

COUNTY: MADISON COUNTY
 SITE ADDRESS: MADISON COUNTY PARCELS 23-74-28
 CITY: WINTERSET
 SECTION: 23 TOWNSHIP: 74 RANGE: 28
 ALIQUOT PART: NW 1/4, NE 1/4, SW 1/4, NE 1/4, SE 1/4, NW 1/4, NE 1/4, SW 1/4
 PARCEL DESIGNATION: 660142324010000, 660142326011100,
 660142326012000, 660142348012000, 660142362011000,
 660142348011000
 PROPRIETOR: ELNORA & LEVI YUTZY
 REQUESTED BY: ERVIN YUTZY
 SURVEYOR NAME: MERLIN L. DAVIS



Document 2022 2351

Book 2022 Page 2351 Type 06 026 Pages 3
 Date 8/08/2022 Time 11:49:52AM
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

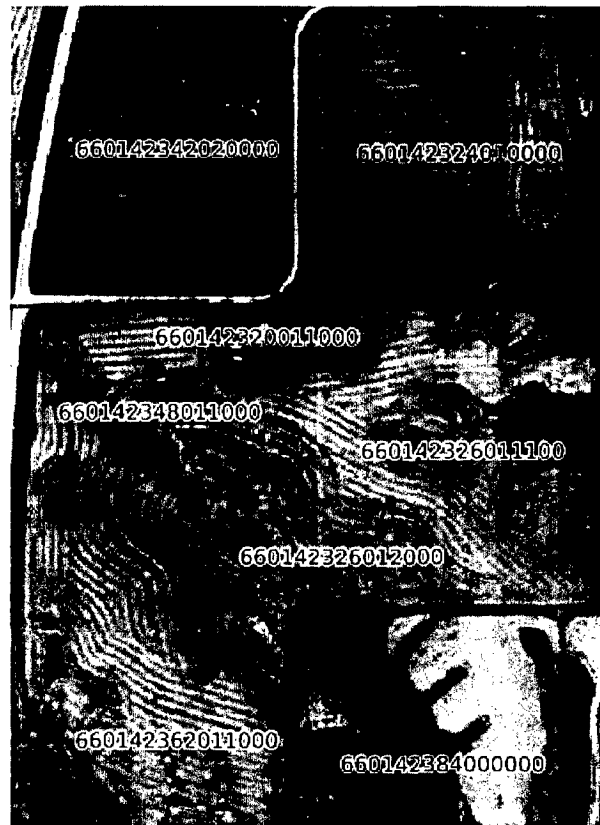
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PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE Grimes Blvd Ste 800, GRIMES, IA 50111, PH(515)986-5048

BOUNDARY RETRACEMENT SURVEY

LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE NW 1/4 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4 OF SECTION 23, TOWNSHIP 74 NORTH, RANGE 28 WEST OF THE 5TH P. M. IN MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23, ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 89°31'48" EAST, ALONG THE NORTH LINE OF THE NE QUARTER, 1323.19 FEET, TO THE NE CORNER OF THE NW 1/4, NE 1/4; THENCE SOUTH 0° 23' 13" WEST, 2615.54 FEET, TO THE SE CORNER OF THE SW 1/4, NE 1/4; THENCE SOUTH 89° 59' 48" WEST, 1301.40 FEET, TO THE CENTER OF SAID SECTION 23: THENCE SOUTH 0° 43' 50" WEST, 1315.19 FEET, TO THE SE CORNER OF NE 1/4, SW 1/4; THENCE NORTH 89° 36' 42 " WEST, 368.78 FEET; THENCE NORTH 38° 51' 44" WEST 1188.08 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 169, THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 17° 05' 20" WEST, 96.62 FEET; THENCE NORTH 1° 24' 12" EAST, 305.27 FEET; THENCE NORTH 1° 10' 32" EAST, 128.83 FEET; THENCE NORTH 4° 06' 17 " EAST, 1100.45 FEET; THENCE NORTH 49° 27' 52" EAST, 57.49 FEET; THENCE SOUTH 89° 50' 51" EAST, 187.95 FEET; THENCE NORTH 85° 02' 01" EAST, 401.07 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF US 169, NORTH 87° 51' 31" EAST, 122.87 FEET; THENCE SOUTH 0° 45' 02" WEST, 260.35 FEET; THENCE SOUTH 89° 16' 09", 600.00 FEET; THENCE NORTH 0° 33' 34" EAST, 701.92 FEET; THENCE NORTH 89° 32' 25" WEST, 210.27 FEET; THENCE NORTH 89° 28' 04" WEST, 60.06 FEET; THENCE NORTH 0° 44' 39" WEST, 1317.18 FEET, TO THE POINT OF BEGINNING, CONTAINING 130.55 ACRES, 5,686,758 SQUARE FEET MORE OR LESS.



Basis of Bearing is Iowa State Plane Coordinate System South Zone.

