

INDEX LEGEND

Location:: S1-T75N-R28W of the 5th P.M.

Requestor: Doug Selsor

Proprietor: Estate of Carol Selsor

Project: 21014 Date of Survey: 3/27/21

Surveyor Co: Boldman Surveying Consultants

Prepared by/Return to: Craig S.Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BOUNDARY RETRACEMENT (From Warranty Deed Book 102 page 406)

A Tract of land described as follows: Commencing at a point 29 rods and 16 1/2 links West and 23 rods and 20 1/2 links North of the Southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M. Madison County, Iowa, running thence West 18 rods and 23 links, thence North to a point 26 rods 89 1/2 links South of the North line of said 40 acre tract, thence East to a point 210 feet West of the East line of said 40 acre tract, thence South 110 feet, thence East 210 feet to the East line of said 40 acre tract, thence South 6 rods 5 1/2 feet and 4 1/2 links, thence West 24 rods and 7 1/2 links, thence South to a point 40 rods North of the South line of said 40 acre tract, thence West to a point 29 rods and 16 1/2 links West of the East line of said 40 acre tract, thence South to the place of beginning.

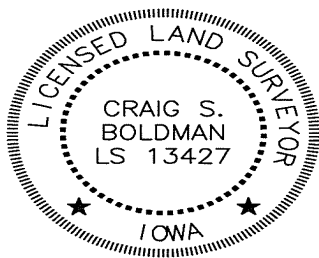
Surveyed description

Part of Lot 7, Lot 8, and Lot 9 in the NE 1/4 NW 1/4 of Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at a MAG NAIL set at the NE corner of said Lot 7; thence S00°23'25" W, along the East line of said NE 1/4 NW 1/4, a distance of 110.00' to a MAG NAIL at the Point of beginning; thence S 00°23'25" W a distance of 107.47' to a MAG NAIL; thence N89°22'49" W a distance of 400.95' to a 1/2"IRON ROD CAP #13427; thence S 00°23'25" W a distance of 56.55' to a 1/2"IRON ROD CAP #13427; thence N 89°15'05" W a distance of 88.44' to a 1/2"IRON ROD CAP #13427; thence S 00°23'25" W a distance of 300.02' to a 1/2"IRON ROD CAP #13427; thence N 89°15'08" W a distance of 312.23' to a 1/2"IRON ROD CAP #14674; thence N 00°20'37" E a distance of 573.14' to a 1/2"IRON ROD CAP #15982; thence S 89°22'50" E a distance of 592.09' to a 1/2"IRON ROD CAP #13427; thence S00°23'25" W a distance of 110.00 feet to a 1/2"IRON ROD CAP #13427; thence S 89°22'49" E distance of 210.00' to the Point of beginning. Containing 6.141 acres

Surveyor's Note:

There is a 2 Rod (33') gap in land created by the Plat of Stover Addition Plat 1 and the Warranty Deed in Book 102 Page 406. The area of concern is noted on this Plat. Also an extensive search was made to locate the origin of the iron pipe that were set near the boundary lines. An adjacent landowner was contacted and no records were found. 1/2"Iron pipes were not accepted at A,B,C. Also capped iron rods at D,E were not accepted. At F an iron rod found is 0.35'S of deed line. At G there are multiple monuments. The South iron rod is 0.25 N of deed line the others being further North.



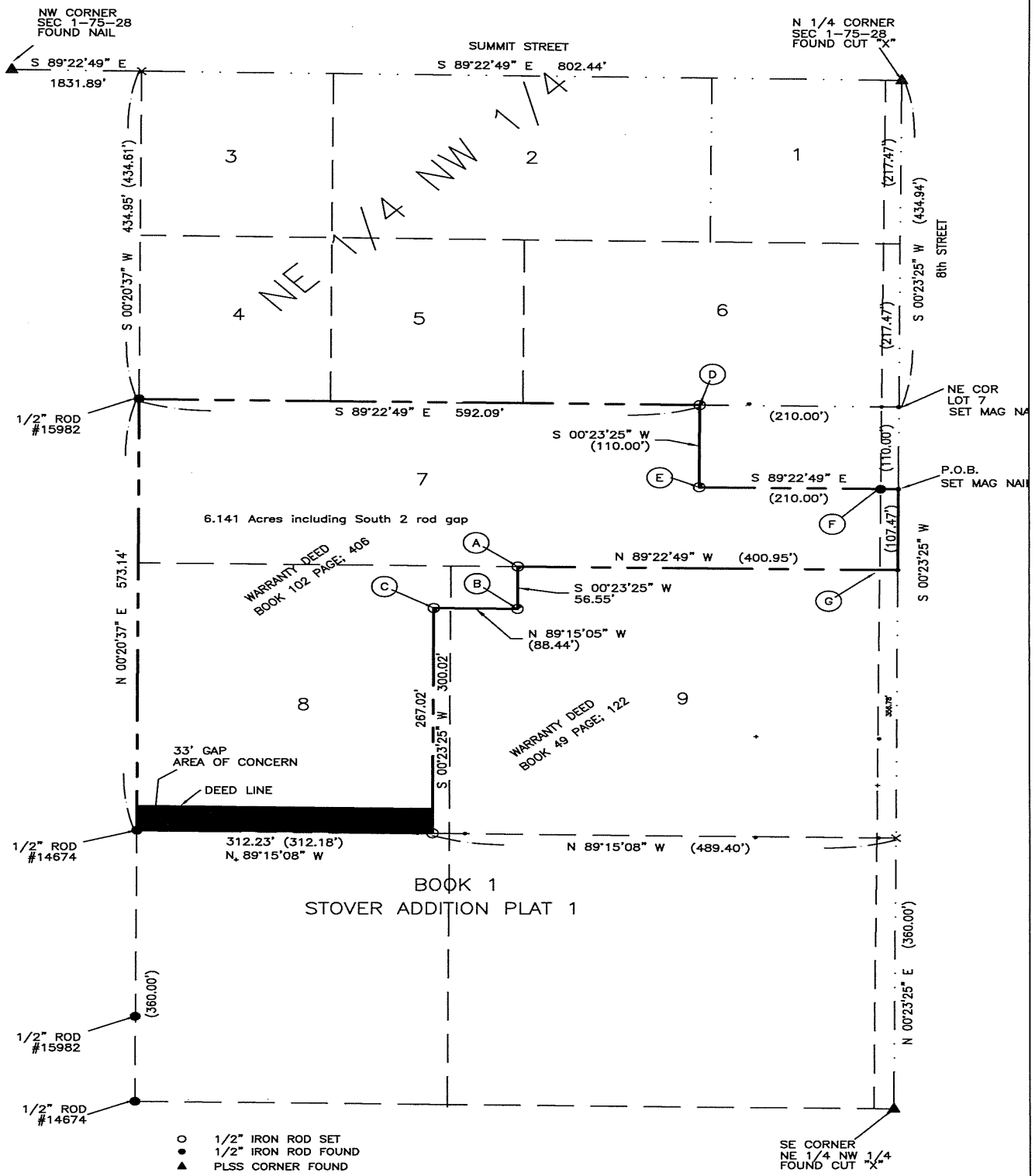
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature *Craig S. Boldman* Date 6/25/21

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal 44



SET IRON RODS w/ ORANGE CAP #13427

