

PLAT OF SURVEY

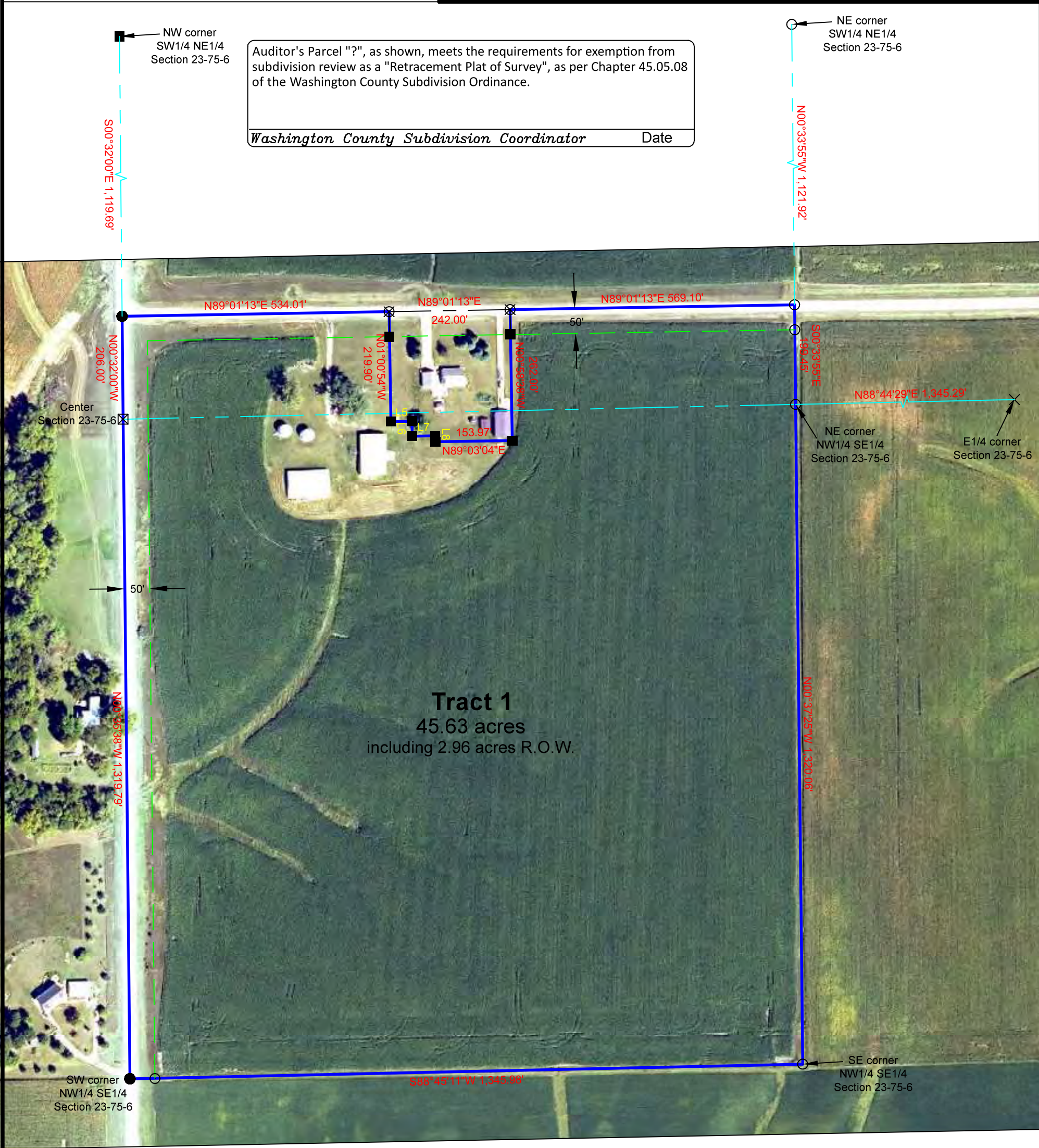
INDEX LEGEND

Property Location: part NW1/4 SE1/4 & part SW1/4 NE1/4 Section 23
Township 75 North, Range 6 West, Washington 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: Greg Koch
Proprietor: Dale E Roberts Farms Inc
Survey Completed: 1 September 2025
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | .dwg

Auditor's Parcel "?", as shown, meets the requirements for exemption from subdivision review as a "Retracement Plat of Survey", as per Chapter 45.05.08 of the Washington County Subdivision Ordinance.