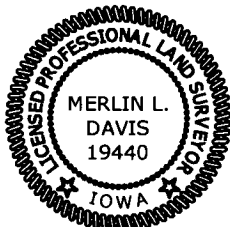
- L1= N21° 55' 40"E 86.29' M
- L2= N0° 56' 06"E 119.45' M
- L3= N17° 05' 18"W 61.12' M
- L4= N17° 05' 20"W 96.62' M
- L5= N1° 24' 12"E 305.27' M
- L6= N1° 10' 32"E 128.83' M
- L7= N49° 27' 52"E 57.49' M
- L8= S89° 50' 51"E 187.95' M
- L9= N85° 02' 01"E 401.07' M
- L10= N87° 51' 31"E 122.87' M
- L11= S0° 45' 02"W 260.35' M
- L12= N89° 32' 25"W 210.27' M
- L13= N89° 28' 04"W 60.06' M

FIELD WORK DATE: 08/14/2022 DRAWING DATE: 08/03/2022 DRAFTER: DR JOB NUMBER: 22138

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.

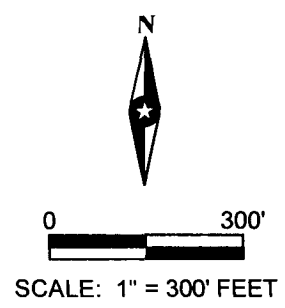
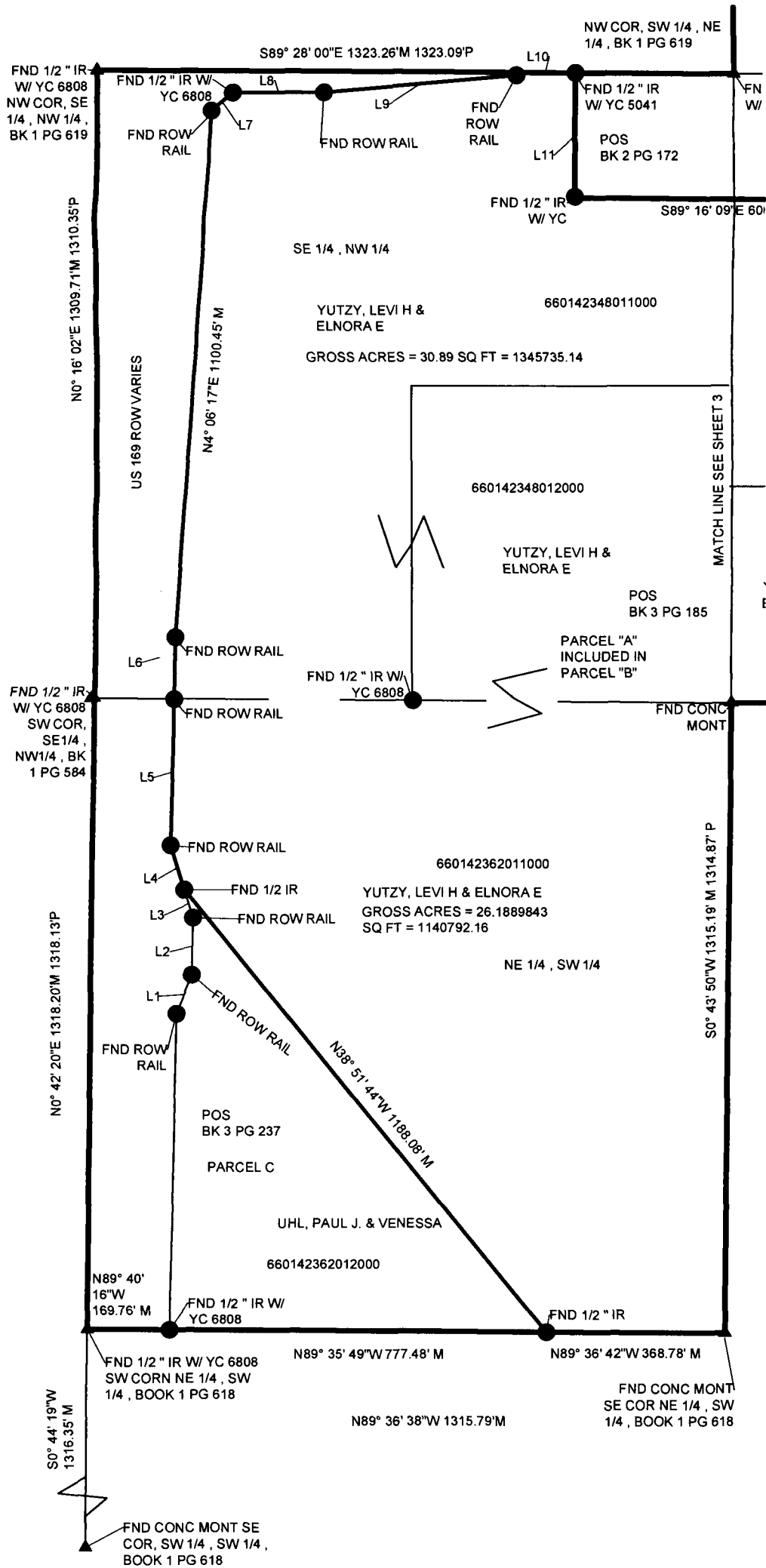
Merlin L. Davis 8/3/2022
 SIGNATURE DATE
MERLIN L. DAVIS

