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LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

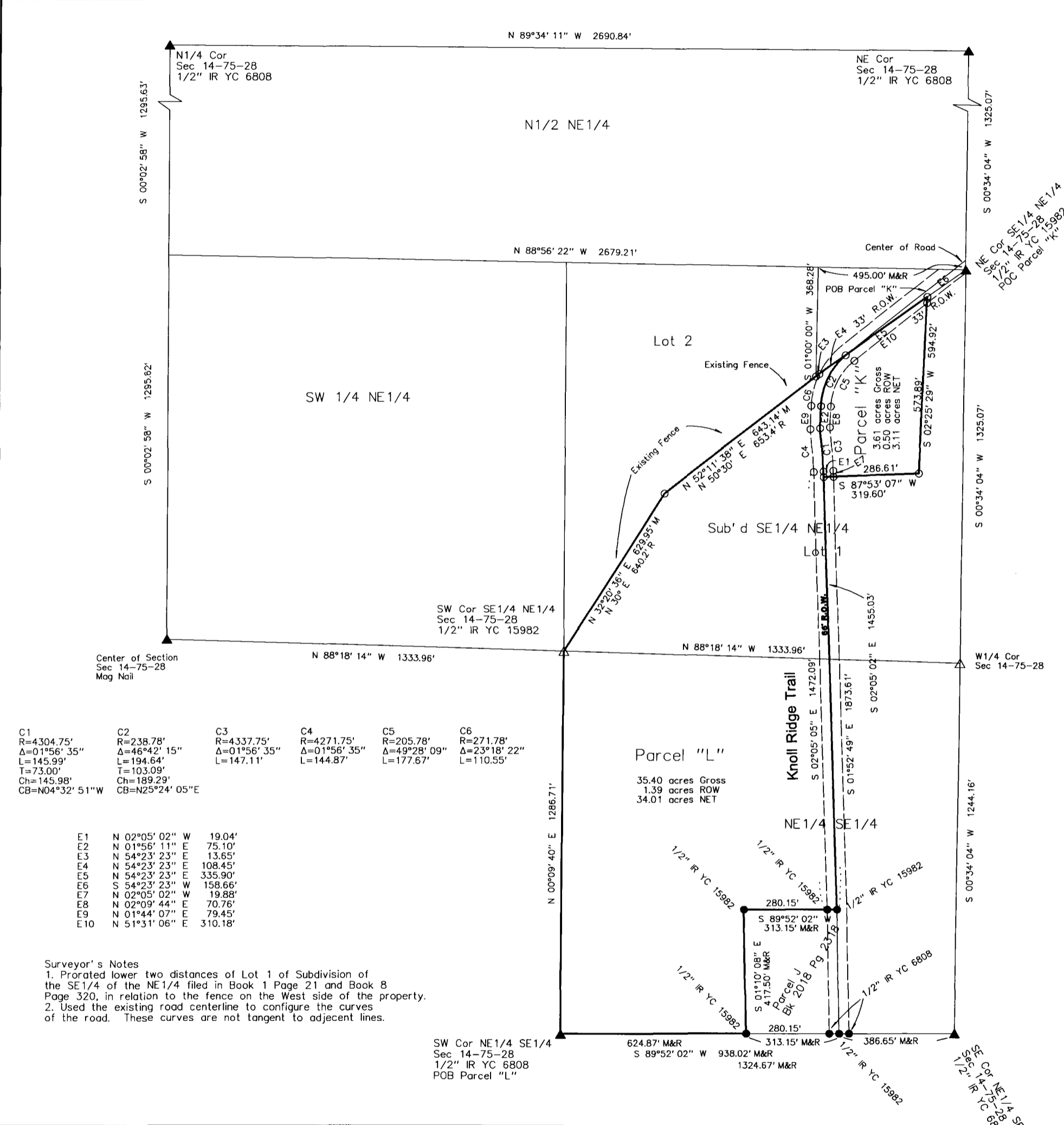
**INDEX LEGEND**

COUNTY: Madison  
 SITE ADDRESS: 2450 Knoll Ridge Trail  
 CITY: Winterset  
 SECTION: 14 TOWNSHIP: 75 RANGE: 28  
 ALIQUOT PART: NE1/4 SE1/4 & SE1/4 NE1/4  
 PARCEL DESIGNATION: Parcels "K" & "L"  
 SUBDIVISION NAME: Sub'd SE1/4 NE1/4  
 BLOCK: LOT(S): 1  
 PROPRIETOR: Billy Wayne Rhoads  
 REQUESTED BY: Bill Rhoads  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY  
 PARCELS "K" & "L"  
 OF LOT 1 OF SUB'D SE1/4 NE1/4  
 & OF THE NE1/4 OF THE SE1/4  
 SEC 14-75-28**

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*



**ABACI CONSULTING, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**  
 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

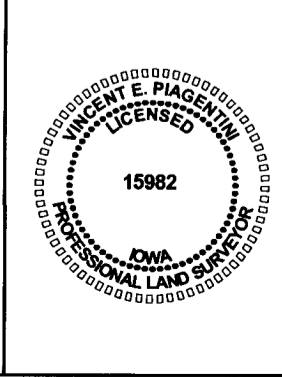
DATE OF SURVEY FIELDWORK: 11/11/19 DRAWING DATE: 11/20/19 DRAFTER: VP PROJECT NO: 19271