Washington County Subdivision Coordinator

Date



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.

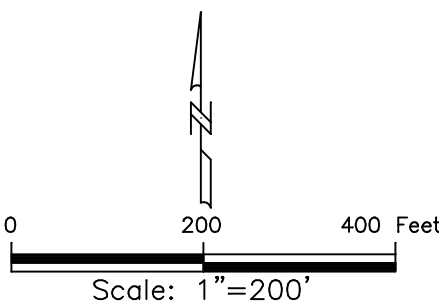
Robert H. Lance

Iowa Professional Land Surveyor #21980

License renewal date: December 31, 2025

Pages covered by this seal: 1

Date



Legend:

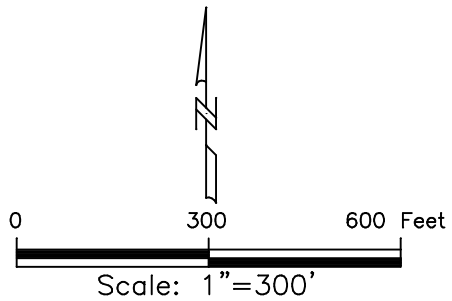
- set 1/2"x30" rebar/orange cap #21980
- found 5/8" rebar
- found RR spike
- found T bar
- found 1/2" rebar
- found concrete monument
- county road R.O.W. line
- property line
- road centerline
- fence line
- (#) dimension from previous record

PLAT OF SURVEY

Property Location: part NE1/4 Section 23 & part NW1/4 NW1/4 Section 24
Township 75 North, Range 6 West, Washington 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: Greg Koch
Proprietor: Dale E. Roberts Farms Inc & Hilltop Acres Inc
Survey Completed: 1 September 2025
Sheet 1/1 | Basis of Bearing: IARLK, ISPS Zone | dwg



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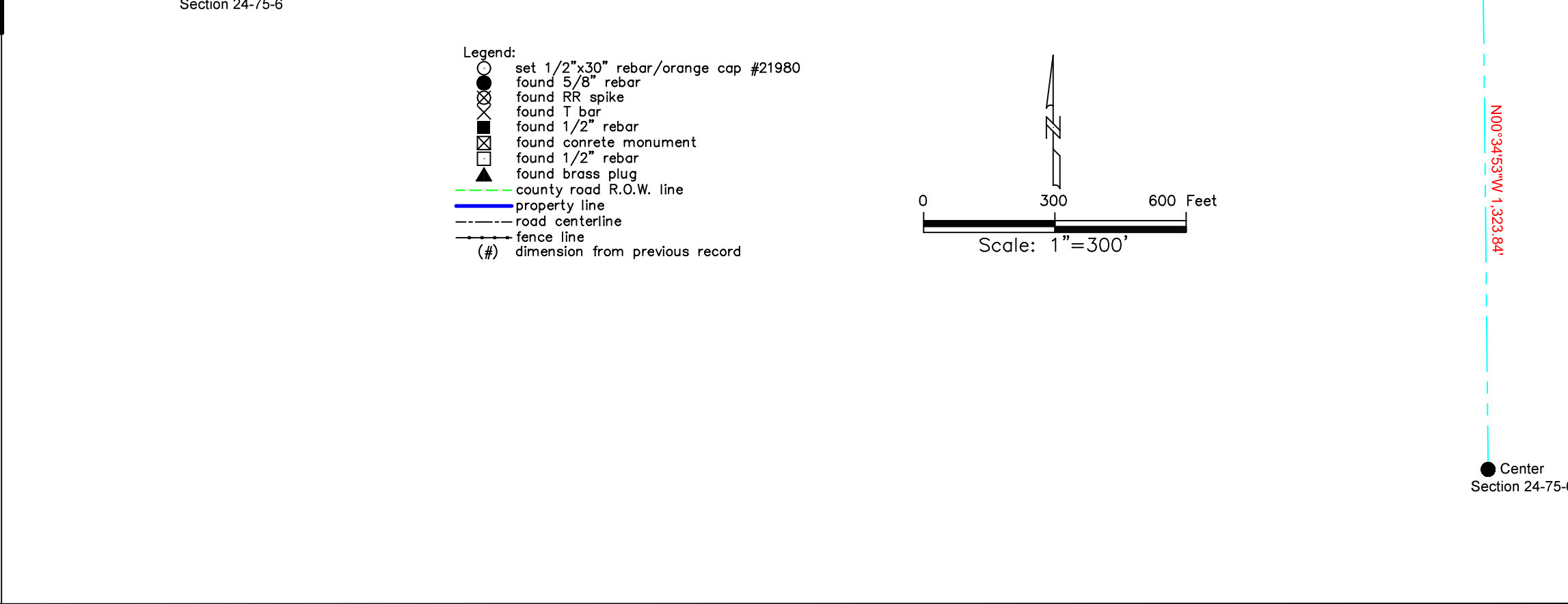