PRINTED OR TYPED NAME:
 IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
 ALL PAGE 1 OF 3
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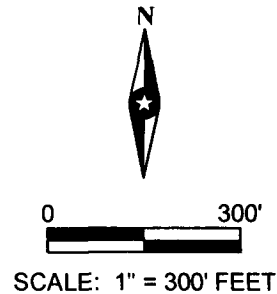
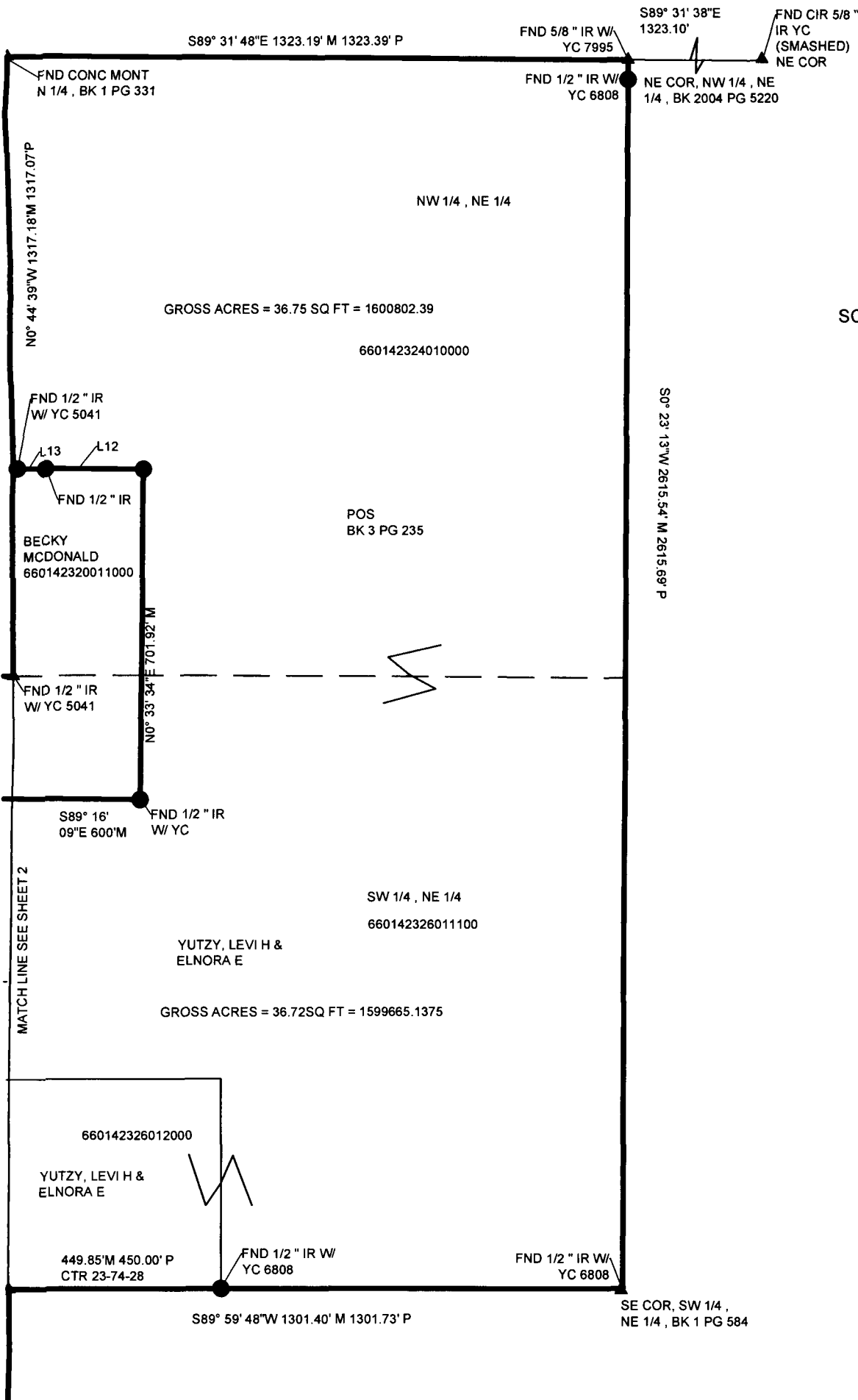


LEGEND OF SYMBOLS & ABBREVIATIONS

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR RC 19440 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR RC 19440 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- RC RED CAP
- OC ORANGE CAP
- IR IRON PIPE
- IP IRON ROD



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