

INDEX LEGEND

COUNTY: Madison
SITE ADDRESS: Knoll Ridge Trail
CITY: Winterset
SECTION: 13 & 14 TOWNSHIP: 75 RANGE: 28
ALIQUOT PART: NE1/4 of SE1/4 (14),
N1/2 SW1/4 & S1/2 NW1/4 (13)
PARCEL DESIGNATION: Parcels "J" & "K"
PROPRIETOR: Billy Wayne Rhoads
REQUESTED BY: Bill Rhoads
SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
PARCELS "J" & "K"
IN NE 1/4 OF SE 1/4
IN SECTION 14
& N1/2 OF SW1/4, S1/2 OF NW1/4
IN SECTION 13
TOWNSHIP 75 NORTH, RANGE 28 WEST



Document 2020 3365

Book 2020 Page 3365 Type 06 026 Pages 2
Date 9/08/2020 Time 11:46:26AM
Rec Amt \$12.00

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\*

Parcel "J"
All that part of the South Half (S1/2) of the Northwest Quarter (NW1/4) and the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 13, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Center of said Section 13, thence North 89°39'23" West, along the North line of the SW1/4 of said Section 13, a distance of 655.14 feet, to the Point of Beginning; thence South 17°04'55" East, a distance of 210.32 feet; thence South 05°49'33" East, a distance of 407.23 feet; thence North 67°37'13" West, a distance of 762.94 feet; thence North 79°50'59" West, a distance of 397.35 feet; thence North 52°54'11" West, a distance of 99.35 feet; thence North 28°51'46" East, a distance of 1,719.50 feet, to a point on the North line of the Southeast Quarter of the NW1/4 of said Section 13; thence South 89°25'40" East, along said North line, a distance of 260.00 feet; thence South 00°45'06" West, a distance of 1,317.68 feet to the Point of Beginning, and containing 28.27 acres of land, more or less.

Legal Description - Parcel "K"
All that part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the of the Southwest Quarter (SW1/4) of Section 13 AND the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 14, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Center of said Section 13, thence South 00°05'22" East, along the East line of the NE1/4 of the SW1/4 of said Section 13, a distance of 1,320.52 feet, to the SE Corner of the NE1/4 of the SW1/4 of said Section 13; thence North 87°11'33" West, along the South line of the NE1/4 of the SW1/4 of said Section 13, a distance of 1,311.92 feet, to the SW Corner of the NE1/4 of the SW1/4 of said Section 13; thence North 88°47'40" West, along the South line of the NW1/4 of the SW1/4 of said Section 13, a distance of 1,324.83 feet, to the SE Corner of the NE1/4 of the SE1/4 of said Section 14; thence South 89°53'35" West, along the South line of the NE1/4 of the SE1/4 of said Section 14, a distance of 386.64 feet, to the centerline of Knoll Ridge Trail; thence North 01°53'01" West, along said centerline, a distance of 674.61 feet; thence North 84°44'46" East, a distance of 509.89 feet; thence North 69°00'17" East, a distance of 715.24 feet; thence North 63°06'57" East, a distance of 155.03 feet; thence South 52°54'11" East, a distance of 99.35 feet; thence South 79°50'59" East, a distance of 397.35 feet; thence South 67°37'13" East, a distance of 762.94 feet; thence North 05°49'33" West, a distance of 407.23 feet; thence North 17°04'55" West, a distance of 210.32 feet, to a point on the North line of the NE1/4 of the SW1/4 of said Section 13; thence South 89°39'23" East, along the North line of the NE1/4 of the SW1/4 of said Section 13, a distance of 655.14 feet to the Point of Beginning, and containing 65.43 acres of land, more or less, including 0.51 acres of road easement.

