

BK: 2021 PG: 1144
Recorded: 3/19/2021 at 3:32:52.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDEX LEGEND

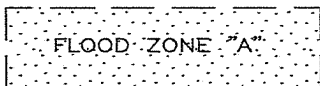
Location:: S13--T77N--R26W of the 5th P.M.
 Requestor: Mathew Heckman
 Proprietor: ~~K~~ Bar S Partnership No. 1
 Project: 20078 Date of Survey: 12/28/20
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

PLAT OF SURVEY

Parcel "AE" being a part of the NW 1/4 SW 1/4 EXCEPT Parcel "A" recorded in Book 2 Page 683; the NE 1/4 SW 1/4, lying South and West of Badger Creek; and the SE 1/4 SW 1/4. All in Section 13, Township 77 North, Range 26 West of the 5th P.M., in Madison County, Iowa, more particularly described as follows:

Beginning at a 3/4" iron pipe at the West 1/4 corner of said Section 13; thence N83°14'19" E, along the North line of the NW 1/4 SW 1/4, a distance of 1301.44' to a 1/2" iron rod at the the NE corner thereof; thence S 00°13'44" W a distance of 342.04' more or less to a point in the center of Badger Creek; thence Easterly and Southerly along said center of Badger Creek to a point on the North line of said SE 1/4 SW 1/4 ; thence N 83°08'17" E, along said North line, a distance of 457.33' more or less to a 1/2" iron rod at the NE corner thereof; thence S 00°07'20" W, along the East line of said SE 1/4 SW 1/4, a distance of 1323.29' to a 1/2" iron rod at the S 1/4 corner of said Section 13; thence S 83°03'00" W, along the South line of said SE 1/4 SW 1/4, a distance of 700.99' to a 1/2" iron rod; thence N 11°37'03" W, a distance of 354.21' to a 1/2" iron rod; thence N 11°37'03" W, along an existing fence, a distance of 398.48' to a 1/2" iron rod; thence N 16°23'40" E, along said fence, a distance of 80.60' to a 1/2" iron rod; thence N 18°42'47" W, along said fence, a distance of 426.24' to a 1/2" iron rod; thence N 85°08'44" W, along said fence, a distance of 46.41' to a 1/2" iron rod; thence N 19°55'49" W, along said fence, a distance of 65.56' to a 1/2" iron rod on the North line of the SE 1/4 W 1/4 of said Section 13; thence S 83°07'17" W, along said North line, a distance of 263.93' to a 1/2" iron pin at the SW corner of said NE 1/4 SW 1/4 of said Section 13; thence S 83°08'17" W, along the South line of the NW 1/4 SW 1/4 of said Section 13, a distance of 833.56' to a 1/2" iron rod; thence N 00°19'03" E, along the East line of said Parcel "A" a distance of 695.89' to a 1/2" iron rod at the NE corner thereof; thence S 84°55'18" W, along the North line of said Parcel "A", a distance of 468.81' to a 1/2" iron rod at the NW corner thereof; thence N 00°20'06" E, along the West line of said NW 1/4 SW 1/4 A distance of 612.73' to the point of beginning.

Containing 68.093 acres including 0.533 acres of county road right of way easement.



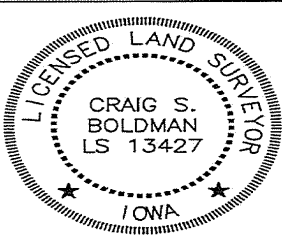
Meets Subdivision Ordinance Requirements

Date 3-16-21

[Signature]

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 *[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

P.O.B. OUTLOT "A"
CENTER SECTION
FOUND 1/2" IR
UNDER LOG

NW COR
NE 1/4 SW 1/4
SET 1/2" IR w/ OPC #13427

N 83°14'19" E 1301.44'

OUTLOT "A"

14.129 Acres
More or less

PARCEL "AA"

WITNESS
COR (W.C.)

N 00°13'44" E
1325.90'

N 00°13'44" E
1325.90'

PARCEL "AE"
11.059 Acres
More or less

NE 1/4 SW 1/4
SEC. 13-77-26

PARCEL "AD"
14.134 Acres
More or less

PARCEL "AB"

W 1/4
77-26

D ZONE "A"

S 00°13'44" W 1325.90'

N 00°13'44" E
1325.90'

SW CORNER
NE 1/4 SW 1/4
SET 1/2" IR w/ OPC #13427

N 83°08'17" E
263.93'

N 85°08'44" W
46.41'

W.C.

S 83°08'17" W
457.33'
336.11' COR. TO CDR.

P.O.B. "AD"
SE CORNER
NE 1/4 SW 1/4
FOUND 1/2" IR w/ YPC #15219

45° E 833.55'

N 83°08'17" E
263.93'

N 19°55'49" W
65.59'

N 83°08'17" E
1040.27'

W.C.

