

INDEX LEGEND

COUNTY: Madison
SITE ADDRESS: 1310 Prairie View Avenue
CITY: Van Meter
PARCEL DESIGNATION: Parcel 'J'
SECTION: 22 TOWNSHIP: 77 RANGE: 27
ALIQUOT PART: NW1/4 NW1/4
PROPRIETOR: John & Gwen Cashman
REQUESTED BY: Gwen Cashman
SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
PARCEL 'J' OF THE
NW1/4 NW1/4 OF
SEC 22-77-27

Document 2021 821

Book 2021 Page 821 Type 06 026 Pages 1
Date 3/01/2021 Time 10:19:57AM
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INDX ✓
ANNO
SCAN ✓
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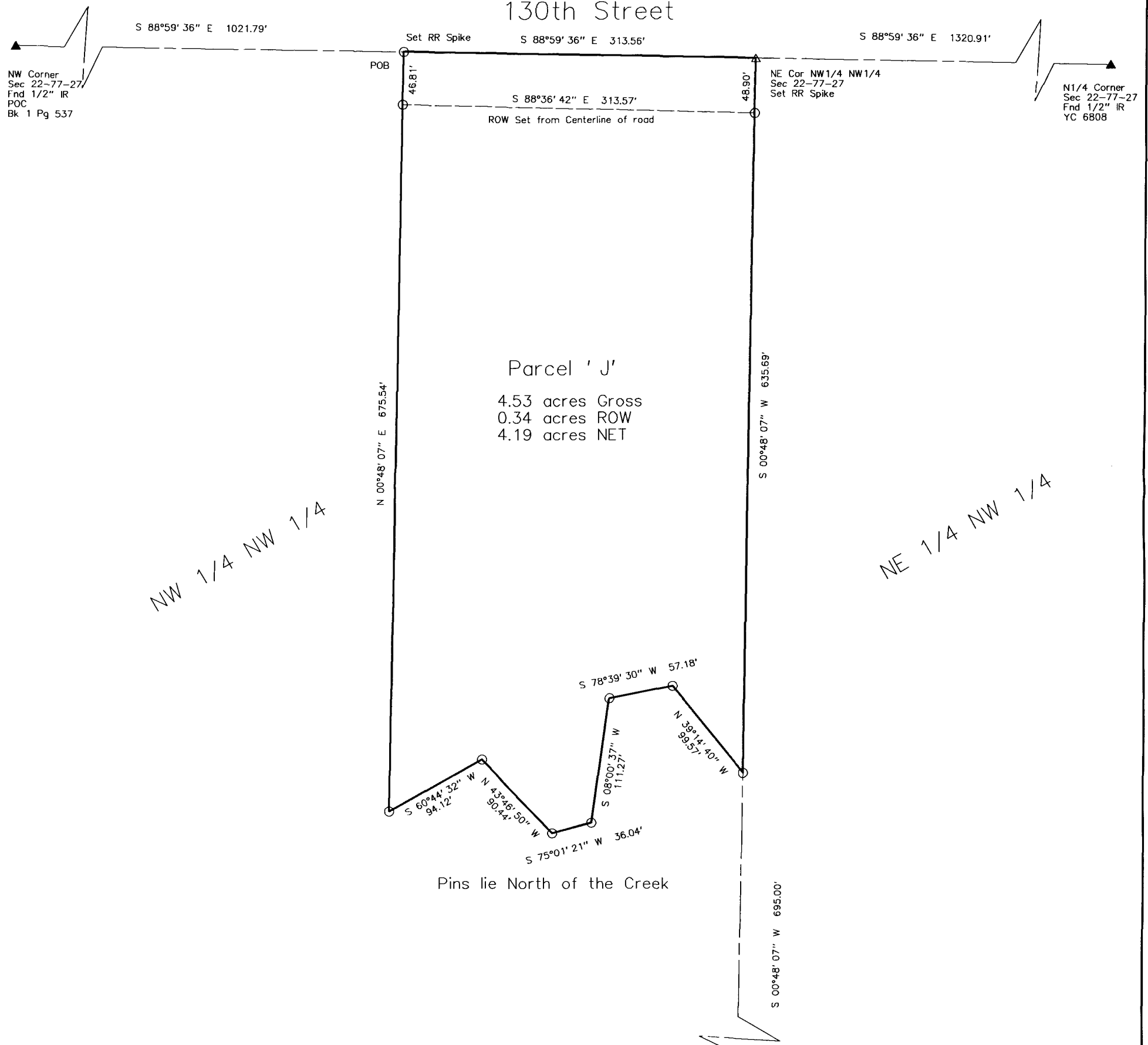
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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 'J'

All that part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 22, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Northwest corner of said Section 22, thence South 88°59' 36" East, along the North line of the NW1/4 of the NW1/4 of said Section 22, a distance of 1021.79 feet, to the Point of Beginning; thence continuing South 88°59' 36" East, along said North line of the NW1/4 of the NW1/4, a distance of 313.56 feet, to the Northeast Corner of the NW1/4 of the NW1/4 of said Section 22; thence South 00°48' 07" West, along the East line of the NW1/4 of the NW1/4 of said Section 22, a distance of 635.69 feet; thence North 39°14' 40" West, a distance of 99.57 feet; thence South 78°39' 30" West, a distance of 57.18 feet; thence South 08°00' 37" West, a distance of 111.27 feet; thence South 75°01' 21" West, a distance of 36.04 feet; thence North 43°46' 50" West, a distance of 90.44 feet; thence South 60°44' 32" West, a distance of 94.12 feet; thence North 00°48' 07" East, a distance of 675.54 feet, to the Point of Beginning, containing 4.53 acres of land, more or less, including 0.34 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 2/25/21
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



DATE OF SURVEY FIELDWORK: 1/25/21 DRAWING DATE: 2/17/21 DRAFTER: VP PROJECT NO: 21011

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