


**INDEX LEGEND**

COUNTY: Madison  
 SITE ADDRESS: 170th Street & Creamery Road  
 CITY: Dexter  
 PARCEL DESIGNATION: Parcels "B" & "C"  
 SECTION: 5 TOWNSHIP: 76 RANGE: 29  
 ALIQUOT PART: SE1/4 SW1/4 & SW1/4 SW1/4  
 & NW1/4 SW1/4  
 PROPRIETOR: Kading, Inc.  
 REQUESTED BY: Ash Kading  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY**

**PARCEL "C" OF THE  
 SE1/4 OF THE SW1/4 &  
 THE SW1/4 OF THE SW1/4  
 &  
 PARCEL "B" OF THE  
 NW1/4 OF THE SW1/4 &  
 THE SW1/4 OF THE SW1/4**

**ALL IN SEC 5-76-29**

  
 Document 2021 2651  
 Book 2021 Page 2651 Type 06 026 Pages 1  
 Date 6/28/2021 Time 10:41:37AM  
 Rec Amt \$7.00

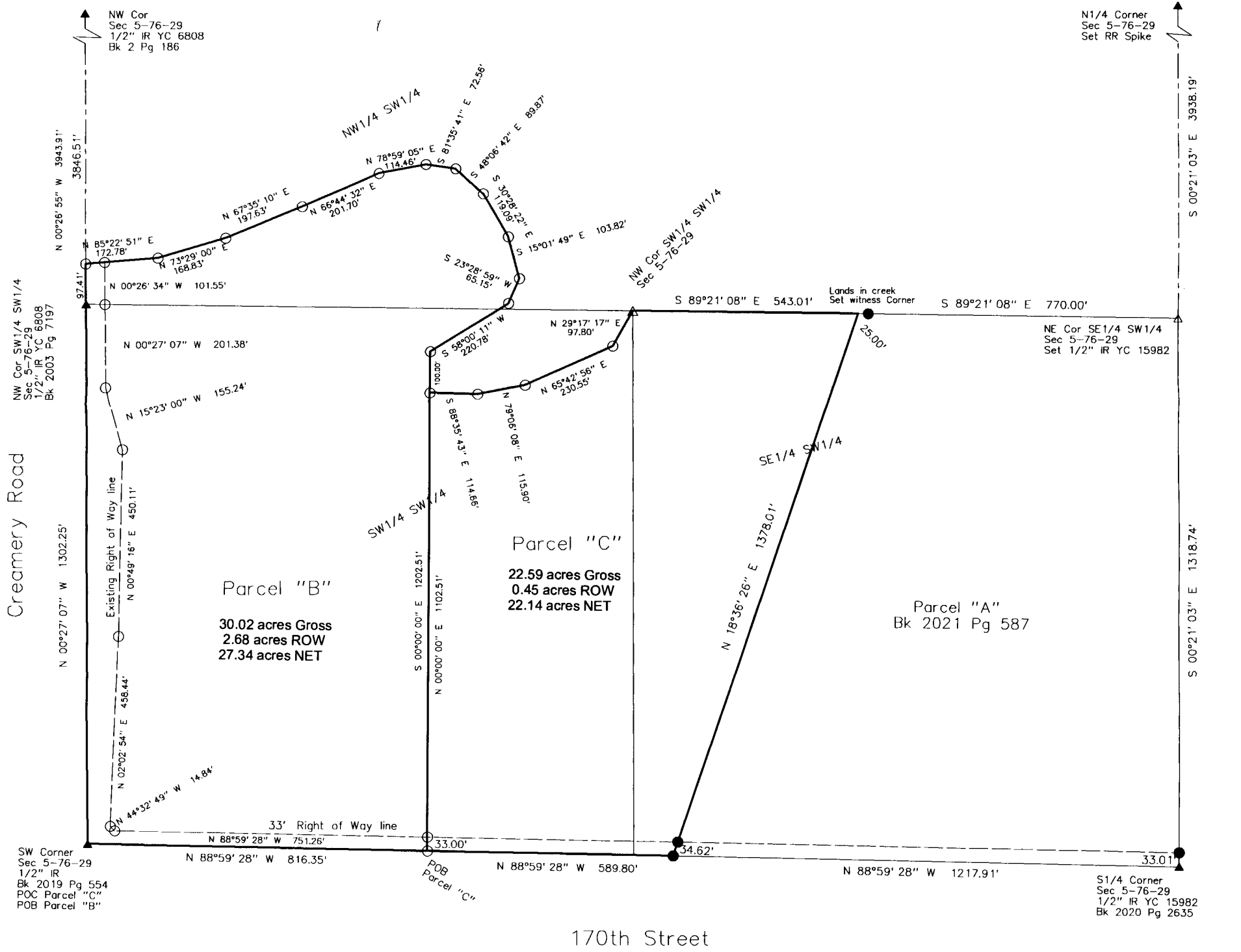
INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048 \*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

