

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 1204 Macksburg Road
 CITY: Macksburg
 SECTION: 17 TOWNSHIP: 74 RANGE: 29
 ALIQUOT PART: NE1/4 SE1/4
 PARCEL DESIGNATION: Parcels "D" & "E"
 PROPRIETOR: Andree Sandahl Revocable Trust & Curt Sandahl Revocable Trust
 REQUESTED BY: Curt Sandahl
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
 PARCELS "D" & "E"
 OF NE1/4 SE1/4
 SEC 17-74-29

Document 2020 4868

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INDX
 ANNO
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

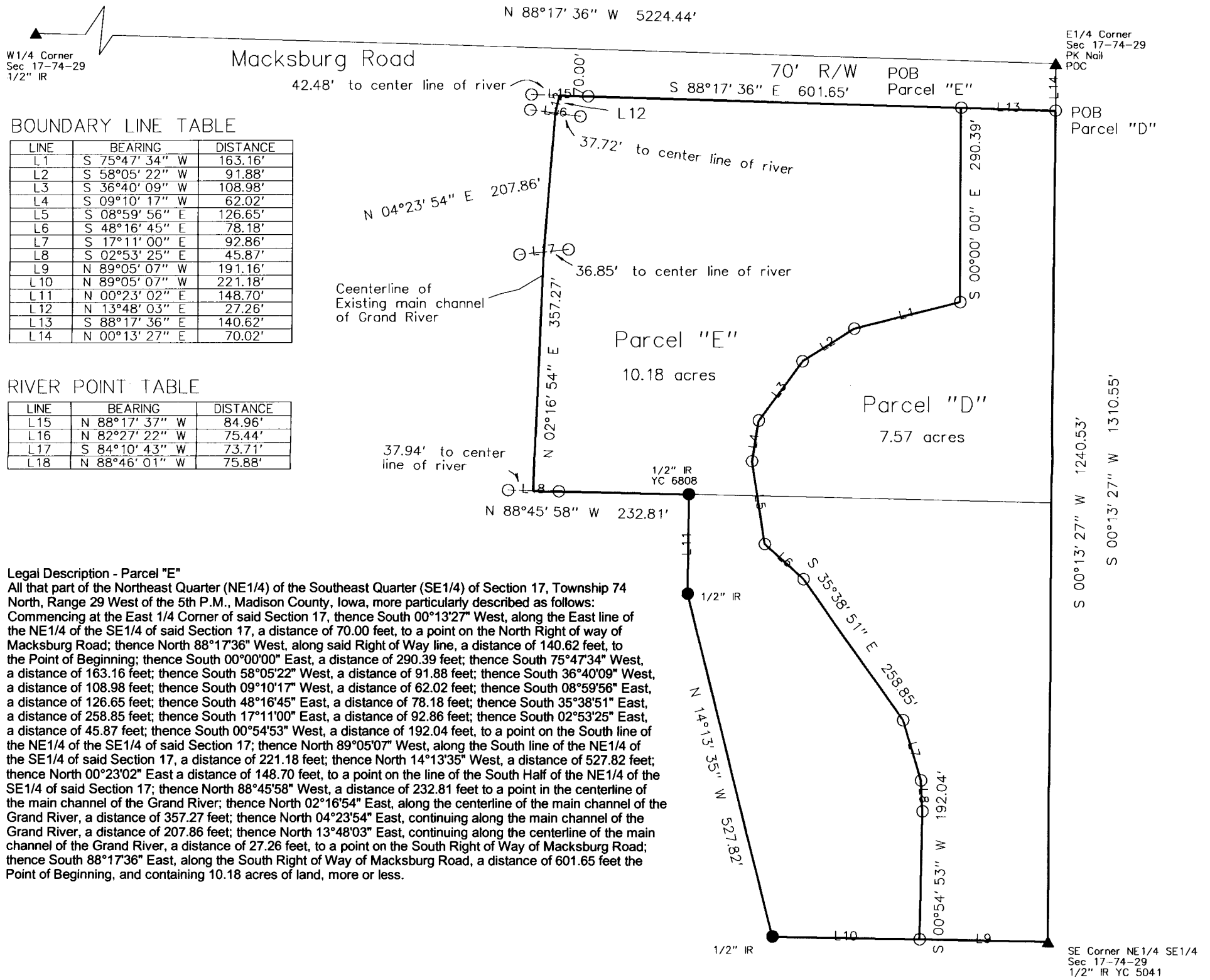
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

