

INDEX LEGEND

COUNTY: Madison  
 SITE ADDRESS: 307 S West Street  
 CITY: Macksburg  
 SECTION: 16 TOWNSHIP: 74 RANGE: 29  
 ALIQUOT PART: NE1/4 NE1/4  
 PARCEL DESIGNATION: Parcel "B"  
 SUBDIVISION NAME: Macks Addition  
 BLOCK: 11 LOT(S): 6,7,& 108  
 PROPRIETOR: Georena Breckenridge  
 REQUESTED BY: Georena Beackenridge  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY  
 PARCEL "B" OF  
 LOTS 6,7 & 108 BLOCK 11  
 MACK'S ADDITION TO  
 MACKSBURG &  
 PART OF NE1/4 NE1/4  
 SEC 16-74-29**



Document 2020 1647

Book 2020 Page 1647 Type 06 026 Pages 1  
 Date 5/14/2020 Time 10:32:40AM  
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INDX  
 ANNO  
 SCAN  
 CHEK

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 "B"**

All that part of Lots 6, 7 and 108 of Block 11 in Mack's Addition to Macksburg, Madison County, Iowa, and part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

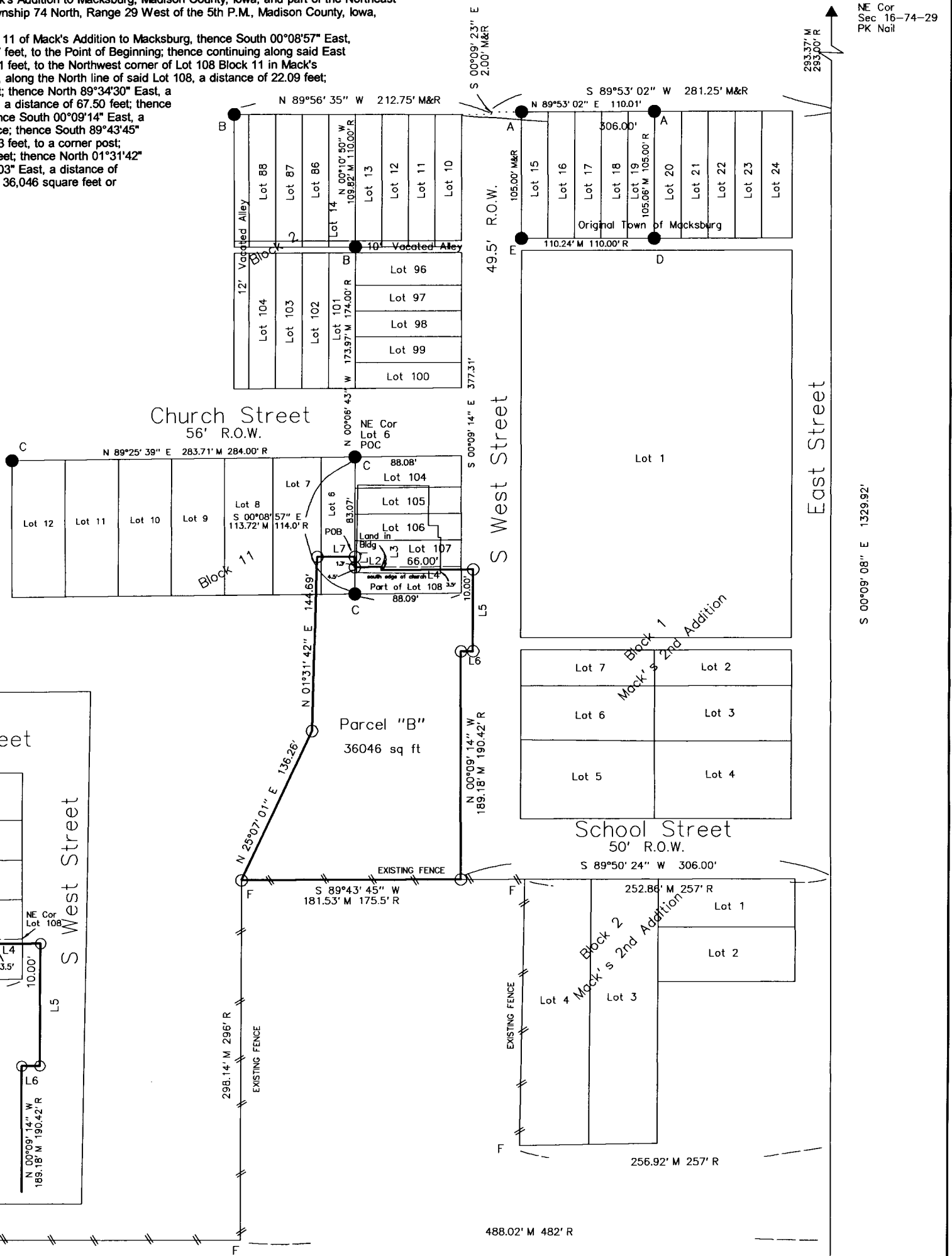
Commencing at the Northeast corner of Lot 6 Block 11 of Mack's Addition to Macksburg, thence South 00°08'57" East, along the East line of said Lot 6, a distance of 83.07 feet, to the Point of Beginning; thence continuing along said East line of lot 6, South 00°08'57" East, a distance of 8.71 feet, to 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" 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" East, a distance of 144.69 feet; thence North 89°51'03" East, a distance of 31.03 feet, to the Point of Beginning, and containing 36,046 square feet or 0.828 acres of land, more or less.

