

INDEX LEGEND

Location:: S2-T75N-R28W of the 5th P.M.
 Requestor: Patrick Hagens
 Proprietor:DH Properties LLC
 Project: 21041 Date of Survey: 7/1/21
 Surveyor Co: Boldman Surveying & Consulting
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

BK: 2021 PG: 2894
Recorded: 7/14/2021 at 8:15:08.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

BOUNDARY RETRACEMENT SURVEY

(from Book 94 Page 40, Book 2008 Page 2649, Book 2014 Page 765, Book 2014 Page 766, Book 2016 Page 3649)

A tract of land described as the West 16 rods of the East 32 rods of the North 100 rods of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa EXCEPT a tract of land commencing at a point 292.20 feet West and 33.0' South of the Northeast corner of said Section Two (2); thence continuing West along the South right-of-way line of Iowa Highway 92, 236.82 feet, thence South 187.0 feet, thence East 146.82 feet, thence North 88.0 feet, thence East 99.0 feet, thence North 99.0 feet to the place of beginning, containing 0.835 acres, more or less, AND EXCEPT Parcel "H" as shown in Plat of Survey filed in Book 2013, Page 3538 in the Office of the Madison County, Iowa Recorder, AND EXCEPT real estate conveyed for highway purposes as described in Warranty Deed filed in Deed Record 94, Page 40 in the Office of the Madison County Recorder. AND INCLUDING Parcels "J" and "I" as shown in Plat of Survey filed in Book 2013, Page 3538 in the Office of the Madison County, Iowa Recorder. AND INCLUDING Parcels "L" and "M" as shown in Plat of Survey filed in Book 2016, Page 3070 in the Office of the Madison County, Iowa Recorder.

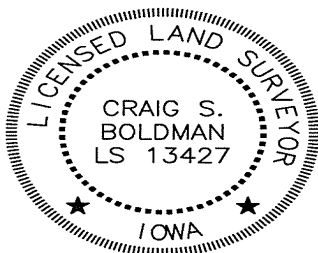
As Surveyed description:

A tract of land described as part of the West 16 rods of the East 32 rods of the North 100 rods (W 16 rods E 32 rods N 100 rods) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of said Section 2; thence N 89°52'45" W, along the North line of said Northeast 1/4, a distance of 264.00'; thence S 00°29'27" W a distance of 32.00' to a 1/2" IRON ROD at the Point of Beginning; thence S 00°29'27" W a distance of 1617.99' to a 1/2" IRON ROD; thence N 89°52'45" W a distance of 264.00' to a 1/2" IRON ROD; thence N 00°29'27" E a distance of 1430.87' to a point that is 0.62 East of a 1/2" IRON ROD; thence S 89°52'16" E, along the South line thereof, a distance of 131.70' to a 1/2" IRON ROD; thence N 22°41'04" E, a distance of 36.81' to a 1/2" IRON ROD; thence N 00°30'57" E, a distance of 17.40' to a 1/2" IRON ROD; thence N 34°00'50" E a distance of 21.01' to a 1/2" IRON ROD; thence N 00°20'36" E a distance of 118.46' to a 1/2" IRON ROD; thence S 89°47'28" E a distance of 107.09' to a 1/2" IRON ROD to the point of beginning.

Containing 9.153 acres

NOTES:

- A. Fence corner post is S 73°51'48"E a distance of 9.52' from true corner
- B. Fence corner post is N 87°19'16"E a distance of 23.79' from true corner
- C. Fence post is 6.84' East of property line
- D. Fence post is 2.52' West of property line
- E. Right of way rail is S 89°47'28"E a distance of 0.92' from true corner
- F. Right of way rail is N 89°47'28"W a distance of 1.60' from true corner
- G. Found 1/2" iron rod yellow cap N 89°52'16"W a distance of 0.62' from true corner
- H. Chain link fence encroaches over subject property a length of 29.4'



