

BK: 2020 PG: 531
Recorded: 2/19/2020 at 3:37:58.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: S 1/2 OF NW 1/4 & NE 1/4 OF SW 1/4 OF SECTION 17
T 76N, R 26W, MADISON COUNTY, IOWA

OWNER: TOWN FAMILY TRUST
2563 225TH STREET, WINTERSET IA 50273

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — — 33' Road Easement
— · — · — Section line
— * * — Fence line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

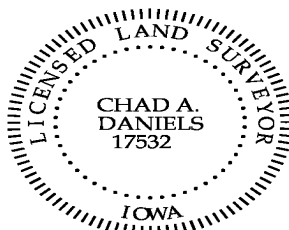
DESCRIPTION - PARCEL B:

That part of the Southeast Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Southwest Quarter and all of the South Three Quarters of the East Half of the Southwest Quarter of the Northwest Quarter of Section 17, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 09 minutes 10 seconds West, 1,319.45 feet to the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence South 84 degrees 44 minutes 06 seconds West, 650.93 feet to the Southwest corner of said South Three Quarters of the East Half of the Southwest Quarter of the Northwest Quarter; thence North 00 degrees 16 minutes 55 seconds West, 985.91 feet to the Northwest corner of said South Three Quarters of the East Half of the Southwest Quarter of the Northwest Quarter; thence North 84 degrees 41 minutes 03 seconds East, 656.81 feet to the Northeast corner of said South Three Quarters of the East Half of the Southwest Quarter of the Northwest Quarter; thence South 55 degrees 58 minutes 32 seconds East, 403.49 feet; thence South 32 degrees 39 minutes 29 seconds East, 547.23 feet; thence South 00 degrees 40 minutes 21 seconds West, 829.86 feet; thence South 18 degrees 47 minutes 54 seconds West, 34.42 feet; thence South 00 degrees 44 minutes 15 seconds East, 700.89 feet to the South line of said Northeast Quarter of the Southwest Quarter; thence South 84 degrees 43 minutes 44 seconds West, 617.95 feet to the Point of Beginning, having an area of 43.33 Acres including 0.47 acres of Madison County Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SW	18.23	0.47	18.70
SE NW	9.88	0.00	9.88
SW NW	14.75	0.00	14.75
TOTAL	42.86	0.47	43.33



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

Signed Chad A. Daniels 2/19/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2

0 250 500 FEET

