

INDEX LEGEND

LOCATION: 2323 ELMWOOD AVENUE
WINTERSET IOWA 50273
N. 1/2-NE.1/4 SEC. 10 T75N R29W
MADISON COUNTY IOWA

REQUESTOR: KANDI JOHNSON
PROPRIETOR: KANDI M. JOHNSON
2323 ELMWOOD AVENUE
WINTERSET IOWA 50273

SURVEYOR: JOEL R. ROMEY
COMPANY & RACCOON VALLEY LAND SURVEYING LLC
RETURN TO: 33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PARCEL DESCRIPTIONS:

PARCEL "C"

AN IRREGULAR SHAPED PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N.1/2) OF THE SOUTHEAST QUARTER (NE.1/4) OF SAID SECTION 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PARCEL "A" IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AS SHOWN IN BOOK 2009 AT PAGE 70 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N89°25'00"W ALONG THE SOUTH LINE OF THE N.1/2 OF SAID SECTION 10, AND ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 271.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°25'00"W ALONG THE SOUTH LINE OF THE N.1/2 OF THE NE.1/4 OF SAID SECTION 10, A DISTANCE OF 243.50 FEET; THENCE N00°20'50"E, A DISTANCE OF 993.80 FEET; THENCE N61°10'00"W, A DISTANCE OF 248.60 FEET; THENCE S76°28'00"W, A DISTANCE OF 482.05 FEET; THENCE N20°54'00"W, A DISTANCE OF 344.75 FEET TO THE NORTH LINE OF THE NE.1/4 OF SAID SECTION 10; THENCE S89°20'20"E ALONG THE NORTH LINE OF THE NE.1/4 OF SAID SECTION 10, A DISTANCE OF 1326.40 FEET TO THE NORTHEAST CORNER OF THE NE.1/4 OF SAID SECTION 10; THENCE S00°20'50"W ALONG THE EAST LINE OF THE NE.1/2 OF SAID SECTION 10, A DISTANCE OF 773.30 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE N89°25'00"W ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 274.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE S00°03'45"E ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 539.57 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

AN IRREGULAR SHAPED PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N.1/2) OF THE SOUTHEAST QUARTER (NE.1/4) OF SAID SECTION 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF PARCEL "A" IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AS SHOWN IN BOOK 2009 AT PAGE 70 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N89°25'00"W ALONG THE SOUTH LINE OF THE N.1/2 OF THE NE.1/4 OF SAID SECTION 10, AND ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 271.49 FEET; THENCE CONTINUING N89°25'00"W ALONG THE SOUTH LINE OF THE NE.1/2 OF THE NE.1/4 OF SAID SECTION 10, A DISTANCE OF 243.50 FEET TO THE POINT OF BEGINNING; THENCE N00°20'50"E, A DISTANCE OF 993.80 FEET; THENCE N61°10'00"W, A DISTANCE OF 248.60 FEET; THENCE S76°28'00"W, A DISTANCE OF 482.05 FEET; THENCE N20°54'00"W, A DISTANCE OF 344.75 FEET TO THE NORTH LINE OF THE NE.1/4 OF SAID SECTION 10; THENCE N89°20'20"W ALONG THE NORTH LINE OF THE NE.1/4 OF SAID SECTION 10, A DISTANCE OF 1318.95 FEET TO THE NORTHWEST CORNER OF THE NE.1/4 OF SAID SECTION 10; THENCE S00°35'12"W ALONG THE WEST LINE OF THE NE.1/4 OF SAID SECTION 10, A DISTANCE OF 1316.43 FEET TO THE SOUTHWEST CORNER OF THE N.1/2 OF THE NW.1/4 OF SAID SECTION 10; THENCE S89°25'00"E ALONG THE SOUTH LINE OF THE NE.1/4 OF SAID SECTION 10, A DISTANCE OF 2135.83 FEET TO THE POINT OF BEGINNING.

