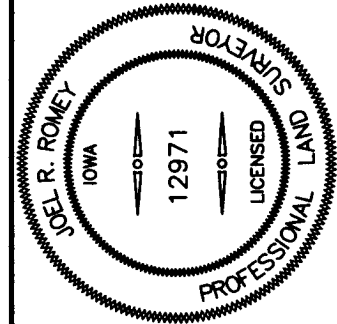


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 Rec Amt \$7.00

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA



PN:20042

PAGE 1 OF 1

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2021

SIGNED: Joel R. Romey DATE: 07/29/20
 JOEL R. ROMEY P.L.S. 12971

Raccoon Valley Land Surveying
 33235 L Avenue Adel Iowa 50003 515.493.8317

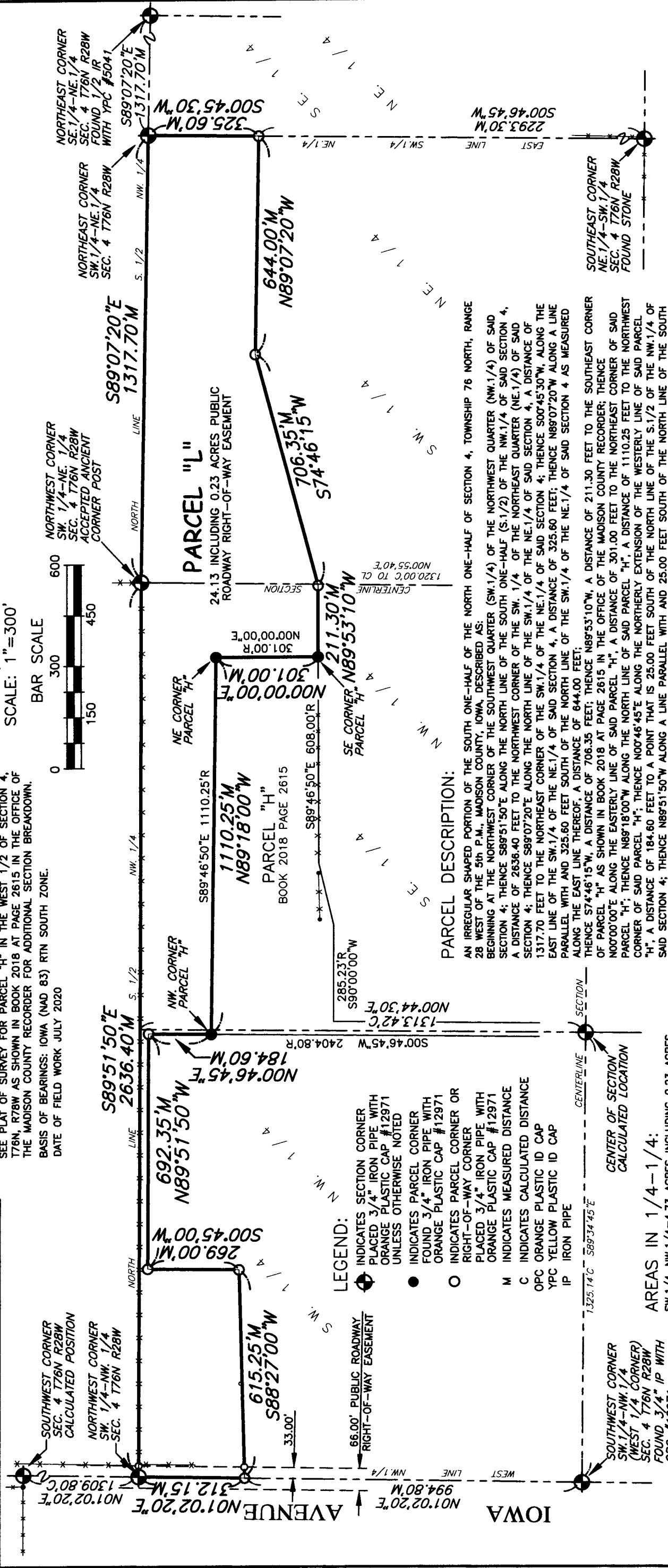
PLAT OF SURVEY

PART S.1/2-N.1/2

SEC. 4 T76N R28W

NOTES:
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OF RECORD. SEE PLAT OF SURVEY FOR PARCEL "H" IN THE WEST 1/2 OF SECTION 4, T76N, R28W AS SHOWN IN BOOK 2018 AT PAGE 2615 IN THE OFFICE OF THE MADISON COUNTY RECORDER FOR ADDITIONAL SECTION BREAKDOWN. BASIS OF BEARINGS: IOWA (NAD 83) RTN SOUTH ZONE. DATE OF FIELD WORK JULY 2020