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An aerial photograph showing a large-scale earthmoving project. A massive rectangular excavation has been created, with its interior walls showing distinct horizontal terracing or benching. The bottom of the excavation is a flat, light-colored area. A road or access path runs along the top edge of the excavation. In the background, beyond the excavation, there is a line of trees and a body of water under a clear sky.



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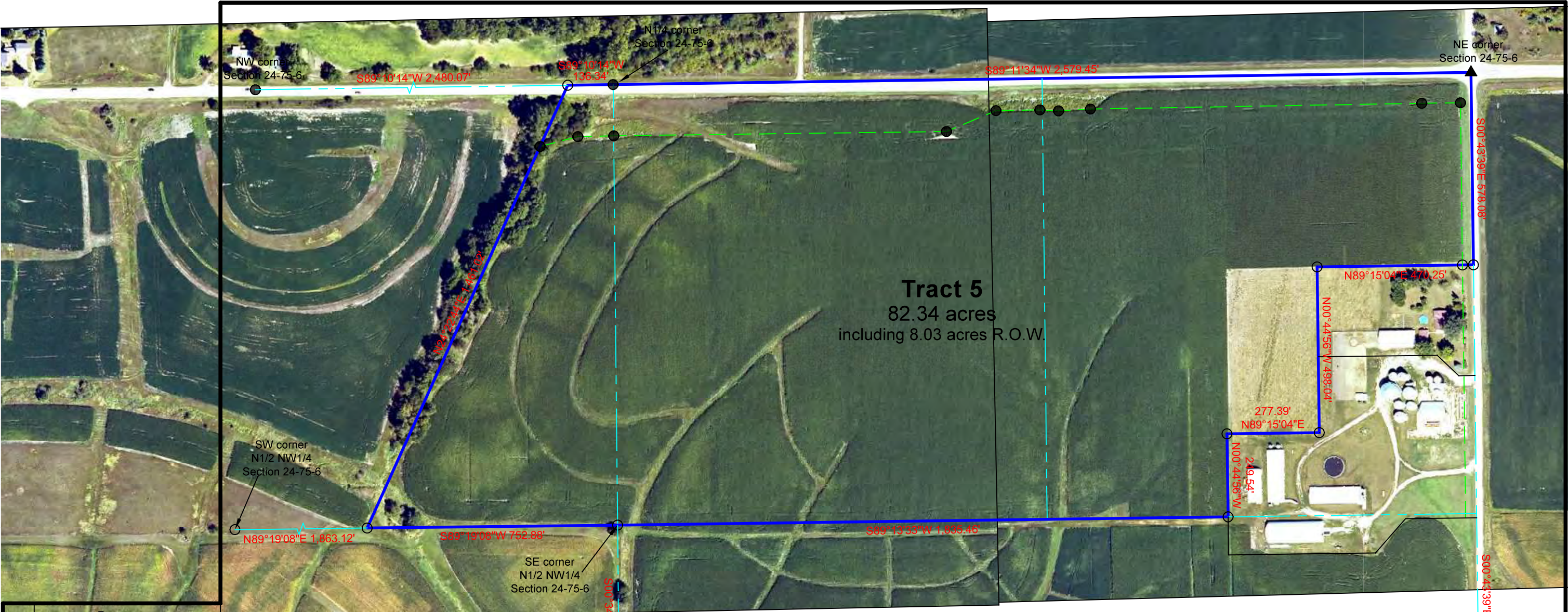
PLAT OF SURVEY

