INDEX **LEGEND**

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

ABACI CONSULTING, INC

CIVIL ENGINEERING - LAND SURVEYING

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

Book 2022 Page 2930 Type 06 026 Pages Date 10/07/2022 Time 10:10:40AM

Rec Amt \$7.00

INDX **ANNO SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

LEGAL DESCRIPTION: PARCEL "J" PART OF PARCEL "B" LOCATED IN THE SE 14, NW 14 AND THE NE ¼, SW ¼ 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 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 ¼, NW ¼, 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 02º 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 ¼ OF THE NW ¼ 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 .11= S0° 45' 02"W 260.35' M

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" S89° 28' 00"E 1323.26'M 1323.09'F FND 1/2 " IR W/ L8₁ FND 1/2 " IR W/ YO YC 6808 FND FND 1/2" IR W/F YC 6808 NW COR, SE 1/4, W 1/4, BK 1 PG RECKY FND ROW MCDONALD 660142320011000 RAIL ND ROW RAIL POS BK 2 PG 172 FND 1/2 " IR 1310.35'P 100.45 W/YC SE 1/4, NW 1/4 16' 02"E 1309.71'M 9 YUTZY, LEVI H & ELNORA E ş 660142362013000 GROSS ACRES = 137.57 SQ FT = 5,992,549.0 169 ROW VARIES SET 1/2 " IR W/ RC SET 1/2 " IR W/ RC 19440 19440 S 89° 38' 56"E 326.65' Y50. 09, 17. 6207 SET 1/2 " IR W/ RC 19440 GROSS ACRES = 6.05 GROSS SQ FT = 263.538.00 FND 1/2 " IR NET ACRES = 6.05 W/ YC 6808 8 SW COR, PARCEL "J' 12"E 92.65" SE1/4 g END ROW RAIL 1 PG 584 SET 1/2 " IRVV RC 19440 END ROW RAIL MONT SET 1/2 " IR W/ N 89° 35' 41" W 566,59 RC 19440 SET 1/2 RC 19440 FND ROW RAIL 50"W 1315.19" M 1314.87 FND 1/2 IR FND ROW RAIL 42' 20"E 1318.20'M 1318.1 NE 1/4 , SW 1/4 *NO ROW RAIL FND ROW RAIL BK 3 PG 237 PARCEL C UHL, PAUL J. & VENESSA -FND 1/2 " IR W/ YC 6808 SW CORN NE 1/4 , SW 1/4 , BOOK 1 PG 618 FND CONC MONT SECOR NE 1/4 SW 1/4, BOOK 1 PG 618 660142362012000 N89° 40' 16"\\ FND 1/2 " IR W/ 169.76' M FND 1/2 " IR YC 6808 N89° 36' 42"W 368.78' M N89° 35' 49"W 777 48' 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

LEGEND OF SYMBOLS & ABBREVIATIONS RECORDED DISTANCE

- M MEASURED DISTANCE
- CALCULATED DISTANCE
- CORNER MONUMENT FOUND SET 1/2" IR RC 19440 UNLESS NOTED 0
- SECTION CORNER FOUND
- SECTION CORNER SET 1/2" IR

OB POINT OF BEGINNING

YC YELLOW CAP

RC RED CAP RC 19440 UNLESS NOTED OC ORANGE CAP IR IRON PIPE POC POINT OF COMMENCEMENT IP IRON ROD

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

202 DATE

MERLIN L. DAVIS

PRINTED OR TYPED NAME:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

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JOB NUMBER: 22138