INDEX LEGEND
 S. 1/2-N. 1/2 SEC. 4 T76N R28W
 MADISON COUNTY IOWA
 REQUESTOR: DEBRA KASAP
 PROPRIETOR: BEVERLY J. REINHART REVOCABLE TRUST
 P.O. BOX 326 EARLHAM IOWA 50072
 SURVEYOR: JOEL R. ROMEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 RETURN TO: 33235 L AVENUE ADEL IOWA 50003
 PHONE: 515.493.8317



LEGEND:
 ● INDICATES SECTION CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
 ● INDICATES PARCEL CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 ○ INDICATES PARCEL CORNER OR RIGHT-OF-WAY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 M INDICATES MEASURED DISTANCE
 C INDICATES CALCULATED DISTANCE
 OPC ORANGE PLASTIC ID CAP
 YPC YELLOW PLASTIC ID CAP
 IP IRON PIPE

AREAS IN 1/4-1/4:
 SW.1/4-NW.1/4=4.73 ACRES INCLUDING 0.23 ACRES FOR PUBLIC ROADWAY RIGHT-OF-WAY EASEMENT
 SE.1/4-NW.1/4=8.40 ACRES
 SW.1/4-NE.1/4=11.36 ACRES

PARCEL DESCRIPTION:
 AN IRREGULAR SHAPED PORTION OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 4, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF THE NORTHWEST QUARTER (NW.1/4) OF SAID SECTION 4; THENCE S89°51'50"E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S.1/2) OF THE NW.1/4 OF SAID SECTION 4, A DISTANCE OF 2636.40 FEET TO THE NORTHWEST CORNER OF THE SW. 1/4 OF THE NORTHWEST QUARTER (NE.1/4) OF SAID SECTION 4; THENCE S89°07'20"E ALONG THE NORTH LINE OF THE SW.1/4 OF THE NE.1/4 OF SAID SECTION 4, A DISTANCE OF 1317.70 FEET TO THE NORTHEAST CORNER OF THE SW.1/4 OF THE NE.1/4 OF SAID SECTION 4; THENCE S00°45'30"W ALONG THE EAST LINE OF THE SW.1/4 OF THE NE.1/4 OF SAID SECTION 4, A DISTANCE OF 325.60 FEET; THENCE N89°07'20"W ALONG A LINE PARALLEL WITH AND 325.60 FEET SOUTH OF THE NORTH LINE OF THE SW.1/4 OF THE NE.1/4 OF SAID SECTION 4 AS MEASURED ALONG THE EAST LINE THEREOF, A DISTANCE OF 644.00 FEET; THENCE N89°53'10"W, A DISTANCE OF 211.30 FEET TO THE SOUTHEAST CORNER OF PARCEL "H" AS SHOWN IN BOOK 2018 AT PAGE 2615 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N00°00'00"E ALONG THE EASTERLY LINE OF SAID PARCEL "H", A DISTANCE OF 301.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "H"; THENCE N89°18'00"W ALONG THE NORTH LINE OF SAID PARCEL "H", A DISTANCE OF 1110.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "H"; THENCE N00°46'45"E ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID PARCEL "H", A DISTANCE OF 184.60 FEET TO A POINT THAT IS 25.00 FEET SOUTH OF THE NORTH LINE OF THE NW.1/4 OF SAID SECTION 4; THENCE N89°51'50"W ALONG A LINE PARALLEL WITH AND 25.00 FEET SOUTH OF THE SOUTH ONE-HALF OF THE NW.1/4 OF SAID SECTION 4, A DISTANCE OF 692.35 FEET; THENCE S00°45'00"W, A DISTANCE OF 269.00 FEET; THENCE S88°27'00"W, A DISTANCE OF 615.25 FEET TO THE WEST LINE OF THE SW.1/4 OF SAID SECTION 4; THENCE N01°02'20"E ALONG THE WEST LINE OF THE SW.1/4 OF SAID SECTION 4, A DISTANCE OF 312.15 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=300'
BAR SCALE
 0 150 300 450 600

INDEX LEGEND
 S. 1/2-N. 1/2 SEC. 4 T76N R28W
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