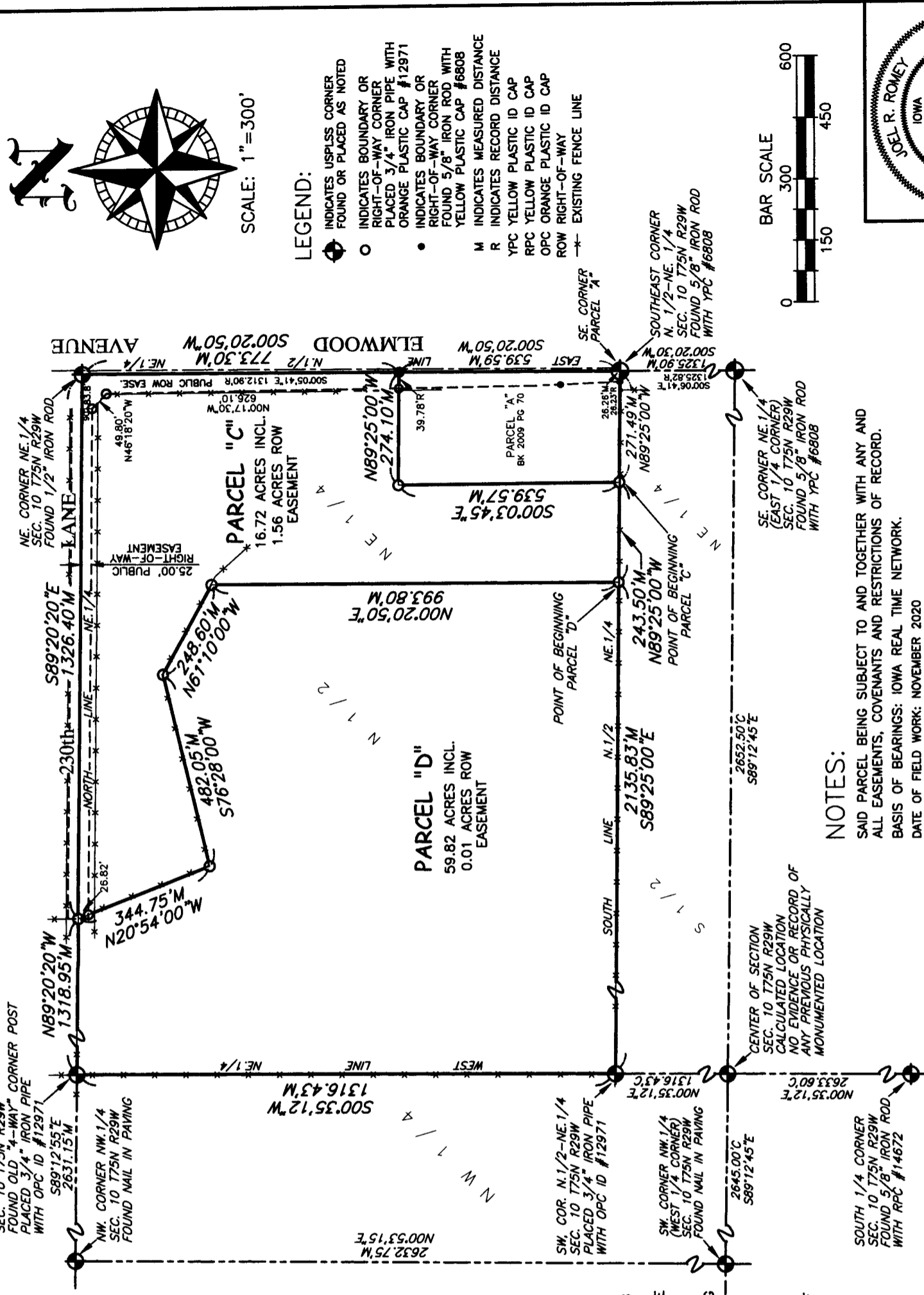
PLAT OF SURVEY

PART N.1/2 - NE.1/4 SEC. 10 T75N R29W

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Document 2020 4598
Book 2020 Page 4598 Type 06 026 Pages 1
Date 11/30/2020 Time 3:28:27PM
Rec Amt \$7.00

INDX
ANNO
SCAN
CHECK



- LEGEND:
- INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
 - INDICATES BOUNDARY OR RIGHT-OF-WAY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
 - INDICATES BOUNDARY OR RIGHT-OF-WAY CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP #6808
 - M INDICATES MEASURED DISTANCE
 - R INDICATES RECORD DISTANCE
 - YPC YELLOW PLASTIC ID CAP
 - RPC YELLOW PLASTIC ID CAP
 - OPC ORANGE PLASTIC ID CAP
 - ROW RIGHT-OF-WAY
 - EXISTING FENCE LINE

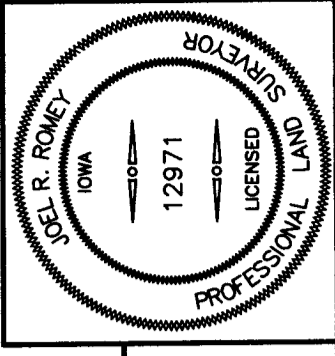
NOTES:

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. BASIS OF BEARINGS: IOWA REAL TIME NETWORK. DATE OF FIELD WORK: NOVEMBER 2020

**Raccoon Valley
Land Surveying**
33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEYING 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 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R. Romey DATE: 11/30/20
JOEL R. ROMEY P.L.S. 12971



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