

| INDEX LEGEND | |
|---------------|---|
| LOCATION: | MADISON COUNTY SEC. 19 & 20, T-77-N, R-26-W PART OF GOV'T. LOTS 2,3,4,5 & 6 |
| PROPRIETOR: | COUGAR CANYON, L.L.C. |
| REQUESTED BY: | SCOTT SULLIVAN |
| PREPARED BY: | JOSHUA E. SCHNEIDER |
| COMPANY: | GARDEN & ASSOCIATES, LTD. |
| RETURN TO: | 806 WYOMING AVENUE, CRESTON, IOWA 50801 |



806 Wyoming Ave., Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (IGRCS ZONE 08 AMES-DES MOINES)

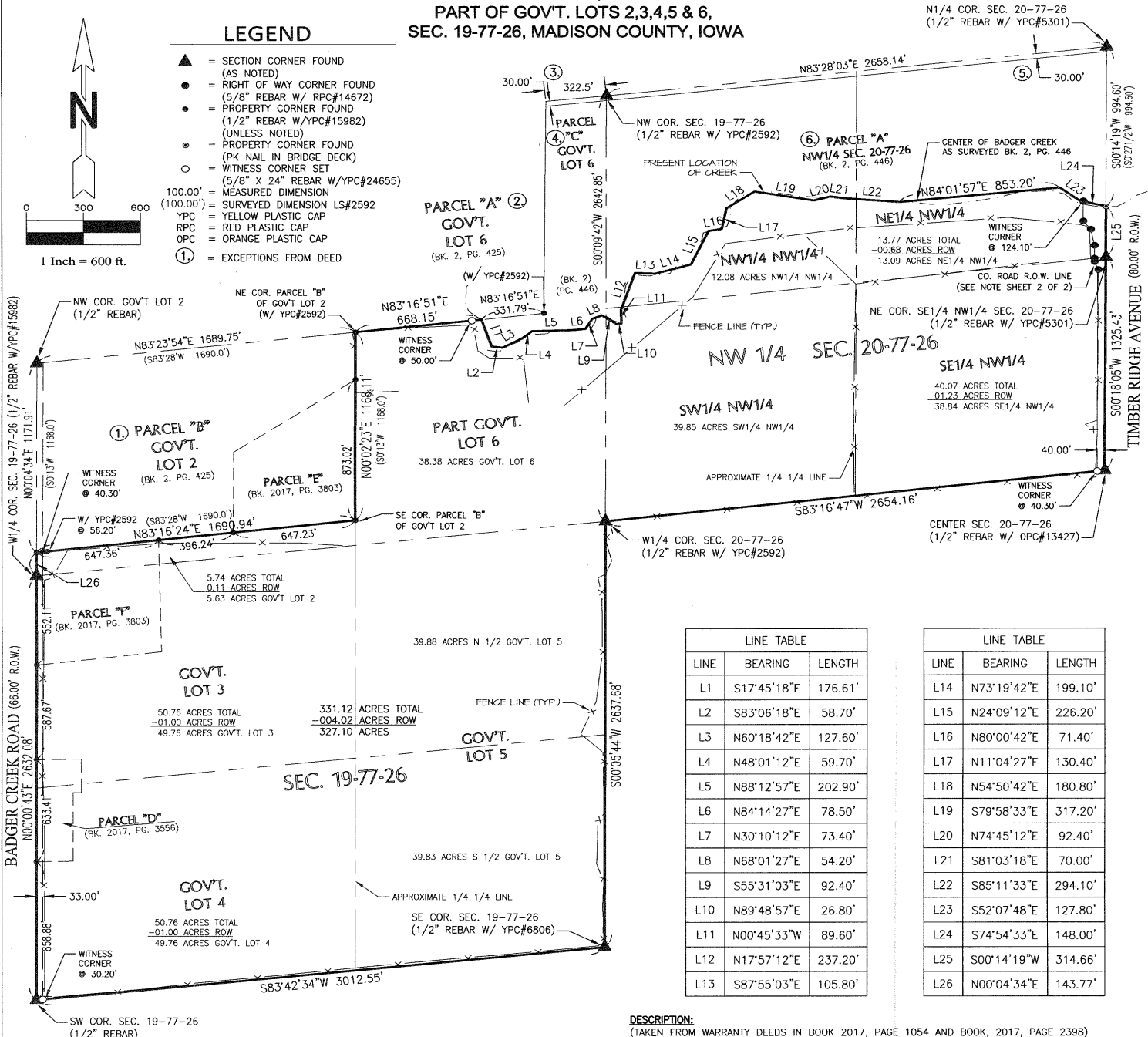
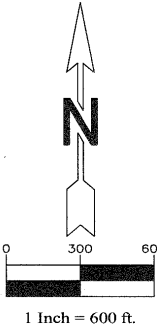
FIELD WORK COMPLETED; APRIL 20, 2021

RETRACEMENT SURVEY

PART OF THE NW1/4, SEC. 20-77-26
 PART OF GOV'T. LOTS 2,3,4,5 & 6,
 SEC. 19-77-26, MADISON COUNTY, IOWA

LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- = RIGHT OF WAY CORNER FOUND (5/8" REBAR W/ RPC#14672)
- = PROPERTY CORNER FOUND (1/2" REBAR W/ YPC#15982) (UNLESS NOTED)
- = PROPERTY CORNER FOUND (PK NAIL IN BRIDGE DECK)
- = WITNESS CORNER SET (5/8" X 24" REBAR W/ YPC#24655)
- 100.00' = MEASURED DIMENSION (100.00') = SURVEYED DIMENSION LS#2592
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- OPC = ORANGE PLASTIC CAP
- ① = EXCEPTIONS FROM DEED



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S17°45'18"E | 176.61' |
| L2 | S83°06'18"E | 58.70' |
| L3 | N60°18'42"E | 127.60' |
| L4 | N48°01'12"E | 59.70' |
| L5 | N88°12'57"E | 202.90' |
| L6 | N84°14'27"E | 78.50' |
| L7 | N30°10'12"E | 73.40' |
| L8 | N68°01'27"E | 54.20' |
| L9 | S55°31'03"E | 92.40' |
| L10 | N89°48'57"E | 26.80' |
| L11 | N00°45'33"W | 89.60' |
| L12 | N17°57'12"E | 237.20' |
| L13 | S87°55'03"E | 105.80' |

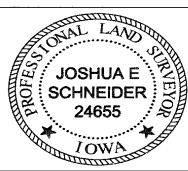
| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L14 | N73°19'42"E | 199.10' |
| L15 | N24°09'12"E | 226.20' |
| L16 | N80°00'42"E | 71.40' |
| L17 | N11°04'27"E | 130.40' |
| L18 | N54°50'42"E | 180.80' |
| L19 | S79°58'33"E | 317.20' |
| L20 | N74°45'12"E | 92.40' |
| L21 | S81°03'18"E | 70.00' |
| L22 | S85°11'33"E | 294.10' |
| L23 | S52°07'48"E | 127.80' |
| L24 | S74°54'33"E | 148.00' |
| L25 | S00°14'19"W | 314.66' |
| L26 | N00°04'34"E | 143.77' |

DESCRIPTION:
 (TAKEN FROM WARRANTY DEEDS IN BOOK 2017, PAGE 1054 AND BOOK, 2017, PAGE 2398)
 SEE SHEET 2 OF 2

SURVEY FOR: SCOTT SULLIVAN, 33645 BERNS SHORE DR., ADEL, IA 50003

SHEET 1 OF 2

I hereby certify that this land surveying document was prepared and the related survey 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.
Joshua E. Schneider
 Joshua E. Schneider, P.L.S. Date: 4-20-21
 License number: 24655
 My license renewal date is December 31, 2021
 Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 OF 2



SCOTT SULLIVAN
PART NW1/4 OF SEC. 20-77-26
PART OF GOV'T. LOTS 2,3,4,5 & 6.
SEC. 19-77-26 MADISON COUNTY, IA

| | | |
|---------------|------------------|----------|
| DATE: 4-20-21 | DRN. JES | APP. JES |
| FLD.BK. 1021 | PROJ.NO. 6021672 | |



RETRACEMENT SURVEY

DESCRIPTION:

GOVERNMENT LOTS TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) OF SECTION NINETEEN (19), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; AND THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; EXCEPT THE FOLLOWING PARCELS TO-WIT:

1. PARCEL "B" LOCATED IN SAID LOT TWO (2), AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 425 ON DECEMBER 13, 1993, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;
2. THAT PART OF PARCEL "A" LOCATED IN SAID LOT 6 (6), AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 425 ON DECEMBER 13, 1993, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;
3. THE NORTH 30 FEET OF THE EAST 322.5' OF SAID LOT SIX (6);
4. PARCEL "C" LOCATED IN SAID LOT SIX (6), AS SHOWN ON A PLAT OF SURVEY FILED IN BOOK 2, PAGE 446 ON MARCH 7, 1994 IN IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;
5. THE NORTH 30 FEET OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION TWENTY (20);
6. PARCEL "A" LOCATED IN THE NORTHWEST QUARTER (1/4) OF SAID SECTION TWENTY (20), AS SHOWN ON A PLAT OF SURVEY FILED IN BOOK 2, PAGE 446 ON MARCH 7, 1994 IN IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;

ALSO;

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

SURVEYOR'S NOTES:

PROPERTY IS SUBJECT TO AN EASEMENT FOR PUBLIC A HIGHWAY RECORDED IN BOOK 2013 AT PAGE 3863 AND BOOK 2013 AT PAGE 3866 IN THE RECORDS OF THE MADISON COUNTY RECORDER.

| | | |
|---------------------------|------------------|------|
| SCOTT SULLIVAN | | |
| SEC. 19-77-26 | | |
| SEC. 20-77-26 | | |
| MADISON COUNTY, IA | | |
| DATE: 4-20-21 | DRN. JES | APP. |
| FLD.BK. 1021 | PROJ.NO. 6021672 | |