



Document 2021 2445

Book 2021 Page 2445 Type 06 026 Pages 1
 Date 6/14/2021 Time 10:40:14AM
 Rec Amt \$7.00

INDX
 ANNO
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

COUNTY: Madison
 SITE ADDRESS: 2011 255th Lane
 CITY: Winterset
 PARCEL DESIGNATION: Parcel "A"
 SECTION: 23 TOWNSHIP: 75 RANGE: 28
 ALIQUOT PART: SW1/4 NW1/4
 PROPRIETOR: Peggy Dupre & Donald Bryant
 REQUESTED BY: Peggy Dupre
 SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

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

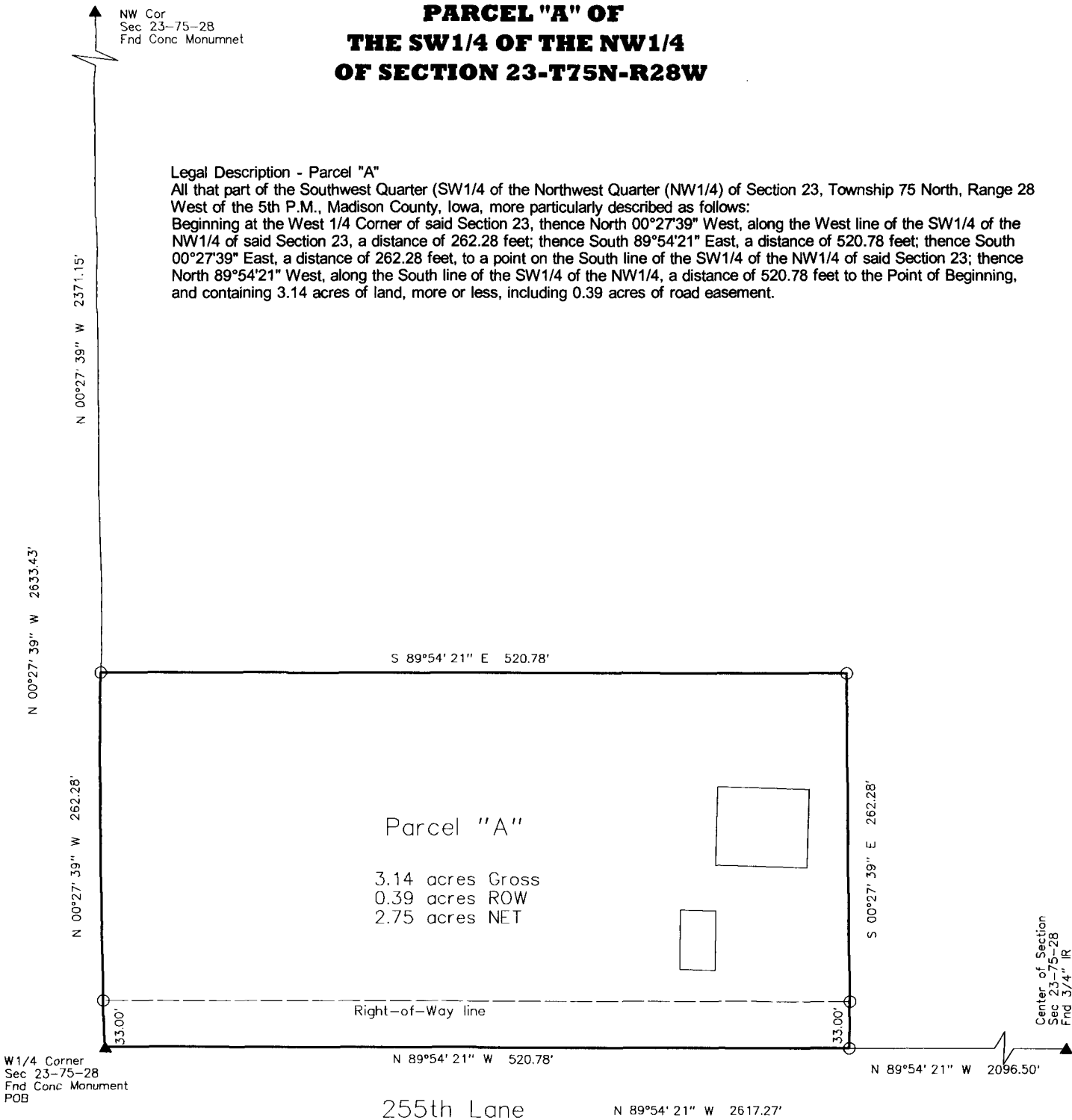
THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE. 800, GRIMES, IA 50111, PH.(515)986-5048

PLAT OF SURVEY
PARCEL "A" OF
THE SW1/4 OF THE NW1/4
OF SECTION 23-T75N-R28W

Legal Description - Parcel "A"

All that part of the Southwest Quarter (SW1/4 of the Northwest Quarter (NW1/4) of Section 23, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Beginning at the West 1/4 Corner of said Section 23, thence North 00°27'39" West, along the West line of the SW1/4 of the NW1/4 of said Section 23, a distance of 262.28 feet; thence South 89°54'21" East, a distance of 520.78 feet; thence South 00°27'39" East, a distance of 262.28 feet, to a point on the South line of the SW1/4 of the NW1/4 of said Section 23; thence North 89°54'21" West, along the South line of the SW1/4 of the NW1/4, a distance of 520.78 feet to the Point of Beginning, and containing 3.14 acres of land, more or less, including 0.39 acres of road easement.



Parcel "A"
 3.14 acres Gross
 0.39 acres ROW
 2.75 acres NET

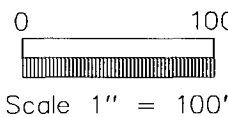
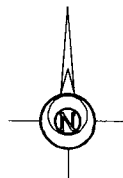
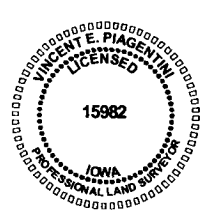
DATE OF SURVEY FIELDWORK: 5/13/21 DRAWING DATE: #6/4/21 DRAFTER: VP PROJECT NO: 21179

SYMBOLS LEGEND:

Basis of Bearing is Iowa State Place
 Coordinate System South Zone

REVISION DATE:

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.



- 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

VINCENT E. PIAAGENTINI, IOWA LIC. NO 15982 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED
 HERE)