



Document 2020 2891

Book 2020 Page 2891 Type 06 026 Pages 1  
 Date 8/10/2020 Time 11:41:49AM  
 Rec Amt \$7.00

INDX  
 ANNO  
 SCAN  
 CHEK

COUNTY: Madison  
 PARCEL DESIGNATION: Parcel "C"  
 SECTION: 20 TOWNSHIP: 75 RANGE: 27  
 ALIQUOT PART: NW1/4 SE1/4  
 SITE ADDRESS: 2362 255th Street  
 CITY: Peru  
 PROPRIETOR: John Rehard  
 REQUESTED BY: Tom Bradley  
 SURVEYOR NAME: Vincent E. Piagentini

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

**ABACI CONSULTING, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**

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

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

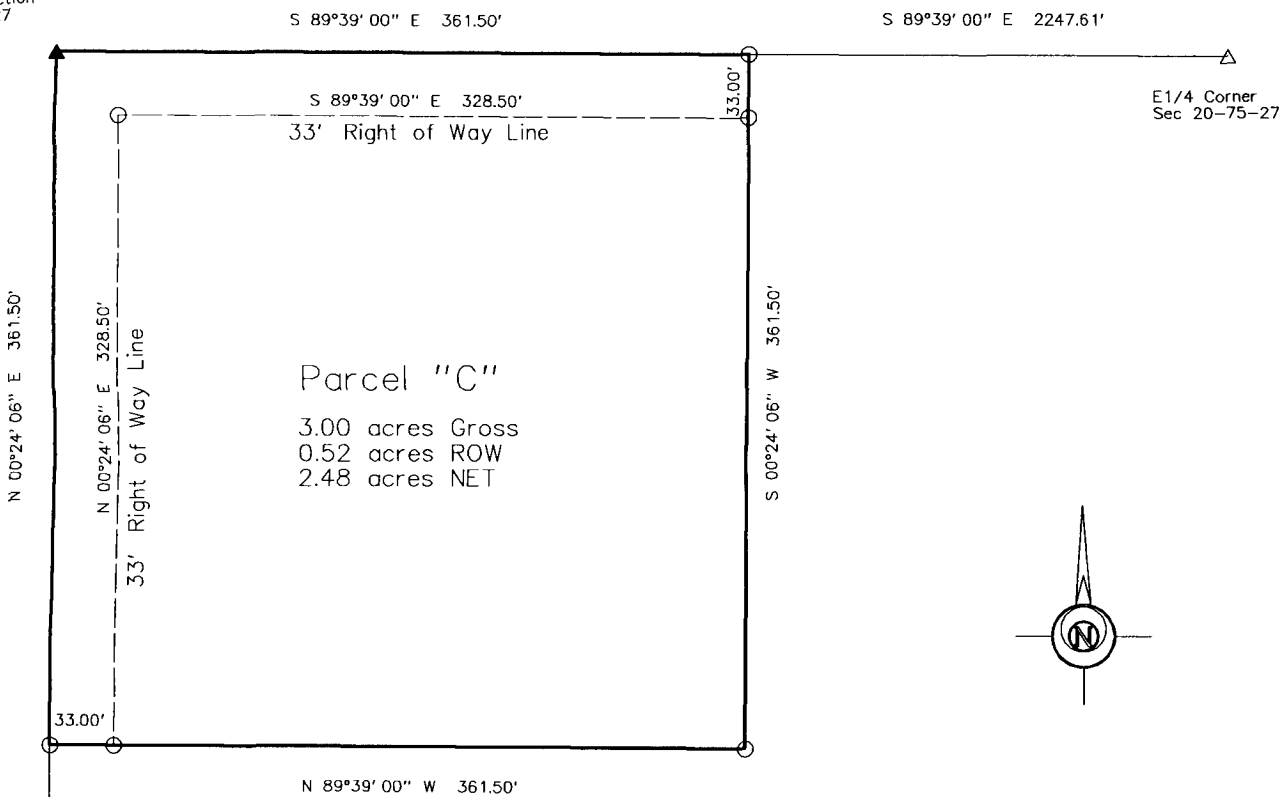
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE. 800, GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY**  
**PARCEL "C" OF THE NW1/4 OF THE SE 1/4**  
**OF SEC 20-T75N-R27W**

255th Street

Center of Section  
 Sec 20-75-27  
 1/2" IR  
 YC 6808  
 POB

Norwood Avenue

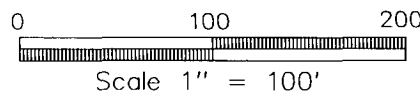


Parcel "C"  
 3.00 acres Gross  
 0.52 acres ROW  
 2.48 acres NET

**Legal Description - Parcel "C"**  
 All that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 20, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the Center of said Section 20, thence South 89°39'00" East, along the North line of the NW1/4 of the SE1/4 of said Section 20, a distance of 361.50 feet; thence South 00°24'06" West, a distance of 361.50 feet; thence North 89°39'00" West, a distance of 361.50 feet, to a point on the West line of the NW1/4 of the SE1/4 of said Section 20; thence North 00°24'06" East, along the West line of the NW1/4 of the SE1/4 of said Section 20, a distance of 361.50 feet to the Point of Beginning, and containing 3.00 acres of land, more or less, including 0.52 acres of road easement.

N 00°24'06" E 2284.99'

S1/4 Corner  
 Sec 20-75-27  
 1/2" IR Smashed OC

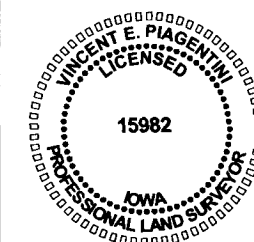


DATE OF SURVEY FIELDWORK: 7/28/20 DRAWING DATE: 8/6/20 DRAFTER: VP PROJECT NO: 20296

**SYMBOLS LEGEND:**

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.

REVISION DATE:



- 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
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 8/6/2020

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)