INDEX LEGEND
Property Location: part N1/2 N1/2 Section 24
Township 75 North, Range 6 West, Washington 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: Greg Koch
Proprietor: Hilltop Acres Inc.
Survey Completed: 1 September 2025
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | dwg

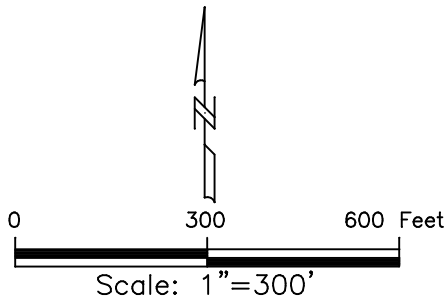
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Date



Center
Section 24-75-6



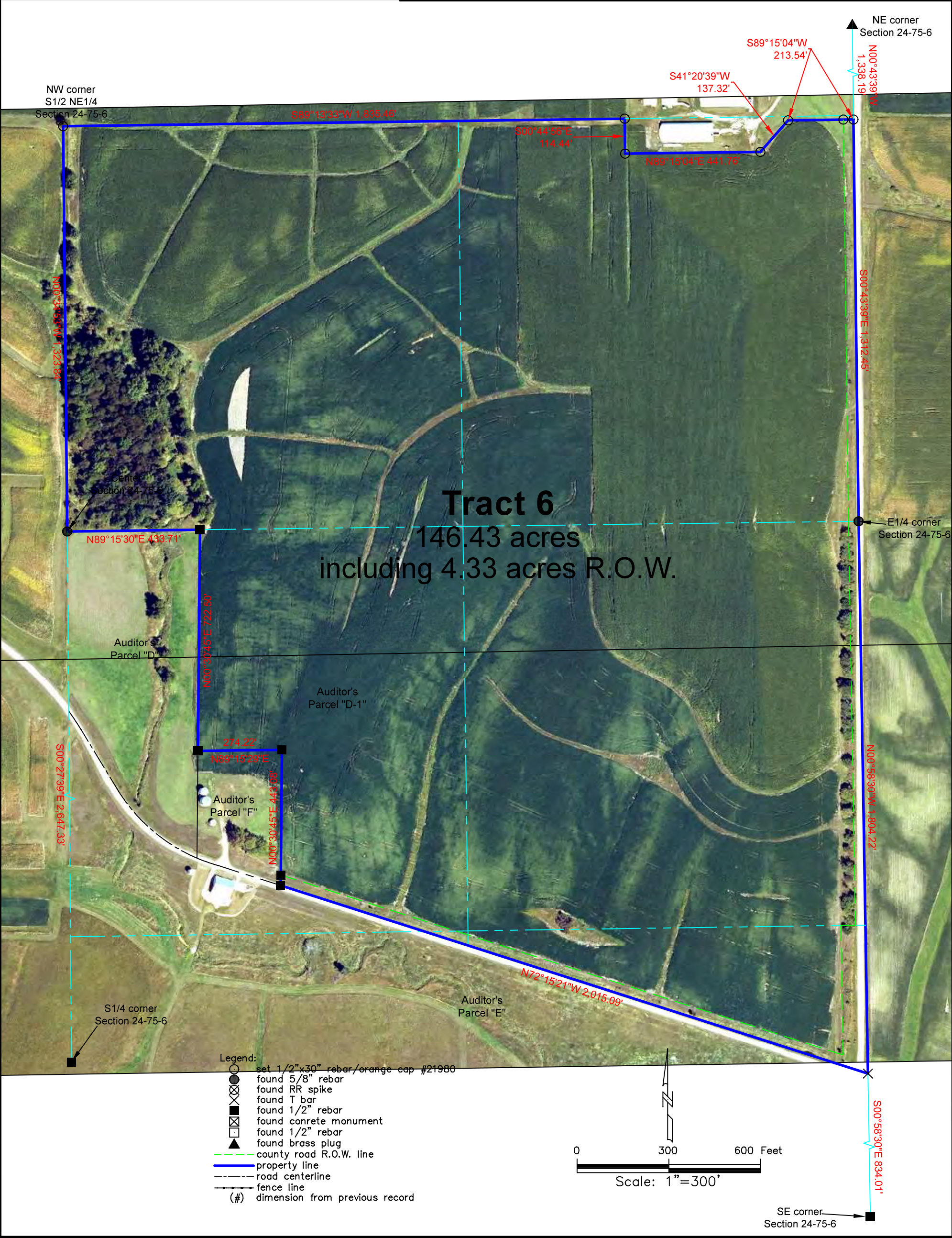
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E1/4 corner
Section 24-75-6

