

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 2226 Holiwell Valley Court
 CITY: Winterset
 PARCEL DESIGNATION: NA
 SECTION: 5 TOWNSHIP: 75 RANGE: 27
 ALIQUOT PART: SE1/4 NW1/4
 SUBDIVISION NAME: Holiwell Valley Subdivision
 BLOCK: LOT(S): 8 & 9
 PROPRIETOR: DFM Trust
 REQUESTED BY: Darrel Mills
 SURVEYOR NAME: Vincent E. Piagentini

**BOUNDARY RE-ALIGNMENT
 SURVEY OF LOTS 8 & 9 IN
 HOLLIWELL VALLEY
 SUBDIVISION**



Document 2022 221

Book 2022 Page 221 Type 06 026 Pages 1
 Date 1/24/2022 Time 10:27:55AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

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 - Re-aligned Lot 8

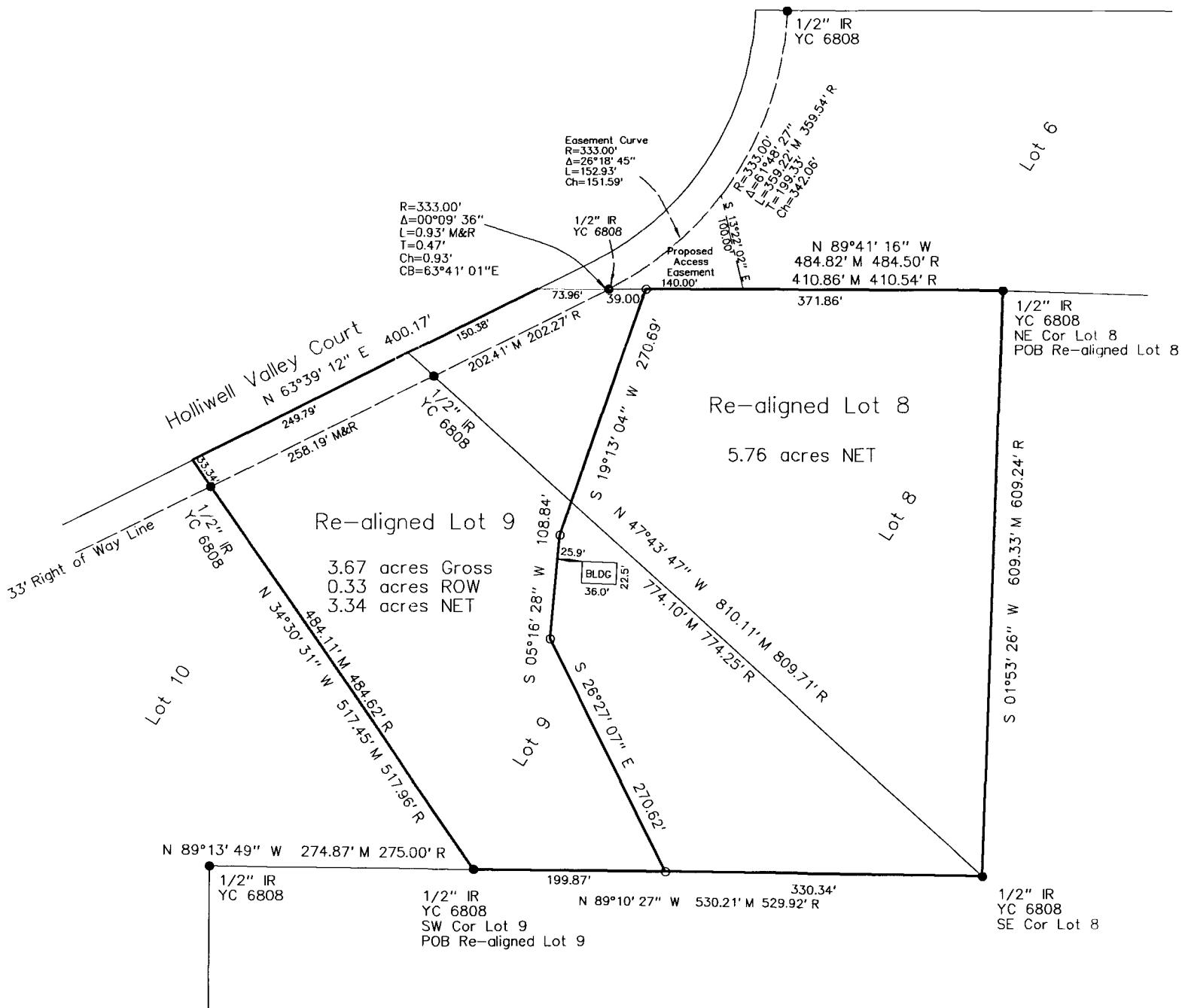
All that part of Lots 8 and 9 in Holiwell Valley Subdivision, Madison County, Iowa, being more particularly described as follows:
 Beginning at the Northeast corner of said Lot 8, thence South 01°53'26" West, along the East line of said Lot 8, a distance of 609.33 feet, to the Southeast corner of said Lot 8;
 thence North 89°10'27" West, along the South line of said Lot 9, a distance of 330.34 feet; thence North 26°27'07" West, a distance of 270.62 feet; thence North 05°16'28" East, a distance of 108.84 feet; thence North 19°13'04" East, a distance of 270.69 feet, to a point on the North line of said Lot 8; thence South 89°41'16" East, along the North line of said Lot 8, a distance of 371.86 feet to the Point of Beginning, and containing 5.76 acres of land, more or less.