PARCEL "AE"
Cross Area=25.181 Acres
R.O.W. Area=0.533 Acres
Net Area=24.648 Acres

FLOOD ZONE "A"

FLOOD ZONE "A"

N 16°23'40" E
80.60'

SE 1/4 SW 1/4
SEC. 13-77-26

APPROX. CENTER OF
BADGER CREEK

N 00°13'44" E
1325.63'

SE 1/4 SW 1/4
EXCEPT PARCEL "AE"

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

N 11°37'03" W
388.88'

SW COR
SE 1/4 SW 1/4
13-77-26
(NOT SET)

ROAD BOOK "A" PAGE 377
130th STREET

33rd MADISON COUNTY R.O.W.
700.99'

S 83°03'00" W
700.99'

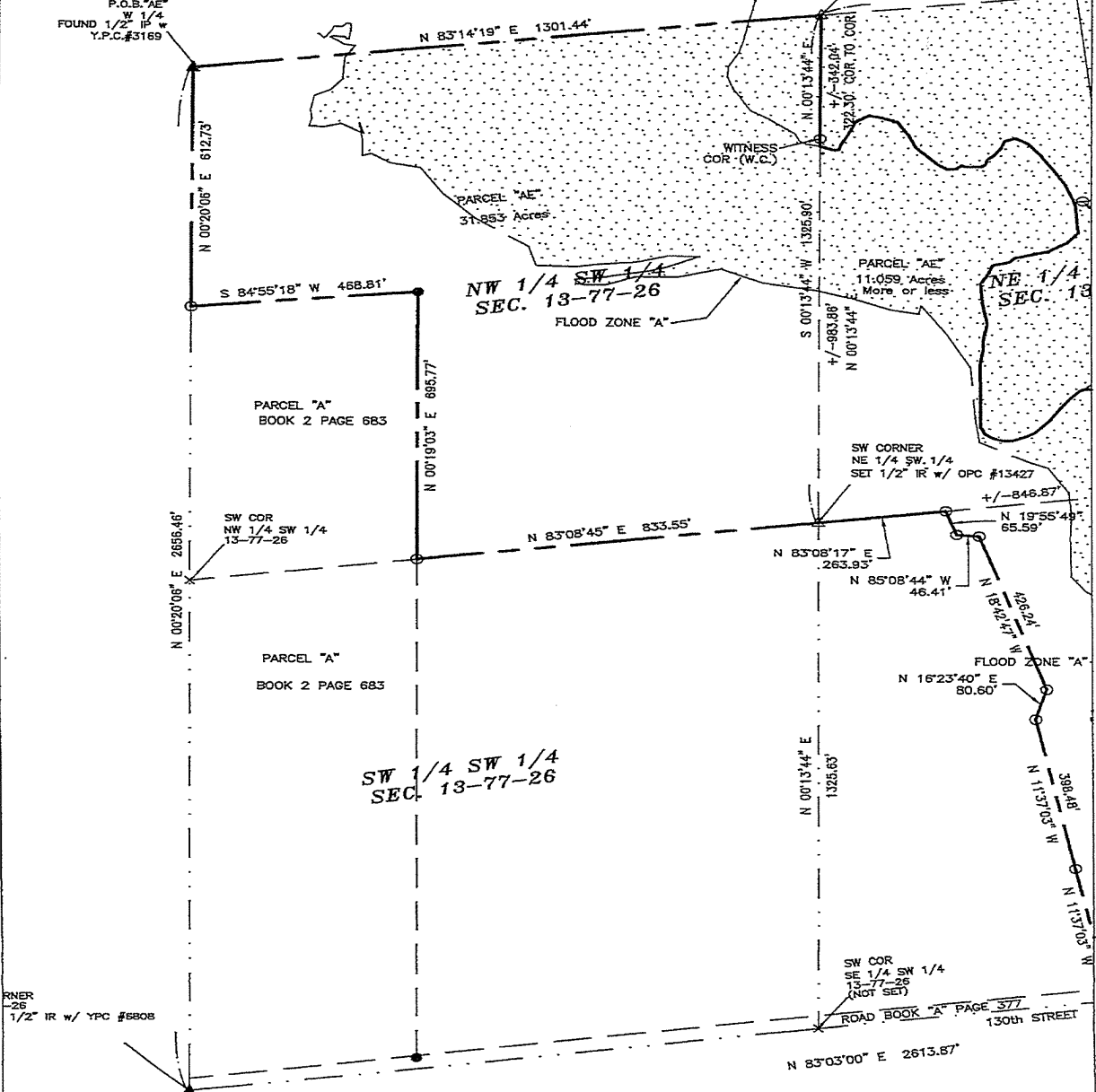
S 1/4 CORNER
13-77-26
FOUND 1/2" IR w/ YPC #15219

N 83°03'00" E 2613.87'





P.O.B. "AE"
W 1/4
FOUND 1/2" IR w/
Y.P.C. #3169



RNER
-26
1/2" IR w/ YPC #5808