Legal Description - 25' Wide Access Easement
A 25 foot wide access easement across the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 14, and Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 13, all in Township 75 North, Range 28 West 5th P.M., Madison County, Iowa, centered on the following described centerline:
Said centerline commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 14, thence South 89°53'35" West, along the South line of the NE1/4 of the SE1/4 of said Section 14, a distance of 353.59 feet, to the East right of way line of Knoll Ridge Trail; thence North 01°53'01" West, along said East right of way line of Knoll Ridge Trail, a distance of 661.60 feet, to the Point of Beginning; thence North 84°40'08" East, a distance of 275.75 feet to a point of curve; thence along a curve to the right having a radius of 185.98 feet, a delta of 06°25'56", an arc length of 20.88 feet, and a chord which bears North 87°53'06" East, having a chord distance of 20.87 feet to a point of compound curve; thence along a curve to the right having a radius of 712.93 feet, a delta of 07°42'07", an arc length of 95.84 feet, and a chord which bears South 85°02'53" East, having a chord distance of 95.76 feet to a point on a curve; thence along a curve to the left having a radius of 286.21 feet, a delta of 17°35'36", an arc length of 87.88 feet, and a chord which bears South 89°59'34" East, having a chord distance of 87.54 feet to a point of compound curve; thence along a curve to the left having a radius of 119.76 feet, a delta of 14°16'44", an arc length of 29.84 feet, and a chord which bears North 74°04'14" East, having a chord distance of 29.77 feet to a point on a curve; thence along a curve to the right having a radius of 723.66 feet, a delta of 15°38'37", an arc length of 197.58 feet, and a chord which bears North 68°52'36" East, having a chord distance of 196.97 feet to a point on a line; thence North 81°28'44" East, a distance of 276.18 feet; thence North 74°12'21" East, a distance of 64.81 feet; thence North 67°38'36" East, a distance of 161.91 feet to a point of curve; thence along a curve to the left having a radius of 374.93 feet, a delta of 15°11'31", an arc length of 99.41 feet, and a chord which bears North 60°02'50" East, having a chord distance of 99.12 feet to a point of tangency; thence North 52°27'04" East, a distance of 109.98 feet to the point of termination.

ABACI CONSULTING, INC.

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

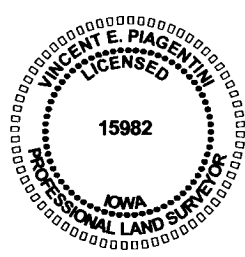
DATE OF SURVEY FIELDWORK: 8/11/20 DRAWING DATE: 8/27/20 DRAFTER: VP PROJECT NO: 20313

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 9/3/2020
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

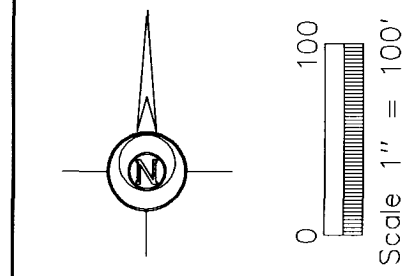
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) 2 of 2



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



INDEX LEGEND

COUNTY: Madison  
 SITE ADDRESS: Knoll Ridge Trail  
 CITY: Winterset  
 SECTION: 13 & 14 TOWNSHIP: 75 RANGE: 28  
 ALIQUOT PART: NE1/4 of SE1/4 (14),  
 N1/2 SW1/4 & S1/2 NW1/4 (13)  
 PARCEL DESIGNATION: Parcels "J" & "K"  
 PROPRIETOR: Billy Wayne Rhoads  
 REQUESTED BY: Bill Rhoads  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY  
 PARCELS "J" & "K"  
 IN NE1/4 OF SE1/4  
 IN SECTION 14  
 & N1/2 OF SW1/4, S1/2 OF NW1/4  
 IN SECTION 13  
 TOWNSHIP 75 NORTH, RANGE 28 WEST**