Legal Description - Re-aligned Lot 9

All that part of Lots 8 and 9 in Holiwell Valley Subdivision, Madison County, Iowa, being more particularly described as follows:
 Beginning at the Southwest corner of said Lot 9, thence North 34°30'31" West, along the westerly line of said Lot 9, a distance of 517.45 feet, to the Northwest corner of said lot 9 and the middle of Holiwell Valley Court; thence North 63°39'12" East, along the center of Holiwell Valley Court, a distance of 400.17 feet, to the Northwest corner of said Lot 8; thence South 89°41'16" East, along the North line of said Lot 8, a distance of 112.96 feet; thence South 19°13'04" West, a distance of 270.69 feet; thence South 05°16'28" West, a distance of 108.84 feet; thence South 26°27'07" East, a distance of 270.62 feet, to the South line of said Lot 9; thence North 89°10'27" West, along the South line of said Lot 9, a distance of 199.87 feet to the Point of Beginning, and containing 3.67 acres of land, more or less, including 0.33 acres of road right of way.

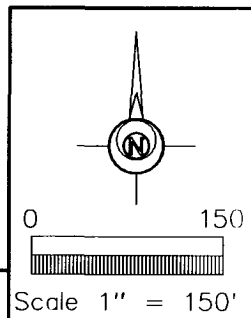
Legal Description - Access Easement to RE-aligned Lots 8 & 9

All that part of Lot 6 in Holiwell Valley Subdivision, Madison County, Iowa, being more particularly described as follows:
 Beginning at a point on the South line of said Lot 6, being at the Southeasterly right of way line of Holiwell Valley Court, thence Northeasterly along said right of way line, along a curve to the left having a radius of 333.00 feet, a delta of 26°18'45", an arc length of 152.93 feet, and a chord which bears North 50°26'50" East, having a chord distance of 151.59 feet to a point on a line; thence South 13°22'02" East, a distance of 100.00 feet, to a point on the South line of said lot 6; thence North 89°41'16" West, along the south line of said Lot 6, a distance of 140.00 feet, to the Point of Beginning, and containing 5,916 square feet or 0.136 acres of land, more or less.



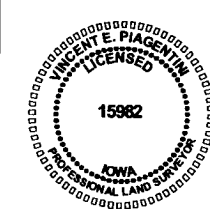
SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
□	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982
▲	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



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 1/20/22
 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: 12/15/21 DRAWING DATE: 1/10/22 DRAFTER: VP PROJECT NO: 21451

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
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