


INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 1545 Old Portland Road
 CITY: Van Meter
 PARCEL DESIGNATION: Parcel "J"
 SECTION: 32 TOWNSHIP: 77 RANGE: 27
 ALIQUOT PART: SE1/4 NE1/4
 PROPRIETOR: Don Bear
 REQUESTED BY: Bon Bear
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
PARCEL "J" OF
THE S1/2 OF THE
SE1/4 OF THE NE1/4
SEC 32-77-27


 Document 2022 1344
 Book 2022 Page 1344 Type 06 026 Pages 1
 Date 5/09/2022 Time 10:43:05AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN
 CHEK

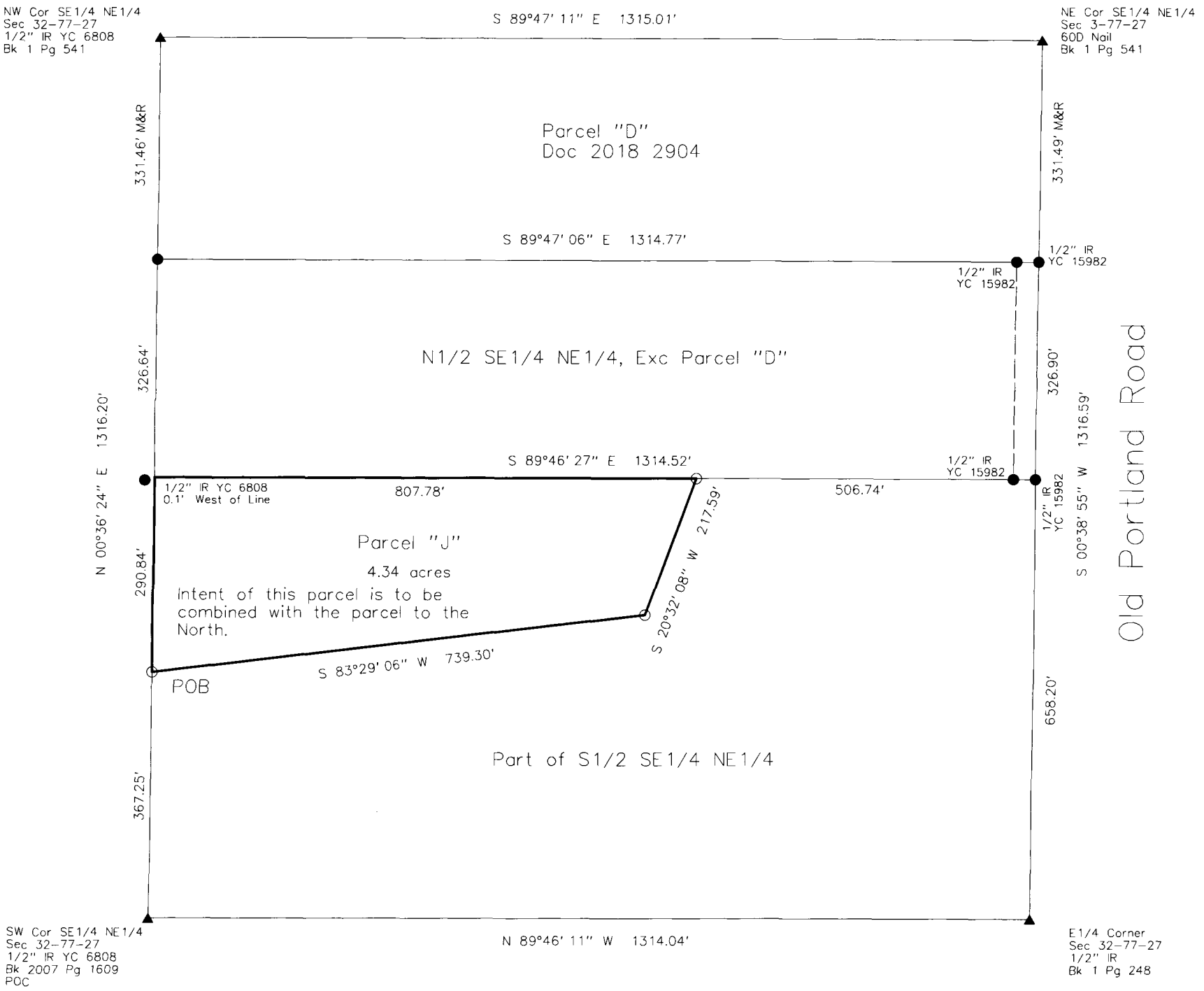
LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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 "J"

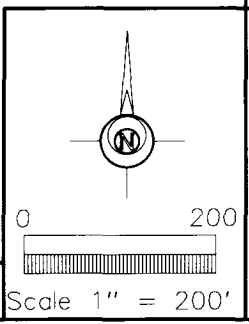
All that part of the South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Southwest Corner of the SE1/4 of the NE1/4 of said Section 32, thence North 00°36'24" East, along the West line of the SE1/4 of the NE1/4 of said Section 32, a distance of 367.25 feet, to the Point of Beginning; thence continuing North 00°36'24" East, along the West line of the SE1/4 of the NE1/4 of said Section 32, a distance of 290.84 feet; thence South 89°46'27" East, along the North line of the S1/2 of the SE1/4 of the NE1/4 of said Section 32, a distance of 807.78 feet; thence South 20°32'08" West, a distance of 217.59 feet; thence South 83°29'06" West, a distance of 739.30 feet to the Point of Beginning, and containing 4.34 acres of land, more or less.



Old Portland Road

SYMBOLS LEGEND:

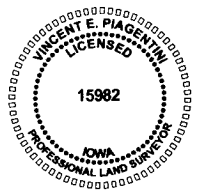
R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
PDC	POINT OF COMMENCEMENT
YC	YELLOW CAP
OC	ORANGE CAP
RC	RED CAP
IR	IRON ROD
IP	IRON PIPE



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 5/8/22

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: 3/23/22 DRAWING DATE: 4/29/22 DRAFTER: VP PROJECT NO: 21072

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