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

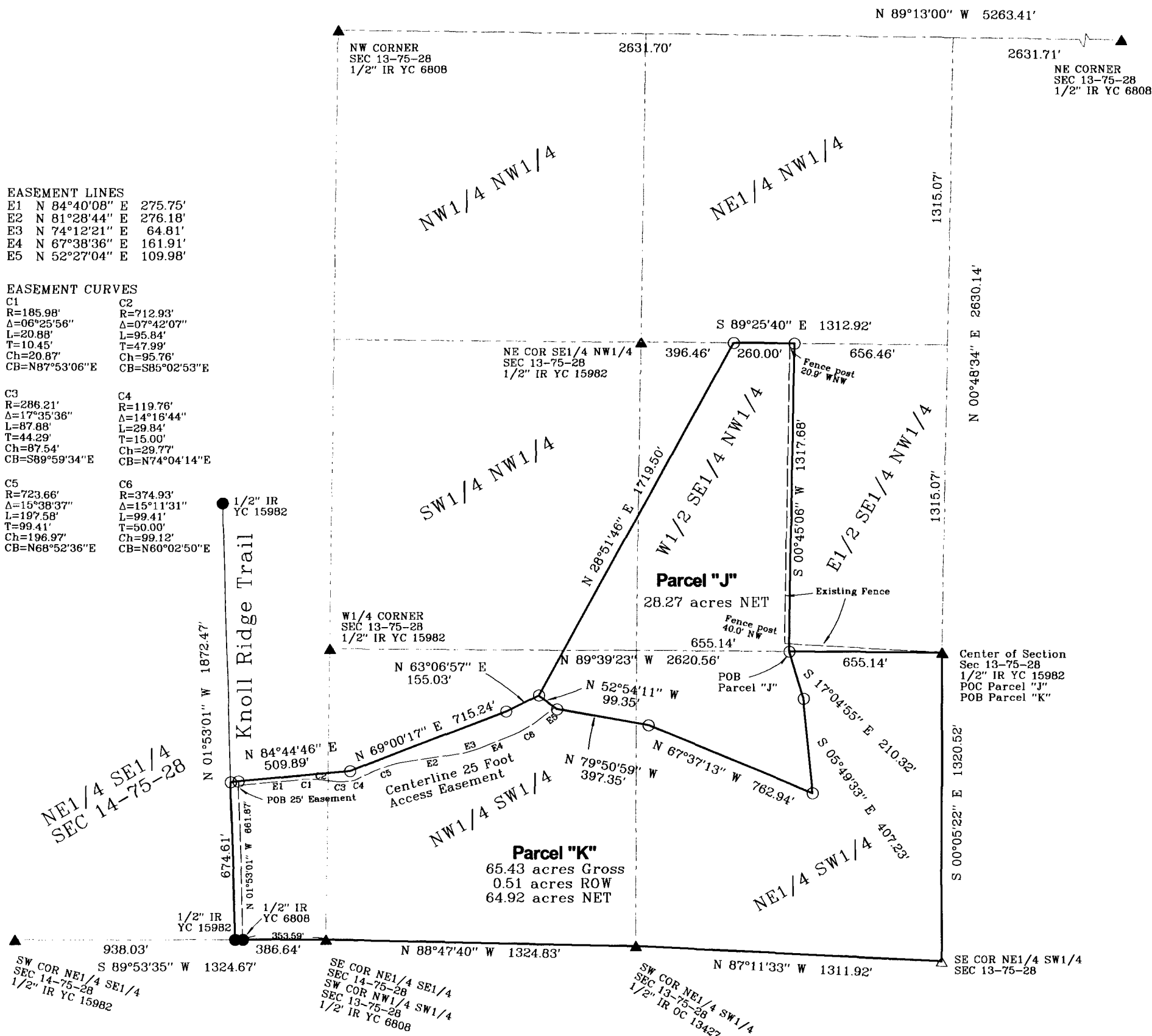
\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

**EASEMENT LINES**  
 E1 N 84°40'08" E 275.75'  
 E2 N 81°28'44" E 276.18'  
 E3 N 74°12'21" E 64.81'  
 E4 N 67°38'36" E 161.91'  
 E5 N 52°27'04" E 109.98'

**EASEMENT CURVES**  
 C1 R=185.98' C2 R=712.93'  
 Δ=06°25'56" Δ=07°42'07"  
 L=20.88' L=95.84'  
 T=10.45' T=47.99'  
 Ch=20.87' Ch=95.76'  
 CB=N87°53'06"E CB=S85°02'53"E

C3 R=286.21' C4 R=119.76'  
 Δ=17°35'36" Δ=14°16'44"  
 L=87.88' L=29.84'  
 T=44.29' T=15.00'  
 Ch=87.54' Ch=29.77'  
 CB=S89°59'34"E CB=N74°04'14"E

C5 R=723.66' C6 R=374.93'  
 Δ=15°38'37" Δ=15°11'31"  
 L=197.58' L=99.41'  
 T=99.41' T=50.00'  
 Ch=196.97' Ch=99.12'  
 CB=N68°52'36"E CB=N60°02'50"E



**ABACI CONSULTING, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

DATE OF SURVEY FIELDWORK: 8/11/20 DRAWING DATE: 8/27/20 DRAFTER: VP PROJECT NO: 20313

**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

