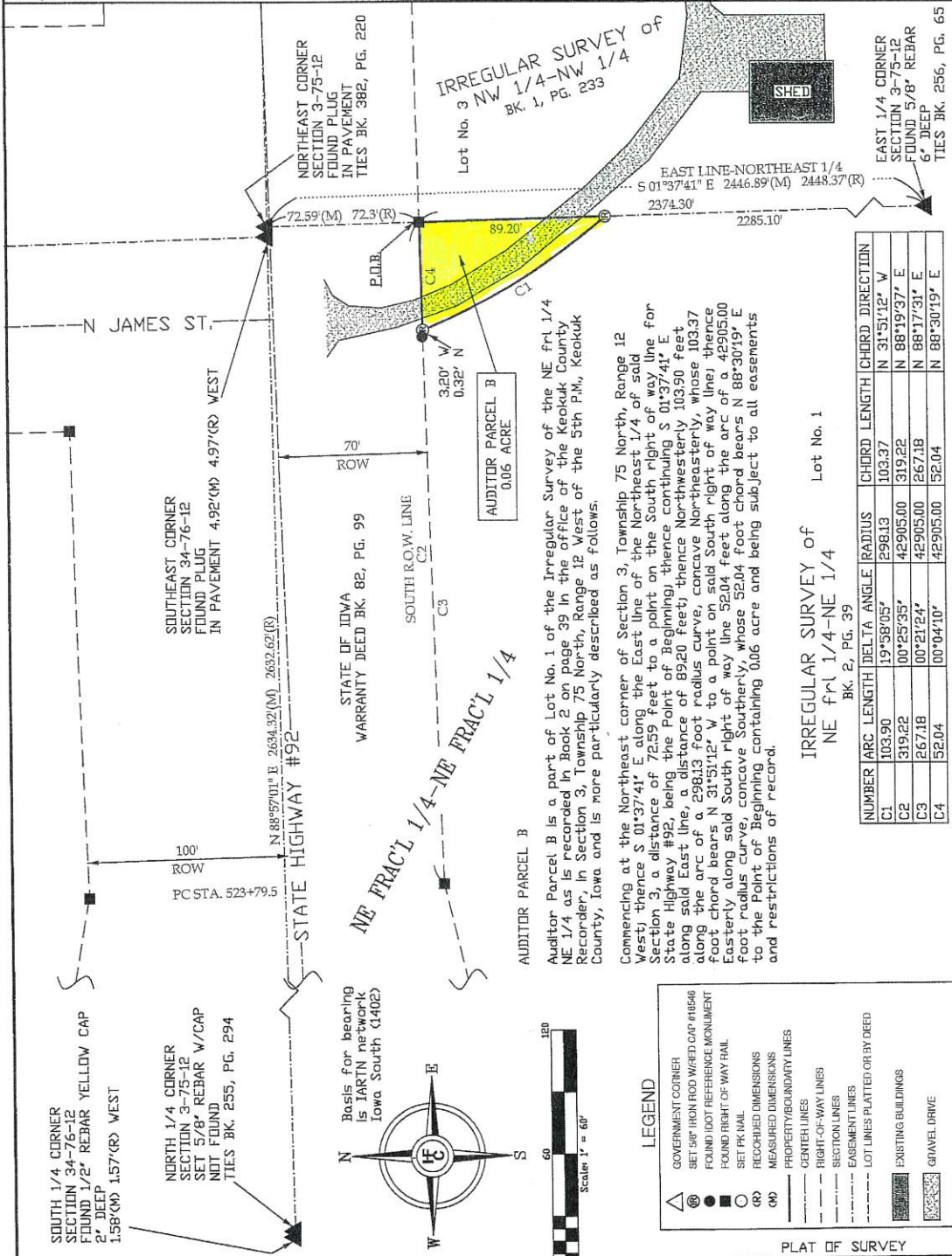


INDEX LEGEND
 LOCATION: Lot No. 1 of the NE 1/4-NE 1/4 SECTION 3, T-75-N, R-12-W
 REQUESTOR: DOUG ISOBAKER
 PROPRIETOR: HELENS PLACE, LLC
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

Keokuk County
 Assessor initial/date: NT 4/5/20/2024
 Auditor initial/date: 18 1/5/20/26

HFC HART-FREDERICK CONSULTANTS P.C. HFC
 www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

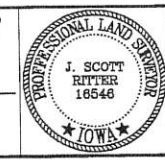


IRREGULAR SURVEY OF Lot No. 1 NE 1/4-NE 1/4 BK. 2, PG. 39

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	103.90	19°58'05"	1296.13	103.37	N 31°51'12" W
C2	319.22	00°25'25"	42905.00	319.22	N 88°19'37" E
C3	267.18	00°21'24"	42905.00	267.18	N 88°17'31" E
C4	52.04	00°04'10"	42905.00	52.04	N 88°30'19" E

Auditor Parcel B is a part of Lot No. 1 of the Irregular Survey of the NE 1/4-NE 1/4 of Section 3, Township 75 North, Range 12 West, as recorded in Book 2 on page 39 in the office of the Keokuk County Recorder, in Section 3, Township 75 North, Range 12 West of the 5th P.M., Keokuk County, Iowa and is more particularly described as follows:
 Commencing at the Northeast corner of Section 3, Township 75 North, Range 12 West, thence S 01°37'41" E along the East line of the Northeast 1/4 of said Section 3, a distance of 72.59 feet to a point on the South right of way line for State Highway #92, being the Point of Beginning, thence continuing S 01°37'41" E along said East line, a distance of 89.20 feet, thence Northwesterly 103.90 feet along the arc of a 298.13 foot radius curve, concave Northwesterly, whose 103.37 foot chord bears N 31°51'12" W to a point on said South right of way line, thence Easterly along said South right of way line 52.04 feet along the arc of a 42905.00 foot radius curve, concave Southerly, whose 52.04 foot chord bears N 88°30'19" E to the Point of Beginning containing 0.06 acre and being subject to all easements and restrictions of record.

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.
 J. Scott Ritter, P.L.S.
 Iowa License Number: 18546
 My license renewal date is December 31, 2026.
 Pages covered by this seal: THIS SHEET ONLY



LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #18546
- FOUND IDOT REFERENCE MONUMENT
- FOUND RIGHT OF WAY RAIL
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING BUILDINGS
- GRAVEL DRIVE

PLAT OF SURVEY
 AUDITOR PARCEL B
 PART OF Lot No. 1 of the
 IRREGULAR SURVEY
 of NE 1/4-NE 1/4
 SECTION 3, T-75-N, R-12-W
 KEOKUK COUNTY, IOWA

DATE: 04/26 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 287068