II DENG 1884 BUNI SULU BIRK 1811 BUNI BUNI BUNI SUBI BANI BANI BIRK BUNI BANI BANI BER 1881 INDEX LEGEND **PLAT OF SURVEY** PARCEL "B" OF COUNTY: Madison SITE ADDRESS: 307 S West Street Document 2020 1647 **LOTS 6,7 & 108 BLOCK 11** Book 2020 Page 1647 Type 06 026 Pages 1 Date 5/14/2020 Time 10:32:40AM CITY: Macksburg
SECTION: 16 TOWNSHIP: 74 RALIQUOT PART: NE1/4 NE1/4
PARCEL DESIGNATION: Parcel "B" **MACK'S ADDITION TO** RANGE: 29 MACKSBURG & INDX PART OF NE1/4 NE1/4 Rec Amt \$7.00 **SEC 16-74-29 ANNO** SUBDIVISION NAME: Macks Addition **SCAN** BLOCK: 11 LOT(S): 6,7,& 108 PROPRIETOR: Georena Breckenridge LISA SMITH, COUNTY RECORDER CHEK REQUESTED BY: Georgena Beackenridge MADISON COUNTY 10WA 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 "B" All that part of Lots 6, 7 and 108 of Block 11 in Mack's Addition to Macksburg, Madison County, lowa, and part of the Northeast NE Cor Sec 16-74-29 PK Nail Quarter of the Northeast Quarter of Section 16, Township 74 North, Range 29 West of the 5th P.M., Madison County, lowa, 00°09' 23" 2.00' M&R more particularly described as follows: more particularly described as follows:

Commencing at the Northeast corner of Lot 6 Block 11 of Mack's Addition to Macksburg, thence South 00°08'57" East, along the East line of said Lot 6, a distance of 83.07 feet, to the Point of Beginning; thence continuing along said East line of lot 6, South 00°08'57" East, a distance of 8.71 feet, to the Northwest corner of Lot 108 Block 11 in Mack's Addition to Macksburg; thence North 89°34'30" East, along the North line of said Lot 108, a distance of 22.09 feet; thence South 00°09'07" East, a distance of 2.50 feet; thence North 89°34'30" East, a distance of 76.00 feet; thence South 00°09'14" East, a distance of 67.50 feet; thence South 89°34'30" West, a distance of 10.00 feet; thence South 00°09'14" East, a distance of 189.18 feet, to a point in an existing fence; thence South 89°43'45" S 89°53' 02" W 281.25' M&R N 89°56′ 35″ W 212.75′ M&R N 89°53' 02" I 110.01 306.00 West, along said existing fence, a distance of 181.53 feet, to a corner post; thence North 25°07'01" East, a distance of 136.26 feet; thence North 01°31'42" 15 86 East, a distance of 144.69 feet; thence North 89°51'03" East, a distance of 12 16 17 ᄧ 22 24 88 87 5 20 21 N 00°1 31.03 feet, to the Point of Beginning, and containing 36,046 square feet or ĕ ۲ŏ ۲o ۲ò ۲ŏ Гot ř ۲ŏ 105 ř ۲o ľ Ę ř Lot Lot ۲ŏ ⋛ 0.828 acres of land, more or less. Я. О. 'n LINE TABLE 49. D S 00°08' 57" E N 89°34' 30" E S 00°09' 07" E N 89°34' 30" E S 00°09' 14" E S 89°34' 30" W N 89°51' 03" E Lot 96 101 Lot 97 103 102 104 Lot 98 Lot 173.97' M Ę Lot ř Lot 99 Lot 100 Street **CORNER LABEL** Church Street 56' R.O.W. 5/8" IR YC 7995 1/2" IR YC 6808 1/2" IR YC 13427 5/8" IR 1/2" IR (U) Str С 283.71' M 284.00' R N 89°25' 39" Lot 1 Lot 104 ast EXISTING FENCE CORNER Lot 7 S Lot 105 Lot 8 ř (1) ш Lot 106 Lot 10 Lot 9 S 00°08′|57″ E 113.72′ M |114.0′ Lot 12 \geq Lot 107 11 \mathcal{O} ,80 Bloc Port of Lot 108 3.5' 00,00 2 (Lot 2 Lot 7 DETAIL 3' 14" W 190.42' R Lot 3 Lot 6 Parcel "B" Church Street NE Cor Lot 6 POC 36046 sq ft 00°09' Lot 4 Lot 5 88.08' C 88' R 25.02.01.. z ရွိ Lot 104 Street Lot 7 School Street Lot 105 ŗ \$ 89°50' 24" W 306.00' EXISTING FENCE S 00°08' 57" 113.72' M 114. Lot 106 S 89°43' 45" W 181.53' M 175.5' R 252.86' M_257' R S S POB Lot 1 t Cor Lot 107 V & & 66.00' 250 8/6 Lot 2 \mathcal{O} , 6 3.5' Part of Lot 108 SE Cor Lot 6 88.09' C 88' R FENCE 1, Lot 3 Lot 4 'n EXISTING 296, 298.14' M EXISTING 256.92' M 257' R NOT TO SCALE 488.02' M 482' R EXISTING FENCE ABACI CONSULTING, INC. **CIVIL ENGINEERING - LAND SURVEYING** SE Cor NE1/4 NE1/4 Sec 16-74-29 PK Nail 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048 DATE OF SURVEY FIELDWORK: 4/27/2020 DRAWING DATE: 4/30/2020 DRAFTER: VP PROJECT NO: 20179 SYMBOLS LEGEND: I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS RECORDED DISTANCE MEASURED DISTANCE PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT 100 NT E. PIAGEOO CALCULATED DISTANCE
CORNER MONUMENT FOUND
SET 1/2" IR YC 15982
UNLESS NOTED I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR -11 UNDER THE LAWS OF THE STATE OF IOWA 0 UNLESS NOTED
SECTION CORNER FOUND
SECTION CORNER SET
1/2" IR YC 15982
UNLESS NOTED
POINT OF BEGINNING
POINT OF COMMENCEMENT
YELLOW CAP lack11/2020 15982 Δ VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 Ψ S POB MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020. POC YC ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED IRON ROD HERE)_ IRON PIPE