

INDEX LEGEND

Location:: S16-T77-R28 of the 5th P.M.

Requestor: Chance Dullard

Proprietor: Anne E. Schafer

Project: 22011 Date of Survey: 10/15/22

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BK: 2022 PG: 3041

Recorded: 10/19/2022 at 9:43:45.0 AM

Pages 2

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.22

Combined Fee: \$15.22

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

CORRECTED PLAT OF SURVEY

Parcel "A" being a tract of land in part of the SW 1/4 of the NE 1/4 (SW 1/4 NE 1/4) and the East 8 Acres of the SE 1/4 of the NW 1/4 (E 8 Ac SE 1/4 NW1/4) in Section 16, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, said tract described as follows:

Beginning at a 5/8" iron rod at the Center of said Section 16; thence S 89°56'19" W, along the South line of the SE 1/4 NW 1/4 of said Section 16, a distance of 264.59'; thence N 00°08'33" E, along the West line of said E 8 Ac SE 1/4 NW 1/4), a distance of 1317.29'; thence S 89°57'17" E, along the North line thereof, a distance of 264.59'; thence S 00°08'33" W, along the East line of the NW 1/4 of said Section 16, a distance of 201.32'; thence S 89°42'06" E a distance of 611.85'; thence S 01°52'32" E a distance of 1110.22'; thence S 89°45'56" W, along the South line of the SW 1/4 NE 1/4 of said Section 16, a distance of 650.96' to the point of beginning.

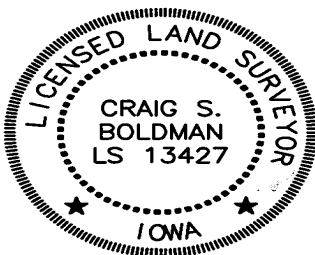
Containing 24.126 acres including 4.0.23 of county road right of way easement.

Surveyor's Note:

This Plat corrects a Plat filed in Book 2022 Page 2768. There were found discrepancies in the deeds describing the property located in part of the Southeast 1/4 of the Northwest 1/4 of Section 16 Township 77 North Range 28 West of the 5th P.M.

It is the opinion of this Surveyor that the description from Trustee Warranty Deed filed in Book 2022 Page 1646 is the correct legal.

PLSS CORNER FOUND ▲
1/2" O.C.I.R. SET ○
1/2" Y.C.I.R. FOUND ●
PLSS CORNER SET △
(xxxx) FROM RECORD DEED OR PLAT
Y.C.I.R.=YELLOW CAPPED IRON ROD
O.C.I.R.=ORANGE CAPPED IRON ROD



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature *Craig S. Boldman* Date 10/19/22

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal A11

CENTER
9-77-28
FOUND 1" IRON PIPE

N 1/4 CORNER
16-77-28
(SET 1/2" O.C.I.R. OVER
FOUND NAIL)



RIGHT OF WAY EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	S 89°45'56" W	130.91'
L2	N 81°59'17" W	549.68'
L3	N 28°13'41" W	51.09'
L4	N 02°30'20" E	252.68'
L5	N 87°29'40" W	15.89'
L6	N 02°48'55" E	329.53'
L7	N 06°46'08" E	350.64'
L8	S 06°46'08" W	569.03'
L9	S 02°48'55" W	409.35'
L10	S 09°30'54" W	261.45'
L11	S 89°57'00" W	49.96'
L12	S 00°03'00" E	52.02'
L13	S 89°56'19" W	145.35'

N 89°50'50" W

NE 1/4 NW 1/4

FORMER ROCK ISLAND RR

PARCEL "A"
SE 1/4 NW 1/4
8.000 Acres (Gross)
5.022 Acres (Net)
2.978 Acres (ROW)

NE COR
SE 1/4 NW 1/4
Set 1/2" OCIR
(found ip 17.0' N not accepted)

PARCEL "A"
SW 1/4 NE 1/4
16.126 Acres (Gross)
15.081 Acres (Net)
1.045 Acres (ROW)

MADISON CO
R.O.W.EASEMENT
BOOK 121 PAGE 443

W 1/4
FOUND 5/8" Y.C.I.R.
#17613

CENTER
FOUND 5/8" REBAR

E 1/4
FOUND 1/2"
ROUND HEAD BOLT

