

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 11551 Fawn Avenue
 CITY: Earlham
 PARCEL DESIGNATION: Parcel 'F'
 SECTION: 11 TOWNSHIP: 77 RANGE: 29
 ALIQUOT PART: E1/2 NE1/4
 PROPRIETOR: Steve Ory
 REQUESTED BY: Steve Ory
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
 PARCEL 'F' OF THE
 E1/2 OF THE NE1/4
 OF SEC 11-T77N-R29W



Document 2021 1132

Book 2021 Page 1132 Type 06 026 Pages 1
 Date 3/19/2021 Time 10:05:25AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN
 CHEK

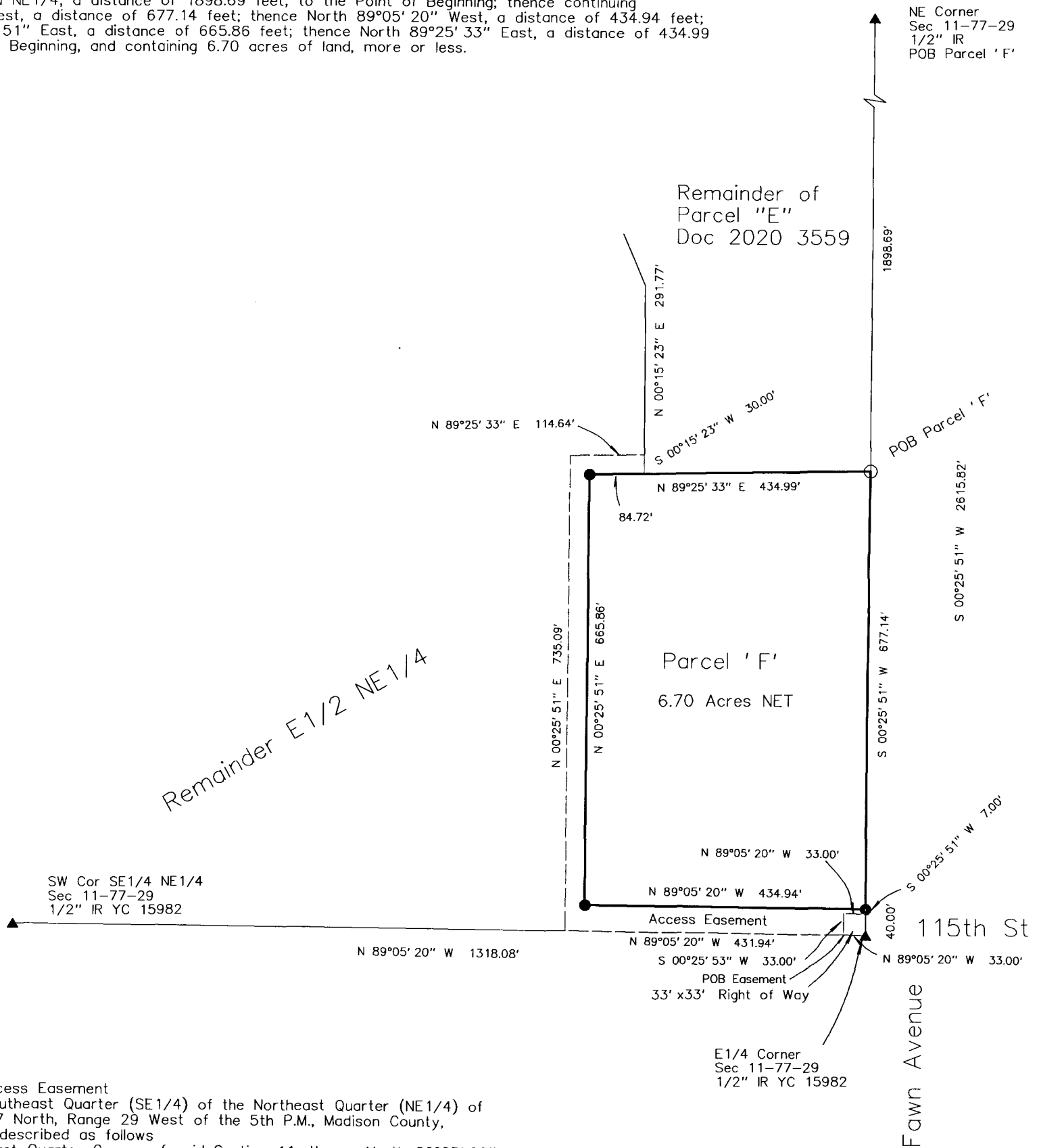
LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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

Legal Description - Parcel 'F'

All that part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 11, Township 77 North, Range 29 West of the 5th P.M., more particularly described as follows:
 Commencing at the Northeast corner of the NE1/4 of said Section 11, thence South 00°25' 51" West, along the East line of said NE1/4, a distance of 1898.69 feet, to the Point of Beginning; thence continuing South 00°25' 51" West, a distance of 677.14 feet; thence North 89°05' 20" West, a distance of 434.94 feet; thence North 00°25' 51" East, a distance of 665.86 feet; thence North 89°25' 33" East, a distance of 434.99 feet to the Point of Beginning, and containing 6.70 acres of land, more or less.

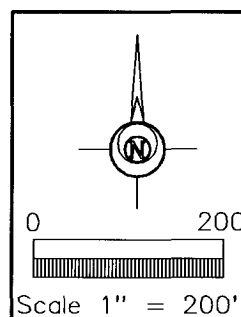


Legal Description - Access Easement

All that part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 11 Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows
 Commencing at the East Quarter Corner of said Section 11, thence North 89°05' 20" West, along the South line of the SE1/4 of the NE1/4 of said Section 11, a distance of 33.00 feet, to the West Right of Way line of Fawn Avenue and the Point of Beginning; thence continuing along the South line of the SE1/4 of the NE1/4 of said Section 11, North 89°05' 20" West, a distance of 431.94 feet; thence North 00°25' 51" East, a distance of 735.09 feet; thence North 89°25' 33" East, a distance of 114.64 feet; thence South 00°15' 23" West, a distance of 30.00 feet; thence South 89°25' 33" West, a distance of 84.72 feet; thence South 00°25' 51" West, a distance of 665.86 feet; thence South 89°05' 20" East, a distance of 434.94 feet; thence South 00°25' 51" West, a distance of 7.00 feet; thence North 89°05' 20" West, a distance of 33.00 feet; thence South 00°25' 53" West, a distance of 33.00 feet to the Point of Beginning, and containing 40,912 square feet or 0.94 acres of land, more or less.

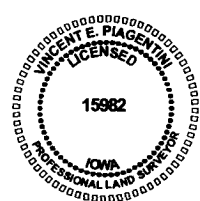
SYMBOLS LEGEND:

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
OC	ORANGE CAP
RC	RED CAP
IR	IRON ROD
IP	IRON PIPE



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 3/15/21
 VINCENT E. PIAGENTINI, IOWA L.C. NO 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE).



DATE OF SURVEY FIELDWORK: 1/27/21 DRAWING DATE: 2/4/21 DRAFTER: VP PROJECT NO: 20290

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

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