

INDEX LEGEND
Location:: S13-T77N-R26W of the 5th P.M.
Requestor: J.D. Dalton
Proprietor: K Bar S Partnership No. 1
Project: 20078 Date of Survey: 12/28/2020
Surveyor Co: Boldman Surveying Consultants
Prepared by/Return to: Craig S.Boldman
521 West Green Street, Winterset, Ia 50273
Phone/fax: 515-462-9242

County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLAT OF SURVEY

Parcel "AD" being a part of the NE 1/4 SW 1/4, lying Easterly of Badger Creek, in Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at a 1/2" iron rod at the SE corner of the NE 1/4 SW 1/4 of said Section 26; thence S 83°08'17" W, along the South line of said NE 1/4 SW 1/4, a distance of 457.33' more or less to a point in the center of Badger Creek; thence Westerly and Northerly along said center of Badger Creek to a point on the South line of the North 539 feet of said NE 1/4 SW 1/4; thence N 83°14'19" E, along said South line, a distance of 776.02' more or less to a 1/2" iron rod on the East line of said NE 1/4 SW 1/4; thence S 00°07'20" W, along said East line, a distance of 781.64' to the point of beginning.

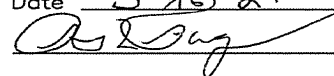
Containing 14.134 acres more or less. Subject to a 20.00' wide Easement for Ingress and Egress over Parcel "AB" being a part of the NW 1/4 SE 1/4 of said Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Outlot "A" being the North 539.00' of the NE 1/4 SW 1/4, lying Easterly and Northerly of Badger Creek, in Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at a 1/2" iron pin at the Center of said Section 26; thence S 00°07'20"W, along the East line of said NE 1/4 SW 1/4, a distance of 542.87'; thence S 83°14'19"W, a distance of 776.02' more or less to the center of Badger Creek; thence Northerly and Westerly along said centerline to a point on the West line of said NE 1/4 NW 1/4; thence N 00°13'44" E, along said West line, a distance of 342.04' more or less to a 1/2" iron rod at the NW corner of said NE 1/4 NW 1/4; thence N83°14'19"E, along the North line thereof, a distance of 1,301.44' to the point of beginning.

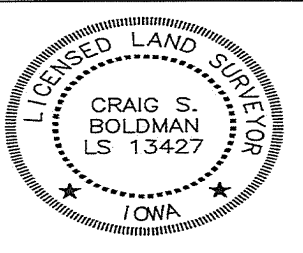
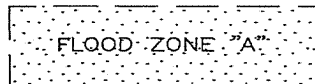
Containing 14.129 acres more or less.

Meets Subdivision Ordinance Requirements

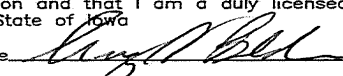
Date 3-16-21


Cumming Zoning Administrator

- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- X- FENCE
- SET 1/2" IRON ROD w/ OPC #13427
- FOUND MONUMENT (AS DESCRIBED)
- △ PLSS CORNER SET DESCRIBED
- ▲ PLSS CORNER FOUND DESCRIBED



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  Date 3/19/21

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal All

28.275 Acres

