

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



Document 2022 2930

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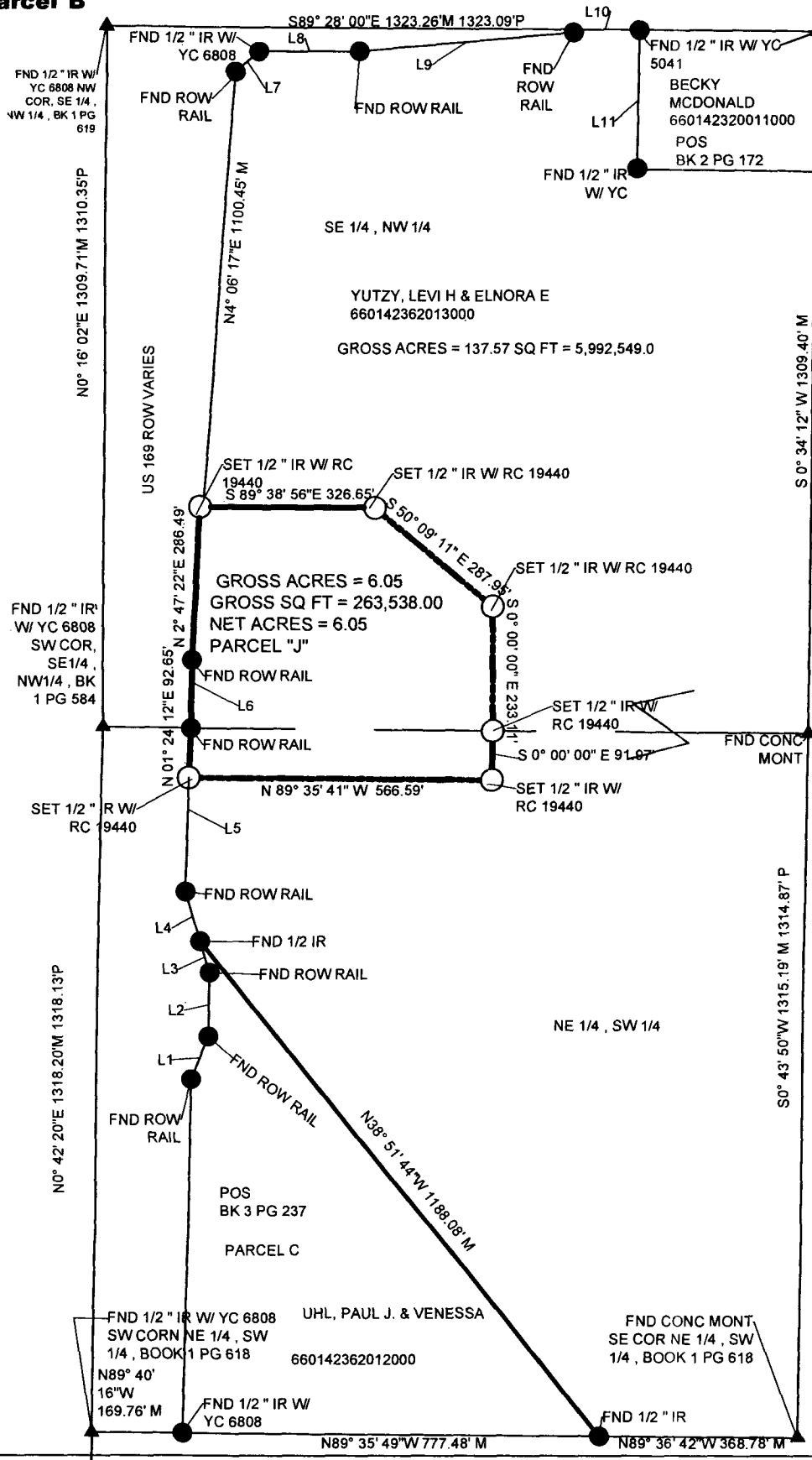
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE Grimes Blvd Ste 800, GRIMES, IA 50111, PH(515)986-5048

## Plat of Survey for Parcel "J" part of Parcel "B"

**LEGAL DESCRIPTION:** PARCEL "J" PART OF PARCEL "B" LOCATED IN THE SE 1/4, NW 1/4 AND THE NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 74 NORTH, RANGE 28 WEST OF THE 5<sup>TH</sup> P. M. IN MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SE 1/4 NW 1/4 OF SAID SECTION 23, THENCE SOUTH 0° 16' 02" EAST, TO THE SW CORNER OF THE SE 1/4, NW 1/4, 1309.71' FEET; THENCE SOUTH 89° 19' 08" EAST, 164.43' FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01° 10' 32" EAST, ALONG THE EAST RIGHT OF WAY OF US 169, 128.83' FEET; THENCE NORTH 02° 47' 22" EAST, ALONG SAID RIGHT OF WAY, 286.49' FEET, THENCE SOUTH 89° 38' 56" EAST, 326.65' FEET; THENCE SOUTH 50° 09' 11" EAST, 287.95' FEET, ; THENCE SOUTH 0° 00' 00" EAST, TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION, 233.11' FEET; THENCE SOUTH 0° 00' 00" EAST, 91.97' FEET; THENCE NORTH 89° 35' 41" WEST, TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 169, 566.59' FEET, THENCE NORTH 01° 24' 12" EAST, ALONG SAID RIGHT OF WAY, 92.65' FEET, TO THE POINT OF BEGINNING AND CONTAINING 6.05 ACRES, 263,538.00 SQUARE FEET MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENT OF RECORD OR UNRECORDED.

- 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



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

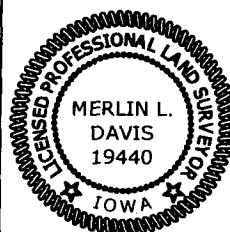
FIELD WORK DATE: 06/14/2022 DRAWING DATE: 08/03/2022 DRAFTER: DR JOB NUMBER: 22138

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.

*[Signature]*  
 SIGNATURE MERLIN L. DAVIS DATE 10/04/2022

PRINTED OR TYPED NAME:  
 IOWA LIC. NO. 19440  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES COVERED BY THIS SEAL:



### 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
- RC RED CAP
- OC ORANGE CAP
- IR IRON PIPE
- IP IRON ROD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP