

INDEX LEGEND

Location:: S1-T74N-R28W of the 5th P.M.

Requestor: Covered Bridge Realty

Proprietor: Ben Johnson

Project: 21028 Date of Survey: 5/10/2021

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

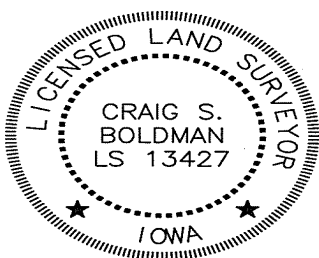
PLAT OF SURVEY

Parcel "D" part of the S 1/2 of the NE 1/4 of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the E 1/4 corner of said Section 1; thence N 89°07'19" W, along the South of said NE 1/4, a distance of 2175.94' to a 1/2" IRON ROD; thence N 02°00'27" W, along an existing fence, a distance of 518.95' to a 1/2" IRON ROD; thence N 16°20'45" E, along an existing fence, a distance of 803.96' to a 1/2" IRON ROD; thence S 88°09'53" E, along an existing fence a distance of 339.94' to a 1/2" IRON ROD; thence N 30°59'43" E, along an existing fence a distance of 15.80' to a 1/2" IRON ROD; thence N 89°21'06" E, along an existing fence a distance of 274.07' to a 1/2" IRON ROD; thence N 71°49'46" E a distance of 159.21' to a 1/2" IRON ROD; thence S 48°30'40" E a distance of 79.24' to a 1/2" IRON ROD; thence S 89°26'29" E, along an existing fence a distance of 268.96' to a 1/2" IRON ROD; thence S 01°24'03" W, along an existing fence a distance of 458.24' to a 1/2" IRON ROD; thence S 87°42'00" E, along an existing fence a distance of 509.53' to a 1/2" IRON ROD; thence S 87°47'04" E, along an existing fence and it's Easterly extension, a distance of 380.46' to a 1/2" IRON ROD; thence S 00°49'41" W, along the East line of said NE 1/4, a distance of 830.57' to the point of beginning.

Containing 54.436 acres including 1.697 acres of county road right of way easement.

- 1/2" IRON ROD W ORANGE CAP SET
- 1/2" IRON ROD W YELLOW CAP #6808 FOUND
- ▲ PLSS CORNER FOUND AS DESCRIBED
- (R) FROM RECORD TITLE OR RECORD PLAT
- x— FENCE



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 Craig S. Boldman Date 5/14/21

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal ALL



N 1/4 CORNER
FOUND NAIL
IN LEAD PLUG
1-74-28

NE CORNER
1-74-28
FOUND NAIL IN
LEAD PLUG

S 89°41'04" E 2628.49'

NW 1/4 NE 1/4

NE 1/4 NE 1/4

R.O.W. LINE
S 00°49'41" W 1964.11' (1963.99')

N 00°58'24" E 2768.87'

N 30°59'43" E 15.80'

N 71°49'46" E 159.21'

S 48°30'40" E 79.24'

S 89°26'29" E 268.96'

S 88°09'53" E 339.94'

N 89°21'06" E 274.07'

N 16°20'45" E 803.96'

PARCEL "D"

SW 1/4 NE 1/4
24.276 Acres

458.24'
S 01°24'03" W

SW COR
PAR "B"
IR SET 1.0' E OF
EX. COR FE POST

S 87°47'04" E 380.46'

S 87°42'00" E 509.53'

A164.07'
R5780.00'
BS 01°48'03" W
C164.07'

85.58'

SE 1/4 NE 1/4
30.159 Acres (Gross)
28.462 Acres (Net)
1.697 Acres (R.O.W.)

N 02°00'27" W 518.95'

459.47'

2175.94'

N 89°07'19" W 2635.41'

R.O.W. RAIL IS
0.9' S. OF COR

S 00°59'15" W 668.52'

S 00°49'41" W (830.57')

90.20'

CENTER
1-74-28
FOUND NAIL
REPLACED WITH 1/2" IR w/ OPC

P.O.B.
E 1/4 CORNER
1-74-28
FOUND 5/8" IR

