



Document 2019 2306

Book 2019 Page 2306 Type 06 026 Pages 2
Date 7/29/2019 Time 10:36:23AM
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INDX
ANNO
SCAN
CHECK ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

SURVEY LEGEND

INDEX LEGEND

LOCATION: S 1/2 OF NE 1/4 OF SECTION 15
T 74N, R 28W, MADISON COUNTY, IOWA

OWNER: RANDY & JOANN K BERRY
1983 305TH ST., WINTerset IA 50273

SURVEY FOR: (OWNER)

- () - Recorded Distance/Bearing
- — — — Road Easement
- · — · — Section line
- * * — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 5/8" OCR #7995

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

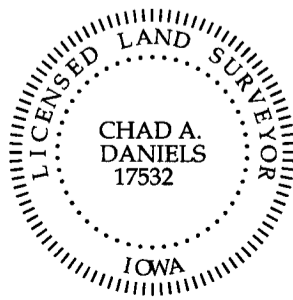
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL B:

That part of Parcel A, recorded in Book 3 Page 202, and of the South Half of the Northeast Quarter of Section 15, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter; thence North 00 degrees 13 minutes 11 seconds East, 330.54 feet along the West line of said Southeast Quarter of the Northeast Quarter to a corner of said Parcel A; thence North 21 degrees 32 minutes 26 seconds East, 55.00 feet; thence North 34 degrees 14 minutes 38 seconds East, 322.83 feet to the South line of the Northwest Quarter of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 30 minutes 07 seconds East, 456.00 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter; thence North 00 degrees 30 minutes 22 seconds East, 323.00 feet along the East line of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter; thence South 86 degrees 39 minutes 33 seconds West, 127.73 feet; thence North 85 degrees 08 minutes 44 seconds West, 312.99 feet; thence South 49 degrees 58 minutes 00 seconds West, 71.87 feet; thence South 21 degrees 47 minutes 14 seconds West, 148.78 feet; thence South 23 degrees 21 minutes 01 seconds East, 111.33 feet; thence South 03 degrees 45 minutes 04 seconds West, 90.98 feet; thence South 30 degrees 56 minutes 53 seconds West, 63.27 feet; thence North 89 degrees 52 minutes 59 seconds West, 120.52 feet; thence South 04 degrees 24 minutes 47 seconds West, 208.04 feet; thence South 88 degrees 52 minutes 24 seconds West, 377.19 feet to the West line of said Parcel A; thence South 04 degrees 39 minutes 51 seconds West, 335.32 feet to the Southwest corner of said Parcel A; thence South 89 degrees 09 minutes 43 seconds East, 422.98 feet to the Point of Beginning, having an area of 7.50 Acres including 0.39 acres of Madison County Road Easement.

| TRACT: | AREA BY TRACT: | | |
|--------------|----------------|--------------|-------------|
| | NET (AC): | R.O.W. (AC): | TOTAL (AC): |
| PCL A SW NE | 2.38 | 0.32 | 2.70 |
| SW NE | 0.50 | 0.07 | 0.57 |
| SE NE | 4.23 | 0.00 | 4.23 |
| TOTAL | 7.11 | 0.39 | 7.50 |



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 Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 7/26/19
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2

