



Document 2021 3929

Book 2021 Page 3929 Type 06 026 Pages 1  
 Date 9/20/2021 Time 10:34:08AM  
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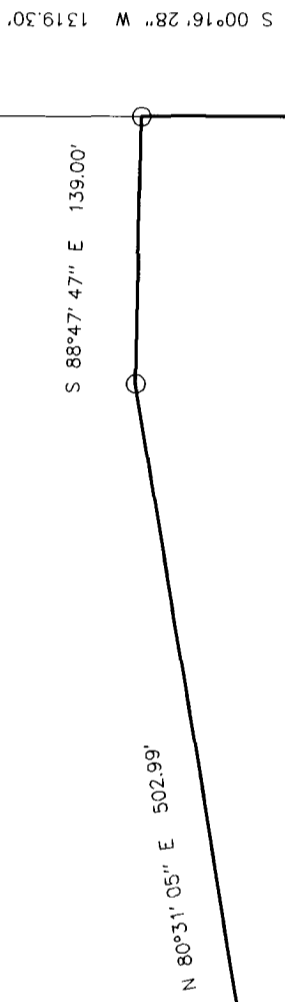
LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

SPACE ABOVE FOR USE BY RECORDER OFFICE

**PLAT OF SURVEY  
 PARCEL "C" OF THE  
 SW1/4 OF THE NW1/4  
 SEC 22-76-28**

COUNTY: Madison  
 CITY: Winterset  
 PARCEL DESIGNATION: Parcel "C" RANGE: 28  
 SECTION: 22 TOWNSHIP: 76  
 ALIQUOT PART: SW1/4 NW1/4  
 PROPRIETOR: Christopher Hartley  
 REQUESTED BY: Kelly Hartley  
 SURVEYOR NAME: Vincent E. Piagentini

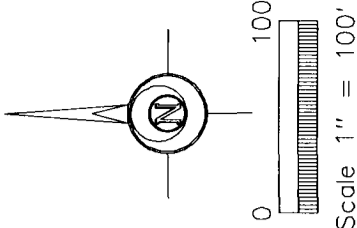
**Legal Description - Parcel "C"**  
 All that part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 22, Township 76 North, Range 28 west of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the Southeast corner of the SW1/4 of the NW1/4 of said Section 22, thence North 89°34'18" West, a distance of 252.94 feet; thence North 88°47'47" East, a distance of 632.18 feet; thence North 00°17'45" West, a distance of 337.61 feet; thence South 00°16'28" West, a distance of 502.99 feet; thence South 88°47'47" East, a distance of 139.00 feet, to the East line of the SW1/4 of said Section 22; thence South 00°16'28" West, along said East line of the SW1/4 of the NW1/4, a distance of 337.61 feet to the Point of Beginning, and containing 4.44 acres of land, more or less, including 0.48 acres of road easement.



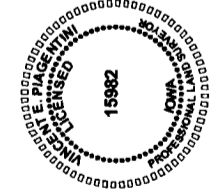
Parcel "C"  
 4.44 acres Gross  
 0.48 acres ROW  
 3.96 acres NET

*RIGHT OF WAY LINE*  
 632.51'

W1/4 Corner Sec 22-76-28 Bridge Spike  
 681.20'  
 N 89°34' 18" W 1313.39'  
 195th Street  
 632.18'  
 SE Cor SW1/4 NW1/4 Sec 22-76-28 POB  
 N 89°34' 18" W 1317.26'  
 Center of Section Sec 22-76-28 5/8" IR YC 13427



DATE OF SURVEY FIELDWORK: 8/31/21	DRAWING DATE: 9/17/21	DRAFTER: VP	PROJECT NO: 21312	SYMBOLS	LEGEND:
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, IOWA LIC. NO 15982, DATE 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)				R M C ● ○ ▲ △	RECORDED DISTANCE MEASURED DISTANCE CALCULATED DISTANCE CORNER MONUMENT FOUND SET 1/2" IR YC 15982 UNLESS NOTED SECTION CORNER FOUND 1/2" IR YC 15982 UNLESS NOTED
				POB POC YC OC RC IR IP	POINT OF BEGINNING POINT OF COMMENCEMENT YELLOW CAP ORANGE CAP RED CAP IRON ROD IRON PIPE



**ABACI CONSULTING, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

Basis of Bearing is Iowa State Plane Coordinate System South Zone