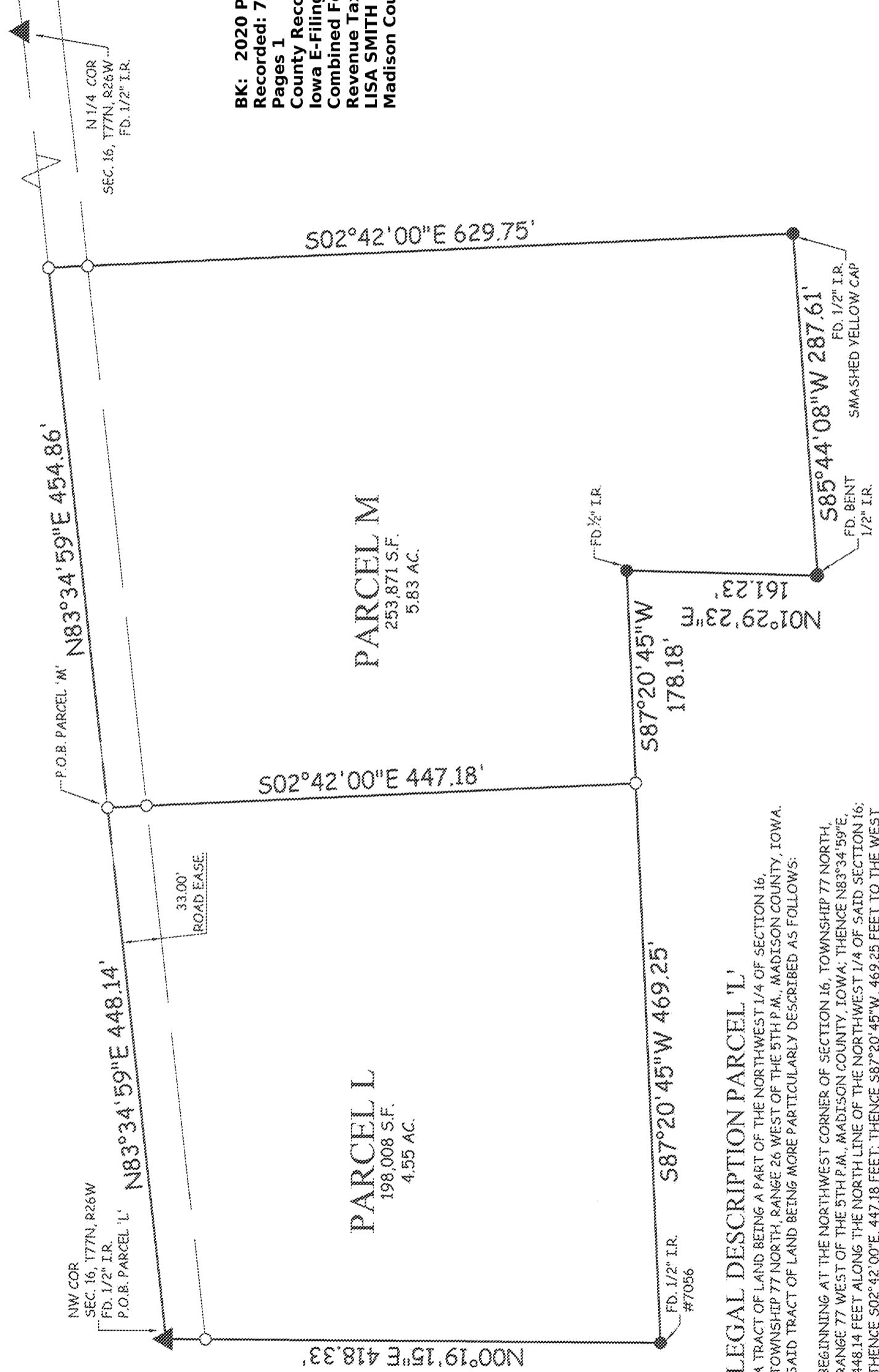


PLAT OF SURVEY

PREPARED FOR:
GARRETT SHETTERLY

BK: 2020 PG: 2765
Recorded: 7/30/2020 at 2:47:34.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



INDEX LEGEND
LOCATION: NW 1/4 SEC. 16-77-26
REQUESTOR: GARRETT SHETTERLY
PROPRIETOR: BOUGHTON, JUDITH FAYE
SURVEYOR: KEVEN J. CRAWFORD
COMPANY: COOPER CRAWFORD & ASSOCIATES
475 S 50th ST., STE. 800,
WDM, IA 50265
RETURN TO: KEVEN J. CRAWFORD

LEGAL DESCRIPTION PARCEL 'L'

A TRACT OF LAND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE N83°34'59"E, 448.14 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S02°42'00"E, 447.18 FEET; THENCE S87°20'45"W, 469.25 FEET TO THE WEST LINE OF NORTHWEST 1/4 OF SAID SECTION 16; THENCE N00°19'15"E, 418.33 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SECTION 16 AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.55 ACRES MORE OR LESS, INCLUDING 0.34 ACRES ROAD EASEMENT.
SAID TRACT OF LAND BEING SUBJECT ALL EASEMENTS OF RECORD.

LICENSED PROFESSIONAL LAND SURVEYOR

KEVEN J. CRAWFORD
13156

I O W A

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

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2030

THIS SHEET ONLY

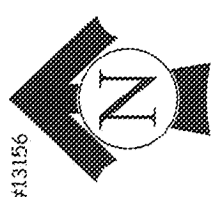
LEGAL DESCRIPTION PARCEL 'M'

A TRACT OF LAND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE N83°34'59"E, 448.14 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, TO THE POINT OF BEGINNING; THENCE CONTINUING N83°34'59"E, 454.86 ALONG SAID NORTH LINE; THENCE S02°42'00"E, 629.75 FEET; THENCE S85°44'08"W, 287.61 FEET; THENCE N01°29'23"E, 161.23 FEET; THENCE S87°20'45"W, 178.18 FEET; THENCE N02°42'00"W, 447.18 FEET TO THE NORTH LINE OF NORTHWEST 1/4 OF SAID SECTION 16, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.83 ACRES MORE OR LESS, INCLUDING 0.34 ACRES OF ROAD EASEMENT.
SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER AS NOTED
- SET CORNER 5/8" IR W/ YELLOW CAP #13156
- IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT



COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th Street, Suite 800, West Des Moines, IA, 50265
Phone: (515) 224-1344 Fax: (515) 224-1345

0 50 100
SCALE: 1"=100'
DATE: 7-30-2020
JOB NUMBER
CC
2304