**Legal Description - Parcel "C"**  
 All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 5, Township 76 North, Range 29 West of the 5th P. M., Madison County, Iowa, more particularly described as follows:  
 Commencing at the SW Corner of said Section 5, thence South 88°59'28" East, along the South line of the SW1/4 of the SW1/4 of said Section 5, a distance of 816.35 feet, to the Point of Beginning; thence North 00°00'00" East, a distance of 1,102.51 feet; thence South 88°35'43" East, a distance of 114.66 feet; thence North 79°06'08" East, a distance of 115.90 feet; thence North 65°42'56" East, a distance of 230.55 feet; thence North 29°17'17" East a distance of 97.80 feet, to the Northeast corner of the SW1/4 of the SW1/4 of said Section 5; thence South 89°21'08" East, a distance of 543.01 feet, to the Northwest corner of Parcel "A" as filed of record in Book 2021 Page 587 in the Dallas County Recorder's Office; thence South 18°36'26" West, along the West line of said Parcel "A", a distance of 1,378.01 feet, to the Southwest corner of said Parcel "A"; thence North 88°59'28" West, along the South line of the SW1/4 of said Section 5, a distance of 589.80 feet to the Point of Beginning, and containing 22.59 acres of land, more or less, including 0.45 acres of road easement.

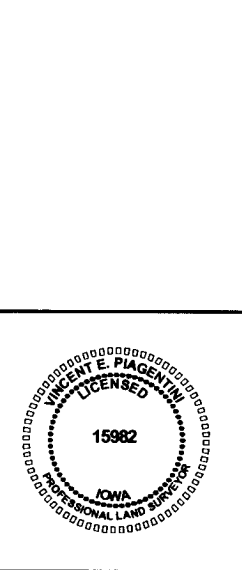
**Legal Description - Parcel "B"**  
 All that part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 5, Township 76 North, Range 29 West of the 5th P. M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the Southwest corner of said Section 5, thence North 00°27'07" West, along the West line of the SW1/4 of the SW1/4 of said Section 5, a distance of 1,302.25 feet, to the Northwest corner of the SW1/4 of the SW1/4 of said Section 5; thence North 00°26'55" West, along the West line of the NW1/4 of the SW1/4 of said Section 5, a distance of 97.41 feet; thence North 85°22'51" East, a distance of 172.78 feet; thence North 73°29'00" East, a distance of 168.83 feet; thence North 67°35'10" East, a distance of 197.63 feet; thence North 66°44'32" East, a distance of 201.70 feet; thence North 73°29'00" East, a distance of 168.83 feet; thence North 67°35'10" East, a distance of 197.63 feet; thence North 66°44'32" East, a distance of 201.70 feet; thence North 78°59'05" East, a distance of 114.46 feet; thence South 81°35'41" East, a distance of 72.56 feet; thence South 48°06'42" East, a distance of 89.87 feet; thence South 30°28'22" East, a distance of 119.09 feet; thence South 15°01'49" East, a distance of 103.82 feet; thence South 23°28'59" West, a distance of 65.15 feet; thence South 58°00'11" West, a distance of 220.78 feet; thence South 00°00'00" East, a distance of 1,202.51 feet, to a point on the South line of the SW1/4 of the SW1/4 of said Section 5; thence North 88°59'28" West, along the South line of the SW1/4 of the SW1/4 of said Section 5, a distance of 816.35 feet to the Point of Beginning, and containing 30.02 acres of land, more or less, including 2.68 acres of road easement.



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.

*Vincent E. Piagentini* 6/24/21

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

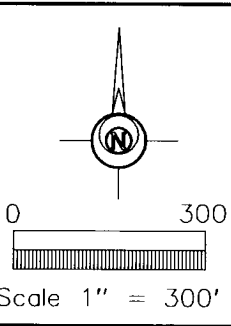


Basis of Bearing is Iowa State Place Coordinate System South Zone

DATE OF SURVEY FIELDWORK: 6/4/21 DRAWING DATE: 6/23/21 DRAFTER: VP PROJECT NO: 21206

**SYMBOLS LEGEND:**

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 15982
- 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



Scale 1" = 300'

**ABACI CONSULTING, INC.**  
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