

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 2255 152nd Street
 CITY: Winterset
 SECTION: 31 TOWNSHIP: 77 RANGE: 27
 ALIQUOT PART: SW1/4 NE1/4
 PARCEL DESIGNATION: Parcel "D"
 PROPRIETOR: Cody & Jessica Frank
 REQUESTED BY: Cody Frank
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
 PARCEL "D" IN THE SW1/4 NE1/4
 SECTION 31-T77N-R27W



Document 2020 1162
 Book 2020 Page 1162 Type 06 026 Pages 1
 Date 4/06/2020 Time 10:22:44AM
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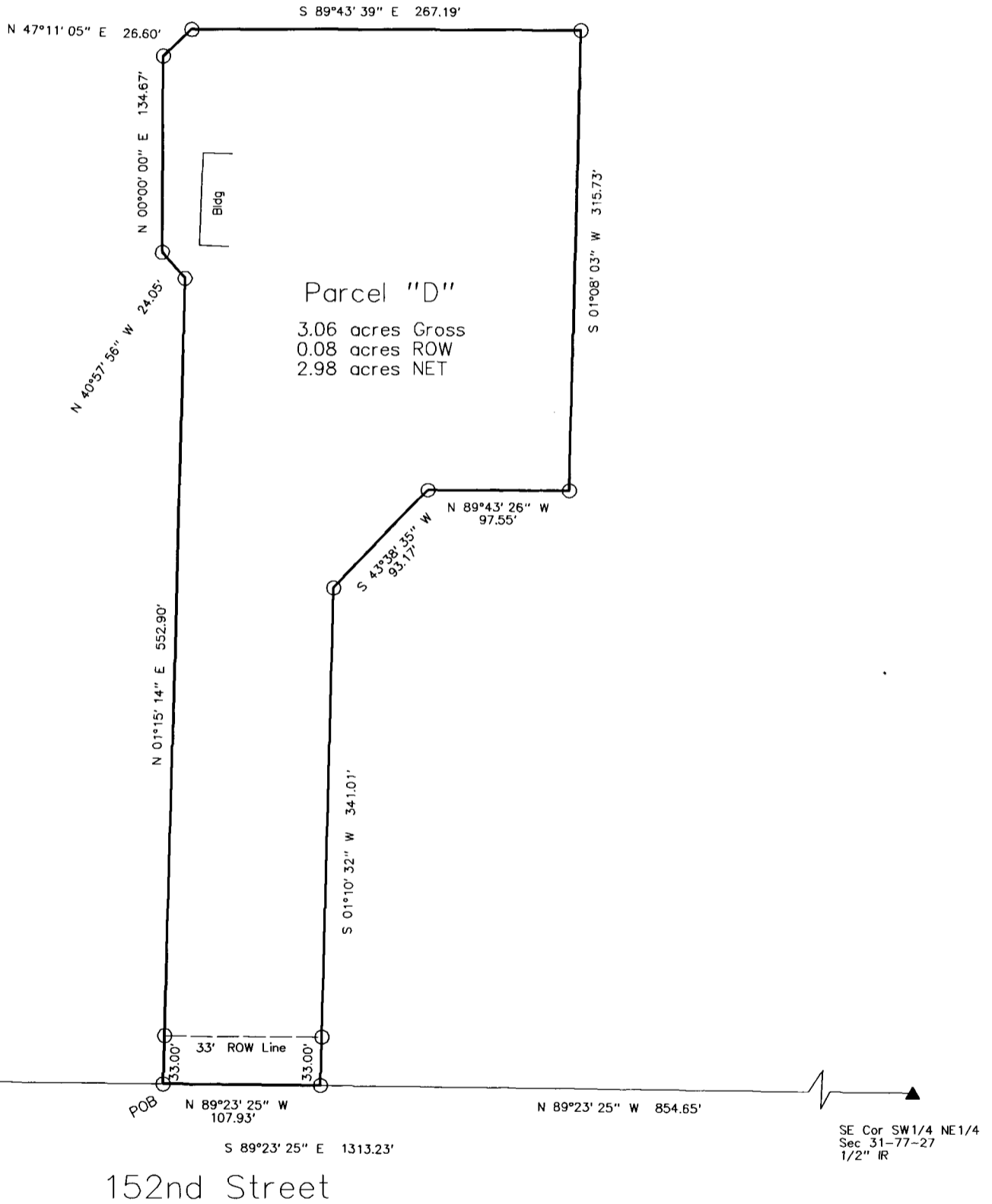
LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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 "D"

All that part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 31, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Center of said Section 31, thence South 89°23' 25" East, along the South line of the SW1/4 of the NE1/4 of said Section 31, a distance of 350.65 feet, to the Point of Beginning; thence North 01°15' 14" East, a distance of 552.90 feet; thence North 40°57' 56" West, a distance of 24.05 feet; thence North 00°00' 00" East, a distance of 134.67 feet; thence North 47°11' 05" East, a distance of 26.60 feet; thence South 89°43' 39" East, a distance of 267.19 feet; thence South 01°08' 03" West, a distance of 315.73 feet; thence North 89°43' 26" West, a distance of 97.55 feet; thence South 43°38' 35" West, a distance of 93.17 feet; thence South 01°10' 32" West, a distance of 341.01 feet, to a point on the South line of the SW1/4 of the NE1/4 of said Section 31; thence North 89°23' 25" West, along said South line of the SW1/4 of the NE1/4 of Section 31, a distance of 107.93 feet to the Point of Beginning, and containing 3.06 acres of land, more or less, including 0.08 acres of road easement.



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

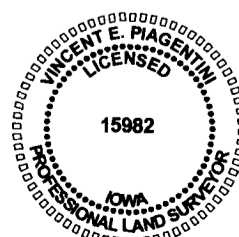
DATE OF SURVEY FIELDWORK: 3/26/2020 DRAWING DATE: 4/2/2020 DRAFTER: VP PROJECT NO: 20142

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 4/3/2020
 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