PLAT OF SURVEY

INDEX LEGEND

Property Location: part E1/2 Section 24
Township 75 North, Range 6 West, Washington 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: Greg Koch
Proprietor: Hilltop Acres Inc.
Survey Completed: 1 September 2025
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | .dwg



PLAT OF SURVEY

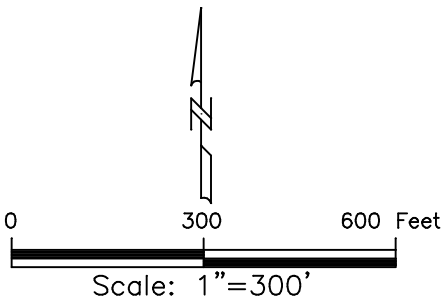
INDEX LEGEND

Property Location: part NW1/4 SE1/4 & part SW1/4 NE1/4 Section 23
Township 75 North, Range 6 West, Washington 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: Greg Koch
Proprietor: Dale E Roberts Farms Inc
Survey Completed: 1 September 2025
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | .dwg



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Robert H. Lance
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Pages covered by this seal: 1

Date

PLAT OF SURVEY

Property Location: part S1/2 SE1/4 Section 13
Township 75 North, Range 6 West, Washington 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: Greg Koch
Proprietor: Dale E Roberts Farms Inc
Survey Completed: 1 September 2025
Sheet 1/1 | Basis of Bearing: IA RTK, IGPS Zone 13Wg

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Center
Section 13-75-6

E1/4 corner
Section 13-75-6

N01°07'07"W 2,281.72'

N00°47'33"W 2,422.42'

S81°43'18"E 157.38'

S1/4 corner
Section 13-75-6

N88°44'46"E 530.47'

Lot 2

N01°15'15"W 50.00'

Tract 9

12.26 acres
including 4.77 acres R.O.W.