Legal Description - Parcel "D"

All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 17, thence South 00°13'27" West, along the East line of the NE1/4 of the SE1/4 of said Section 17, a distance of 70.00 feet, to the Point of Beginning; thence continuing South 00°13'27" West, along the East line of the NE1/4 of the SE1/4 of said Section 17, a distance of 1,240.53 feet, to the SE corner of the NE1/4 of the SE1/4 of said Section 17; thence North 89°05'07" West, along the South line of the NE1/4 of the SE1/4 of said Section 17, a distance of 191.16 feet; thence North 00°54'53" East, a distance of 192.04 feet; thence North 02°53'25" West, a distance of 45.87 feet; thence North 17°11'00" West, a distance of 92.86 feet; thence North 35°38'51" West, a distance of 258.85 feet; thence North 48°16'45" West, a distance of 78.18 feet; thence North 08°59'56" West, a distance of 126.65 feet; thence North 09°10'17" East, a distance of 62.02 feet; thence North 36°40'09" East, a distance of 108.98 feet; thence North 58°05'22" East, a distance of 91.88 feet; thence North 75°47'34" East, a distance of 163.16 feet; thence North 00°00'00" East, a distance of 290.39 feet, to a point on the South Right of way of Macksburg Road; thence South 88°17'36" East, along the South Right of Way of Macksburg Road, a distance of 140.62 feet to the Point of Beginning, and containing 7.57 acres of land, more or less.



Legal Description - Parcel "E"

All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the East 1/4 Corner of said Section 17, thence South 00°13'27" West, along the East line of the NE1/4 of the SE1/4 of said Section 17, a distance of 70.00 feet, to a point on the North Right of way of Macksburg Road; thence North 88°17'36" West, along said Right of Way line, a distance of 140.62 feet, to the Point of Beginning; thence South 00°00'00" East, a distance of 290.39 feet; thence South 75°47'34" West, a distance of 163.16 feet; thence South 58°05'22" West, a distance of 91.88 feet; thence South 36°40'09" West, a distance of 108.98 feet; thence South 09°10'17" West, a distance of 62.02 feet; thence South 08°59'56" East, a distance of 126.65 feet; thence South 48°16'45" East, a distance of 78.18 feet; thence South 35°38'51" East, a distance of 258.85 feet; thence South 17°11'00" East, a distance of 92.86 feet; thence South 02°53'25" East, a distance of 45.87 feet; thence South 00°54'53" West, a distance of 192.04 feet, to a point on the South line of the NE1/4 of the SE1/4 of said Section 17; thence North 89°05'07" West, along the South line of the NE1/4 of the SE1/4 of said Section 17, a distance of 221.18 feet; thence North 14°13'35" West, a distance of 527.82 feet; thence North 00°23'02" East a distance of 148.70 feet, to a point on the line of the South Half of the NE1/4 of the SE1/4 of said Section 17; thence North 88°45'58" West, a distance of 232.81 feet to a point in the centerline of the main channel of the Grand River; thence North 02°16'54" East, along the centerline of the main channel of the Grand River, a distance of 357.27 feet; thence North 04°23'54" East, continuing along the main channel of the Grand River, a distance of 207.86 feet; thence North 13°48'03" East, continuing along the centerline of the main channel of the Grand River, a distance of 27.26 feet, to a point on the South Right of Way of Macksburg Road; thence South 88°17'36" East, along the South Right of Way of Macksburg Road, a distance of 601.65 feet to the Point of Beginning, and containing 10.18 acres of land, more or less.

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

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

DATE OF SURVEY FIELDWORK: 12/3/20 DRAWING DATE: 12/15/20 DRAFTER: VP PROJECT NO:20435

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 12/15/2020

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



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