**LINE TABLE**

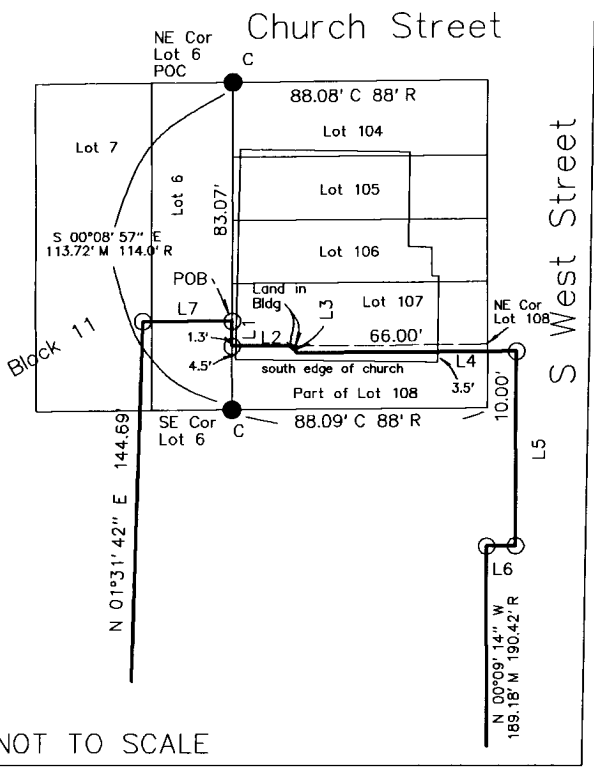
|    |                |        |
|----|----------------|--------|
| L1 | S 00°08' 57" E | 8.71'  |
| L2 | N 89°34' 30" E | 22.09' |
| L3 | S 00°09' 07" E | 2.50'  |
| L4 | N 89°34' 30" E | 76.00' |
| L5 | S 00°09' 14" E | 67.50' |
| L6 | S 89°34' 30" W | 10.00' |
| L7 | N 89°51' 03" E | 31.03' |

**CORNER LABEL**

|   |                       |
|---|-----------------------|
| A | 5/8" IR YC 7995       |
| B | 1/2" IR YC 6808       |
| C | 1/2" IR YC 13427      |
| D | 5/8" IR               |
| E | 1/2" IR               |
| F | EXISTING FENCE CORNER |



**DETAIL**



NOT TO SCALE

**ABACI CONSULTING, INC.**

**CIVIL ENGINEERING - LAND SURVEYING**

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

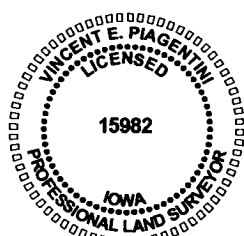
DATE OF SURVEY FIELDWORK: 4/27/2020 DRAWING DATE: 4/30/2020 DRAFTER: VP PROJECT NO: 20179

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* 5/11/2020  
 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

