


INDEX LEGEND	BOUNDARY RETRACEMENT SURVEY	 Document 2019 3976 Book 2019 Page 3976 Type 06 026 Pages 3 Date 12/16/2019 Time 10:08:51AM Rec Amt \$17.00
COUNTY: Madison SITE ADDRESS: 1799 260th Street CITY: Winterset NO NEW PARCELS BEING CREATED SECTION: 20 TOWNSHIP: 75 RANGE: 28 ALIQUOT PART: SE SE, NE SE, NE SE NE NE SECTION: 17 TOWNSHIP: 75 RANGE: 28 ALIQUOT PART: NW NW SECTION: 16 TOWNSHIP: 75 RANGE: 28 ALIQUOT PART: SW SW, SW SW PROPRIETOR: James Tyler REQUESTED BY: Steve Johnson SURVEYOR NAME: Vincent E. Piagentini		INDX ANNO SCAN LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA CHEK
THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY		

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048

Legal Description

The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) and the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) EXCEPT the following-described tract: Commencing at the Northwest corner thereof and running thence East 16 chains, thence South 2.8 chains, thence South 78 1/2° West 3.32 chains, thence North 41 1/2° West 2.49 chains, thence South 70° West 2.50 chains, thence South 33° West 8.53 chains, thence South 10.25 chains to the South line of said 40 acres, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning, containing 27.27 acres of Section Twenty (20), AND the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) AND the East 6 acres of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) EXCEPT a parcel of land located in the Southeast Quarter of Section 20, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section 20, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the south line of said Section 20, South 90°00'00" West 199.18 feet; thence North 00°01'50" East 1307.22 feet to the North line of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 20; thence along said North line, South 89°25'32" West 157.56 feet; thence North 00°17'13" West 611.00 feet; thence North 89°25'32" East 357.02 feet to the East line of said Section 20; thence along said East line, South 00°17'13" East 611.00 feet to the NE Corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 20; thence continuing along said East line South 00°02'31" West 1309.22 feet to the Point of Beginning. Said parcel of land contains 10.993 acres, including 0.564 acres of county road right-of-way, all in Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

The Southwest Quarter of the Southwest Quarter (S1/4 SW1/4) and all that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) lying South and West of the Middle River (containing about 9 acres) of Section Sixteen (16), and a tract of land commencing 23 rods South of the Northwest corner of Section Twenty-one (21) and running thence North to said Northwest corner, thence East 25 rods, thence Southwesterly in a straight line to the point of beginning; all in Township Seventy-five (75) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

A tract of land located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20), township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.993 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990, in the Office of the Recorder of Madison County, Iowa.

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

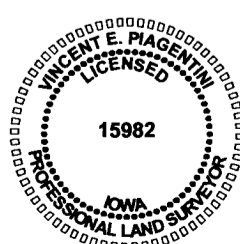
DATE OF SURVEY FIELDWORK: 6/13/19 DRAWING DATE: 7/22/19 DRAFTER: VP PROJECT NO: 19141

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.

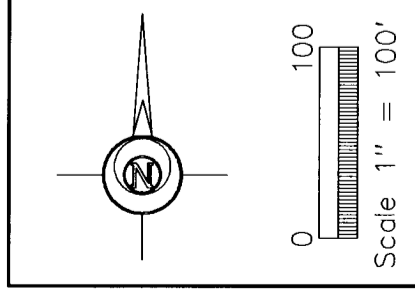

 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) 3 PAGES



- 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



NW Cor
SE 1/4 NE 1/4
Sec 20-75-28

N 05°40' 1
North 10.2'

Follows Remnants
of Old Fence

MATCH LINE

264.00' (M)
4 Chains (R)

S 89°13' 56" E 1304.30'

NE Cor
SE 1/4 NE 1/4
Sec 20-75-28

N 00°52' 20" E 1317.09'

SE 1/4 NE 1/4
Sec 20-75-28

39.54 acres

N 00°22' 36" E 1312.99'

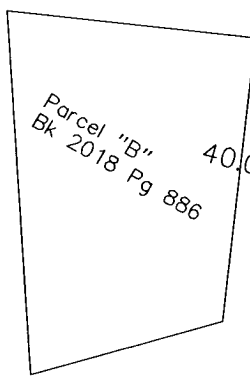
NW Cor
NE 1/4 SE 1/4
Sec 20-75-28

S 89°24' 43" E 1315.67'

NE Cor
NE 1/4 SE 1/4
Sec 20-75-28

N 00°55' 46" E 1324.25'

NE 1/4 SE 1/4
Sec 20-75-28



Parcel "B"
Bk 2018 Pg 886
40.01 acres

1/2" IR
YC 5041

1/2" IR
YC 5041

617.40' M 611.00' R

Farm Plot
Bk 2 Pg 197

1/2" IR YC 5041
0.5' North of Sec Line

358.72' M 357.02' R

702.11'

S 00°23' 58" W 1312.99'

NW Cor
SE 1/4 SE 1/4
Sec 20-75-28

N 89°53' 50" W 1327.93'

NE Cor
SE 1/4 SE 1/4
Sec 20-75-28
1/2" IR YC 5041

1/2" IR YC 5041
0.3' North of Sec Line

5.99 acres Gross
0.56 acres ROW
5.43 acres NET

SE 1/4 SE 1/4
Sec 20-75-28

N 00°46' 14" E 1308.93' (M) 1307.22' (R)

S 00°47' 14" W 1308.65' (M) 1309.22' (R)

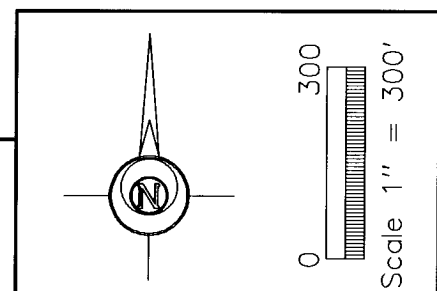
S 1/4 Corner
Sec 20-75-28
1" IR

1/2" IR YC 5041
0.4' East of Line

SE Cor
Sec 20-75-28
1/2" IR
Alum Cop 7044

N 89°58' 48" W 2619.65'

260th Street



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SHEET 2 OF 3

