

FINAL PLAT

INDEX LEGEND

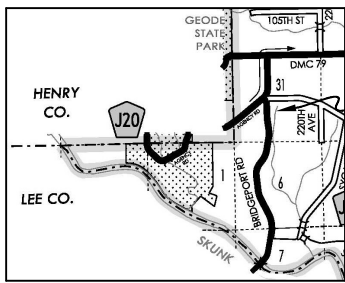
Property Location: Orton Subdivision in part NE1/4 SW1/4 Section 31
 Township 70 North, Range 4 West, Des Moines County, Iowa
 Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
 Return Document to: Lance Surveying Services (319) 986-6779
 1505 North Broadway Street, Mt. Pleasant, IA 52641
 Survey Requested by: Corey Fraise
 Proprietor: Evelyn D Orton
 Survey Completed: 15 May 2024
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Orton, Evelyn.dwg

Orton Subdivision

Notes required by Des Moines County or by utility company:

- Minimum building setback for any structure:
 Front yard = 30'
 Side yard = 15'
- Road waiver: in addition to the claims exempted pursuant to section 670.4(7) of the Iowa code dealing with public roads, Des Moines County is not involved in the maintenance of this private right-of-way and is further held harmless for any costs in maintaining said road system or right-of-way or for any other damages sustained pertaining to the use of said road system or right-of-way.
- Utility easements shall consist of all platted streets or roads, and a 7.5 foot wide strip along each side of all interior lot lines, and a 25 foot wide strip along and adjacent to all platted streets and roads, and a 15 foot wide strip of land on all lots, 7.5 foot either side of the utility service as built, from the point of origin to the point of service entrance.

W1/4 corner
 Section 31-70-4



A = 379.93'
 R = 572.96'
 Ch B = N20°52'22"W
 Ch L = 373.01'

Orton Subdivision

In part of the NE1/4 of the SW1/4 of Section 31, Township 70 North, Range 4 West of the 5th P.M., Des Moines County, Iowa, described as follows:

Commencing at the SE corner of the NE1/4 of the SW1/4 of Section 31, said point being also the **POINT OF BEGINNING**;

thence South 88°41'32" West, along the south line of the NE1/4 of the SW1/4 of Section 31, a distance of 232.82 feet;

thence North 09°26'49" East, 284.32 feet;

thence North 63°39'32" West, 138.38 feet;

thence North 01°55'10" West, 658.87 feet;

thence North 28°53'19" East, 80.76 feet;

thence North 00°45'44" West, 250.12 feet to a point on the north line of the SW1/4 of Section 31;

thence, along said line, North 88°50'56" East, 278.96 feet to the Center of Section 31;

thence South 00°45'44" East, along the east line of the NE1/4 of the SW1/4 of Section 31, a distance of 1,321.58 feet to the

POINT OF BEGINNING, containing 8.49 acres, of which, 0.17 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.

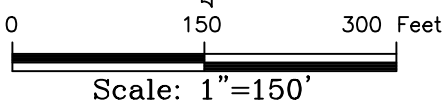
End of Description

Owner:

Evelyn D Orton
 22557 Agency Road
 Danville, IA 52623

Subdivider:

Fraise Auction
 Corey Fraise
 205 N Cottonwood
 New London, IA 52645



SW corner
 NW1/4 SW1/4
 Section 31-70-4

N88°41'32"E 2031.17'

53.21'

S88°41'32"W 423.79'

(Michael C & Jodi G Yaley)

SE corner
 NE1/4 SW1/4
 Section 31-70-4
P.O.B.

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

A = 642.04'
 R = 2839.42'
 Ch B = S05°53'03"E
 Ch L = 640.68'

Legend:

- set 1/2"x30" rebar/orange cap #21980
- found 5/8" rebar
- ⊗ found 3/4" pin
- ⊗ found x cut(old/new centerline)
- ⊗ found 1" square pin
- ⊗ found pin in x cut(new centerline)
- - - county road R.O.W. line
- property line
- - - road centerline
- fence line
- (#) dimension from previous record

(Herbert H Grinstead Trust)

(Sandra J Meller
 Rev. Trust)

Center
 Section 31-70-4

N88°50'56"E 2038.55'

S88°50'56"W 383.85'

N88°50'56"E 278.96'

27.20' 27.20'

centerline
 Agency Road

centerline
 Bridgeport Road

(Michael C & Jodi G Yaley)

Remainder of
 E1/2 NE1/4 SW1/4
 Section 31-70-4
 11.54 acres
 including 1.31 acres R.O.W.
 (Evelyn D Orton)

Lot 1
 8.49 acres
 including 0.17 acre R.O.W.

(Michael C & Jodi G Yaley)

N01°55'10"W 658.87'

N01°55'10"W 658.87'

S00°45'44"E 1321.58'

N63°39'32"W
 138.38'

N09°26'49"E 284.32'

SE corner
 NE1/4 SW1/4
 Section 31-70-4
P.O.B.