

INDEX LEGEND

Location:: S1&36-T76&77-R26W of the 5th P.M.
 Requestor: Rachel Connor
 Proprietor: Marilyn Connor
 Project: 20045 Date of Survey: 7/6/2020
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

BK: 2020 PG: 3532
Recorded: 9/18/2020 at 8:35:23.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLAT OF SURVEY

Parcel "C" being a part of the NW 1/4 NE 1/4 of Section 1, Township 76 North, Range 26 West of the 5th P.M. and part of the SE 1/4 of Section 36, Township 77 North, Range 26 West of the 5th P.M., described as follows:

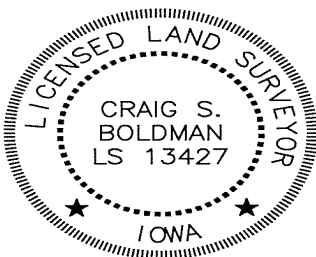
Commencing at the NE corner of said Section 1;
 thence S 83°17'27" W a distance of 1743.97';
 thence S 12°46'46" E a distance of 189.53';
 thence S 03°42'00" W, a chord length of 167.37';
 thence S 20°10'47" W a distance of 31.85' to the Point of Beginning;
 thence S 00°51'09" W a distance of 195.42';
 thence N 87°33'53" W a distance of 247.86';
 thence N 14°04'27" W a distance of 150.52';
 thence N 76°30'00" E a distance of 148.78';
 thence S 80°27'03" E a distance of 15.13';
 thence N 72°09'16" E a distance of 97.34';
 thence S 55°09'45" E, a distance of 41.35'.

ALSO

Commencing at the NE corner of said Section 1;
 thence S 83°17'27" W a distance of 1743.97';
 thence S 12°46'46" E a distance of 189.53';
 thence S 03°42'00" W, a chord length of 167.37';
 thence S 20°10'47" W a distance of 31.85' to the Point of Beginning;
 thence N 55°09'45" W a distance of 41.35';
 thence N 35°21'30" E a distance of 24.48';
 thence N 01°23'29" E a distance of 144.95';
 thence N 12°46'46" W a distance of 276.47';
 thence N 15°57'21" W a distance of 279.83';
 thence Northeasterly along a 270.00' radius curve, concave Easterly, an arc length of 210.22'; whose chord bears N 06°20'59" E, a chord length of 204.95';
 thence N 28°37'41" E a distance of 253.81';
 thence N 31°34'51" E a distance of 744.91';
 thence N 31°14'21" E a distance of 423.06' to the centerline of a county road;
 thence S 52°32'33" E, along said centerline, a distance of 40.24';
 thence S 31°14'21" W a distance of 418.65';
 thence S 31°34'51" W a distance of 744.17';
 thence S 28°37'41" W a distance of 252.78';
 thence Southwesterly along a 230.00' radius curve, concave Easterly, an arc length of 179.09'; whose chord bears S 06°21'03" W, a chord length of 174.60';
 thence S 15°57'21" E a distance of 280.94';
 thence S 12°46'46" E a distance of 88.05' to the Point of beginning.

Containing 3.300 acres including 0.030 acres of county road right of way easement.

SUBJECT TO an easment for ingress and egress benefitting Marilyn Connor and described as follows:
 Commencing at the NE corner of said Section 1; thence S 83°17'27" W a distance of 1743.97'; thence S 12°46'46" E a distance of 189.53'; thence S 03°42'00" W a distance of 167.37'; thence S 20°10'47" W a distance of 31.85' to the Point of Beginning; thence S 20°10'47" W a distance of 114.62'; thence Southerly along an 80.00' radius curve, concave Easterly, an arc length of 23.54'; and whose chord bears S 11°44'59" W, a chord length of 23.46'; thence S 03°19'10" W a distance of 63.04'; thence N 87°33'53" W a distance of 40.00'; thence N 03°19'10" E a distance of 63.66'; thence Northerly along a 120.00' radius curve, concave Easterly, an arc length of 35.31'; and whose chord bears N 11°44'59" E, a chord length of 35.18'; thence N 20°10'47" E a distance of 125.08'; thence S 55°09'45" E a distance of 41.35' the point of beginning. Containing 0.195 acres



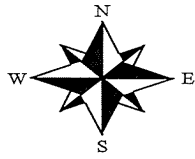
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 8/29/2020

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2020

Pages or sheets covered by this seal All



NW 1/4 SE 1/4

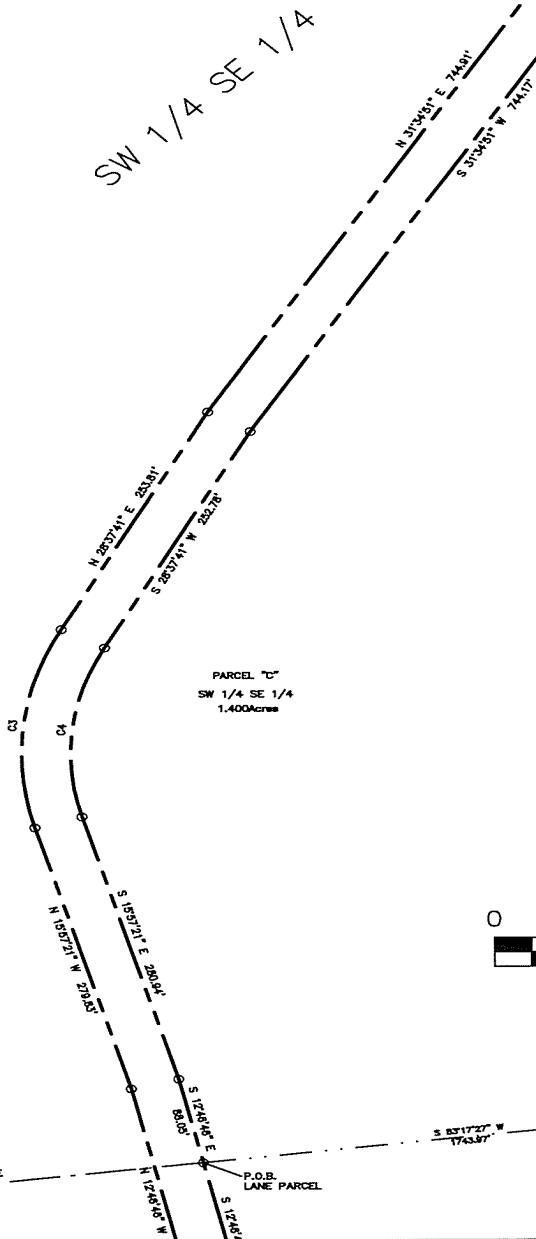
33' MADISON CO.
R.O.W.

NE 1/4 SE 1/4
GROSS AREA=0.377Acres
R.O.W. AREA=0.030Acres
NET AREA=0.347Acres

NW 1/4 SE 1/4
0.040Acres

SW 1/4 SE 1/4

SE 1/4 SE 1/4



- 1/2" IRON ROD W ORANGE PLASTIC CAP SET
- ▲ PLSS CORNER FOUND



NE COR
1-76-25
FOUND WARREN CO
GPS MON

COR
1-25
1/2" IRON ROD
N 83°17'27" E
6147.09'

P.O.B.
LANE PARCEL

S 83°17'27" W
1745.37'