S89°11'34"W 2,579.45'

S88°44'46"W 2,030.36'

Lot 2

S00°47'33"E 227.78'

SE corner
Section 13-75-6

PLAT OF SURVEY

INDEX LEGEND

Property Location: part SW1/4 Section 18, Township 75 North, Range 5 West
Louisa 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: Greg Koch
Proprietor: Dale E Roberts Farms Inc.
Survey Completed: 2 September 2025
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Hilltop Acres.dwg



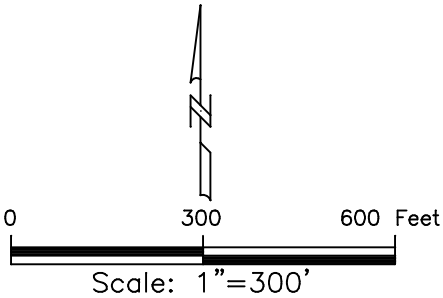
LINE	BEARING	DISTANCE
L1	S86°27'09"E	216.07'
L2	S83°06'15"W	45.89'
L3	S00°46'19"E	113.83'
L4	N77°34'47"W	45.84'
L5	N88°58'49"E	42.00'
L6	N00°45'27"W	30.00'
L7	N89°02'31"E	46.06'
L8	S00°42'52"E	12.03'

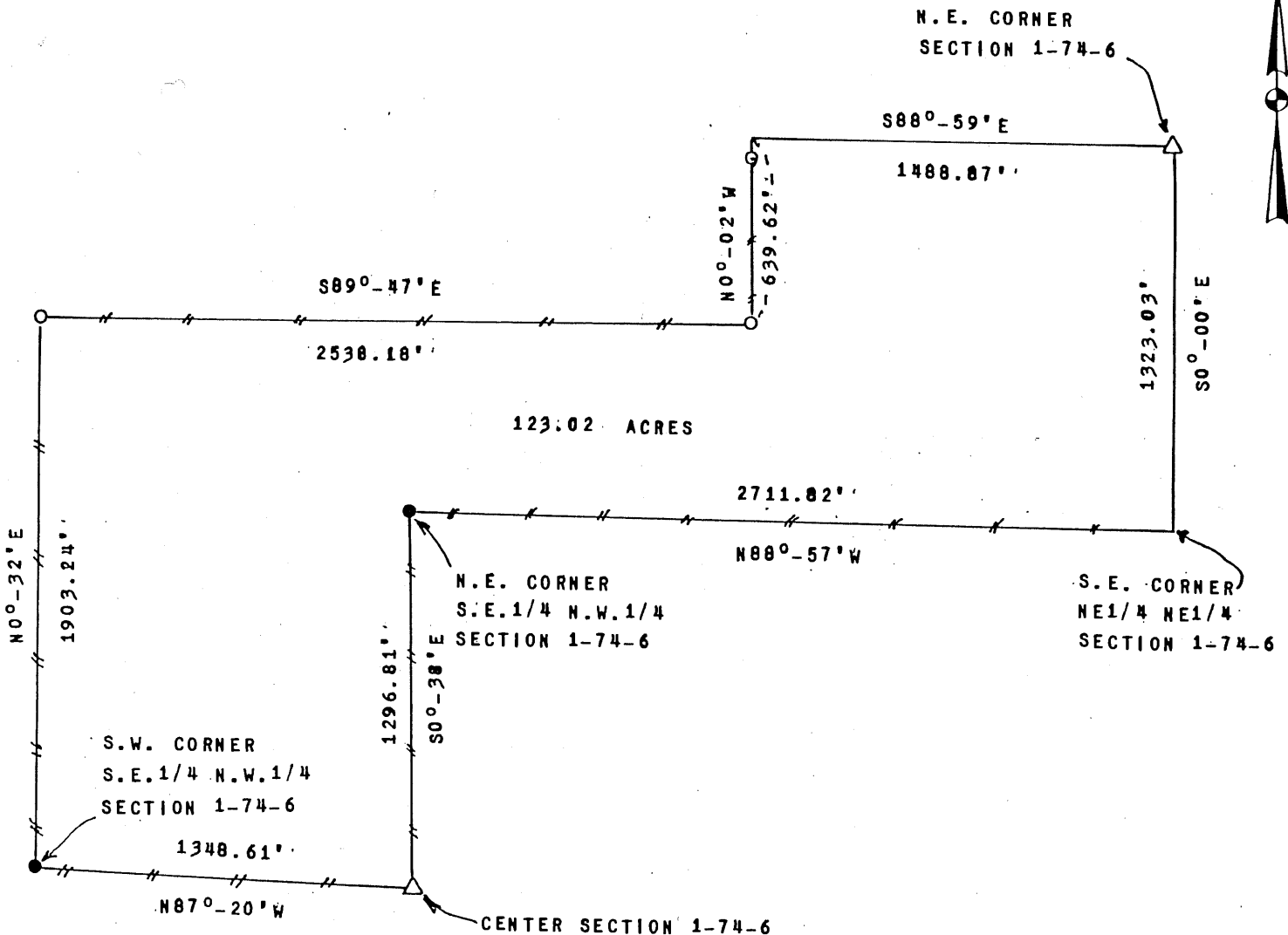
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I hereby certify that this land surveying document was prepared, and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor, under the laws of the State of Iowa.

