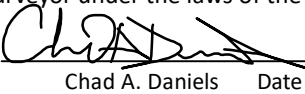


PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — Road Easement — · — · — Section line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike w/ brass washer, #17532 ■ - Found 1/2" red ir #17532 □ - Found spike & washer #17532 ◆ - Found 5/8" yellow ir #3754 BASIS OF BEARINGS IS IA RCS ZONE 8																					
INDEX LEGEND LOCATION: Part of the E 1/2 of the NE 1/4 of Section 22, and part of the NW 1/4 of the SW 1/4 of Section 23, T 77N, R 23W, Warren County, Iowa OWNER: Diamond Scientific Company 2538 SE 43rd Street, Des Moines IA 50327 SURVEY FOR: (Owner) ASSOCIATED DOCUMENTS: Warranty Deed: Book 220 Pages 31-32 PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583		DESCRIPTION - PARCEL 25-100: That part of the Southeast Quarter of the Northeast Quarter of Section 22, and the Southwest Quarter of the Northwest Quarter of Section 23, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter of Section 22; thence North 00 degrees 26 minutes 12 seconds West, 767.39 feet along the West line of said Southeast Quarter of the Northeast Quarter of Section 22; thence South 88 degrees 48 minutes 00 seconds East, 1317.76 feet to the East line of said Southeast Quarter of the Northeast Quarter of Section 22; thence South 00 degrees 17 minutes 27 seconds East, 147.21 feet along said East line to the Centerline of a Warren County road; thence South 64 degrees 17 minutes 01 seconds East, 739.25 feet along said Centerline; thence South 10 degrees 44 minutes 40 seconds West, 25.42 feet along said Centerline to the Northeast corner of Amended Parcel AD, recorded 2025-09805; thence North 87 degrees 47 minutes 56 seconds West, 1074.40 feet to the Northwest corner of said Amended Parcel AD; thence South 00 degrees 24 minutes 09 seconds East, 306.82 feet along the West line of said Amended Parcel AD to the South line of said Southeast Quarter of the Northeast Quarter of Section 22; thence North 88 degrees 48 minutes 39 seconds West, 902.41 feet to the Point of Beginning, having an area of 22.94 Acres including 0.82 Acres of Road Easement.																					
<table><tr><td colspan="4">AREA BY TRACT PARCEL 25-100:</td></tr><tr><td>TRACT:</td><td>NET (AC):</td><td>R.O.W. (AC):</td><td>TOTAL (AC):</td></tr><tr><td>SE NE 22</td><td>20.19</td><td>0.12</td><td>20.31</td></tr><tr><td>SW NW 23</td><td>1.93</td><td>0.70</td><td>2.63</td></tr><tr><td>TOTAL</td><td>22.12</td><td>0.82</td><td>22.94</td></tr></table>		AREA BY TRACT PARCEL 25-100:				TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):	SE NE 22	20.19	0.12	20.31	SW NW 23	1.93	0.70	2.63	TOTAL	22.12	0.82	22.94	LICENSED LAND SURVEYOR CHAD A. DANIELS 17532 I O W A I hereby certify that this surveying document was prepared by me 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. Signed  13 NOV 25 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2026 Page No.'s covered by this seal: 1, 2, and 3	
AREA BY TRACT PARCEL 25-100:																							
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):																				
SE NE 22	20.19	0.12	20.31																				
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TOTAL	22.12	0.82	22.94																				
PROJ. NO. 2528		DATE OF SURVEY: 13 NOVEMBER 2025																					
PAGE 1 of 3																							

DESCRIPTION - PARCEL 25-101:
That part of the Southeast Quarter of the Northeast Quarter of Section 22, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 26 minutes 12 seconds West, 767.39 feet along the West line of said Southeast Quarter of the Northeast Quarter to the Point of Beginning; thence South 88 degrees 48 minutes 00 seconds East, 1317.76 feet to the East line of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 17 minutes 27 seconds West, 531.55 feet along said East line; thence North 88 degrees 46 minutes 24 seconds West, 1319.13 feet to said West line; thence South 00 degrees 26 minutes 12 seconds East, 532.21 feet to the Point of Beginning, having an area of 16.09 Acres including 0.36 Acres of Road Easement.

DESCRIPTION - PARCEL 25-102:
That part of the East Half of the Northeast Quarter of Section 22, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the Northwest corner of said East Half of the Northeast Quarter; thence South 00 degrees 26 minutes 12 seconds East, 640.28 feet along the West line of said East Half of the Northeast Quarter to the Point of Beginning; thence South 88 degrees 46 minutes 24 seconds East, 1320.92 feet to the West line of said East Half of the Northeast Quarter; thence South 00 degrees 17 minutes 27 seconds East, 703.29 feet along said West line; thence North 88 degrees 46 minutes 24 seconds West, 1319.13 feet to said East line; thence North 00 degrees 26 minutes 12 seconds West, 703.34 feet to the Point of Beginning, having an area of 21.30 Acres including 0.55 Acres of Road Easement.

DESCRIPTION - 80 FOOT UTILITY EASEMENT:
The East 80 feet of Parcel 25-102 of the East Half of the Northeast Quarter of Section 22, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa.

This Easement is for the sole benefit of Parcel 25-103.

AREA BY TRACT PARCEL 25-102:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE NE 22	20.11	0.53	20.64
SE NE 22	0.64	0.02	0.66
TOTAL	20.75	0.55	21.30

DESCRIPTION - PARCEL 25-103:
That part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northeast corner of said Section 22; thence North 88 degrees 44 minutes 08 seconds West, 1322.57 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 26 minutes 12 seconds East, 640.28 feet along the West line of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 46 minutes 24 seconds East, 1320.92 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 17 minutes 27 seconds West, 639.37 feet to the Point of Beginning, having an area of 19.41 Acres including 0.56 Acres of Road Easement.