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

*Vincent E. Piagentini* 12/3/19  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

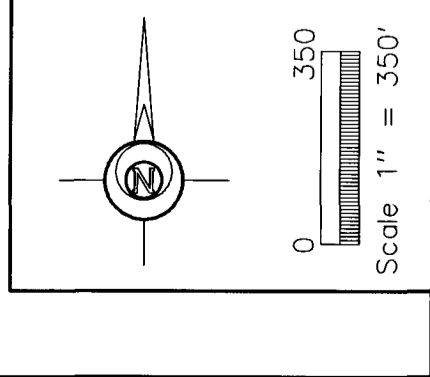
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



**SYMBOLS LEGEND:**

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- IR IRON ROD
- IP IRON PIPE



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| COUNTY: Madison<br>SITE ADDRESS: 2450 Knoll Ridge Trail<br>CITY: Winterset<br>SECTION: 14 TOWNSHIP: 75 RANGE: 28<br>ALIQUOT PART: NE1/4 SE1/4 & SE1/4 NE1/4<br>PARCEL DESIGNATION: Parcels "K" & "L"<br>SUBDIVISION NAME: Sub'd SE1/4 NE1/4<br>BLOCK: LOT(S): 1<br>PROPRIETOR: Billy Wayne Rhoads<br>REQUESTED BY: Bill Rhoads<br>SURVEYOR NAME: Vincent E. Piagentini |  |  |
| PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048   |  | *THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY* |

**Legal Description - Parcel "K"**

All that part of Lot 1 of the Subdivision of the Southeast Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown in Book 1 Page 21 and Book 8 Page 320 of the Madison County Recorder's Office, also being part of the land described in the Court Office Deed filed in Book 2018 Page 2567 of the Madison County Recorder's Office, said parcel being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 14, thence South 54°23' 23" West, a distance of 158.66 feet, to the Point of Beginning; thence South 02°25' 29" West, a distance of 594.92 feet; thence South 87°53' 07" West, a distance of 319.58 feet, to a point in the center of the existing road; thence North 02°05' 02" West, along the center of the existing road, a distance of 19.04 feet to a point on a curve; thence continuing along said center of existing road, along a curve to the left having a radius of 4,304.75 feet, a delta of 01°56' 35", an arc length of 145.99 feet, and a chord which bears North 04°32' 51" West, having a chord distance of 145.98 feet to a point in the center of the existing road; thence North 01°56' 11" East, along the existing center of the road, a distance of 75.10 feet to a point on a curve; thence continuing along the existing center of the road, along a curve to the right having a radius of 238.78 feet, a delta of 46°42' 15", an arc length of 194.64 feet, and a chord which bears North 25°24' 05" East, having a chord distance of 189.29 feet; thence North 54°23' 23" East, a distance of 335.90 feet to the Point of Beginning, and containing 3.61 acres of land, more or less, including 0.50 acres of road easement.

**Legal Description - Parcel "L"**

All that part of Lot 1 of the Subdivision of the Southeast Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown in Book 1 Page 21 and Book 8 Page 320 of the Madison County Recorder's Office and the Northeast Quarter of the Southeast Quarter of Section 14, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, also being part of the land described in the Court Office Deed filed in Book 2018 Page 2567 of the Madison County Recorder's Office, said parcel being more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 14; thence North 00°09' 40" East, a distance of 1,286.71 feet, to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 14, being also the Southwest corner of said Lot 1; thence North 32°20' 36" East, a distance of 629.95 feet; thence North 52°11' 38" East a distance of 643.14 feet; thence North 54°23' 23" East, a distance of 122.10 feet to a point on a curve, being a point in the center of the existing road; thence Southwesterly along the centerline of the existing road, along a curve to the left having a radius of 238.78 feet, a delta of 46°42' 15", an arc length of 194.64 feet, and a chord which bears South 25°24' 05" West, having a chord distance of 189.29 feet to a point on a line; thence South 01°56' 11" West, along said existing road centerline, a distance of 75.10 feet to a point on a curve; thence continuing along the existing road centerline, along a curve to the right having a radius of 4,304.75 feet, a delta of 01°56' 35", an arc length of 145.99 feet, and a chord which bears South 04°32' 51" East, having a chord distance of 145.98 feet to a point on a line; thence South 02°05' 02" East, along said existing road centerline, a distance of 1474.02 feet; thence South 89°52' 02" West, a distance of 313.15 feet; thence South 01°10' 08" East, a distance of 417.50 feet; thence South 89°52' 02" West, a distance of 624.87 feet to the Point of Beginning, and containing 35.40 acres of land, more or less, including 1.39 acres of road easement.

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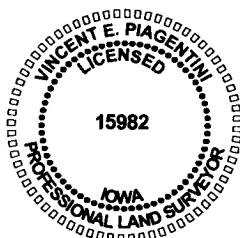
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*Vincent E. Piagentini* 12/31/19  
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982      DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

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