Robert H. Lance
Iowa Professional Land Surveyor #21980
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COMMENCING AT THE N.E. CORNER OF SECTION 1 T-74N R-6W OF THE 5th P.M. WASHINGTON COUNTY, IOWA, THENCE S00°-00'E 1323.03 FEET, THENCE N88°-57'W 2711.82 FEET, THENCE S00°-38'E 1296.81 FEET, THENCE N87°-20'W 1348.61 FEET, THENCE N00°-32'E 1903.24' FEET, THENCE S89°-47'E 2538.18 FEET, THENCE N00°-02'W 639.62 FEET, THENCE S88°-59'E 1488.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 123.02 ACRES SUBJECT TO HIGHWAY EASEMENTS.

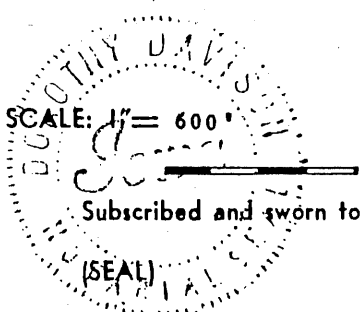


survey at request of Joe Jones

I, Robert G. Huber, a duly registered Professional Engineer & Land Surveyor, do hereby certify that the above plat is a true representation of the survey made by me in accordance with the laws of the State of Iowa on APRIL 9 19 87

Robert G. Huber, P.E. & L.S. #2996

Subscribed and sworn to before me this 9 day of APRIL 1987.



Notary Public

LEGEND

Steel Fence Post	⊗	Existing Fence	— — — — —
Pin	○	Section Corner	△
Concr. Hub	□	Corner Post	●

HUBER ENGINEERING

208 EAST MAIN STREET
WASHINGTON, IOWA 52353

PLAT OF SURVEY

INDEX LEGEND

Property Location: part E1/2 NE1/4 Section 24, Township 75 North, Range 6 West
Washington 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: Tim Roberts
Proprietor: Hilltop Acres
Survey Completed: 6 January 2025
Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Hilltop Acres.dwg

NE corner
Section 24-75-6

Note #1: corner is the center of electric transformer.
Note #2: 30' wide access easement in favor of Tract 14.

Tract 14
3.03 acres
including 0.23 acre R.O.W.

machine
shed

see note #1

N46°45'18"W
89.35'

see note #2

Tract 13
7.98 acres
including 0.29 acre R.O.W.

S47°20'38"W 130.40'

Auditor's Parcel "?", as shown, is valid for agricultural use only and meets the requirements of the Washington County Subdivision Ordinance with partial exemption, as per Section 45.05.6.

Washington County Subdivision Coordinator

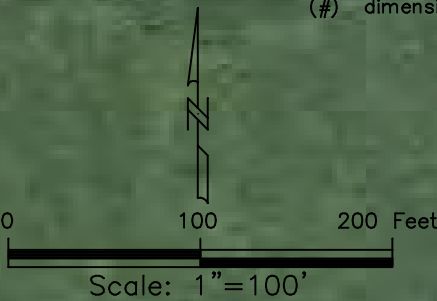
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Robert H. Lance
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E1/4 corner
Section 24-75-6