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 7/12/21

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

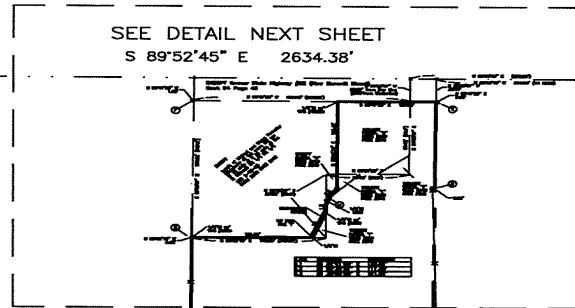
Renewal date is December 31, 2022

Pages or sheets covered by this seal 11

N 1/4 COR
2-75-28
FD BRASS PLUG

SEE DETAIL NEXT SHEET
S 89°52'45" E 2634.38'

NE COR
SEC 2-75-28
FD P-K NAIL



EAST LINE
W 16 RODS E 32 RODS

EX. WIRE FENCE

N 00°29'27" E 1431.39'

S 00°29'27" W 1617.99'

N 00°29'27" E 1356.81'

(100 RODS)

IRON ROD OR PIPE SET ○
IRON ROD FOUND ●
NOT SET ×
PLSS CORNER FOUND ▲

6.84'

SE COR
NE 1/4 NE 1/4
FD 1/2" IR w/
YPC #5041

CREEK

291.19'

N 00°29'27" E 1312.13'

(16 RODS) 264.00'
S 73°51'48" E 9.52'

N 89°52'45" W 528.00'

(16 RODS) 264.00'

E 1/4 COR
2-75-28
FD 1/2" IR w/
YPC #6808
INSERTION



S 89°52'45" E (292.20')

N 89°52'45" W 264.00' (16 ROADS)

S 00°29'27" W 32.05'

S 89°47'28" E 0.92'

S 89°47'28" E 107.09'

S 89°47'28" E 235.75' (236.82')

N 89°47'28" W 1.60'

N 89°47'28" W 235.75' (236.82')

N 00°29'27" W 187.52' (187.0')

N 00°29'27" W 187.52' (187.0')

N 00°30'57" E 87.82' (88.0')

N 00°20'36" E 118.46'

N 89°51'39" E 86.95' (90.0')

N 00°35'37" E 98.95' (99.0')

N 00°30'57" E 131.70'

S 89°52'16" E 145.59' (146.82')

S 89°52'16" E 145.59' (146.82')

S 89°52'16" W 0.62'

S 89°52'16" W 0.62'

S 89°47'28" E 107.09'

S 89°47'28" E 235.75' (236.82')

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S 89°47'28" E 107.09'

S 89°47'28" E 235.75' (236.82')

EXCEPT former State Highway #92 (Now Summit Street) 00'35'37" W 32.00' from Sec Line (33.0' from Centerline)

Book 94 Page 40

1/2"IR w/ YPC #15982

EXCEPT PARCEL "H" BOOK 2016 PAGE 3070

EXCEPT PARCEL "M" BOOK 2016 PAGE 3070

EXCEPT PARCEL "L" BOOK 2016 PAGE 3070

EXCEPT PARCEL "I" BOOK 2013 PAGE 3538

EXCEPT PARCEL "H" BOOK 2016 PAGE 3070

EXCEPT PARCEL "M" BOOK 2016 PAGE 3070

EXCEPT PARCEL "L" BOOK 2016 PAGE 3070

EXCEPT PARCEL "I" BOOK 2016 PAGE 3070

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EXCEPT PARCEL "M" BOOK 2016 PAGE 3070

EXCEPT PARCEL "L" BOOK 2016 PAGE 3070

EXCEPT PARCEL "I" BOOK 2016 PAGE 3070

EXCEPT
Land of Michiel and Karen Pommer.
REMAINDER of 0.9 acres NW cor
N 100 rods NE 1/4 NE 1/4
SEC 2-75-26
BOOK 2008 PAGE 2649

SW COR PAR "I"

1/2"IR w/ YPC #8034

1/2"IR w/ YPC #6808

1/2"IR BENT

1/2"IR

1/2"IR

1/2"IR

1/2"IR

1/2"IR

1/2"IR

1/2"IR

1/2"IR

1/2"IR

NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 22°41'04" E	36.81'
L2	N 00°30'57" E	17.40'
L3	N 34°00'50" E	21.01'