

# INDEX LEGEND

Location:: S28-T77-R26 of the 5th P.M.  
Requestor: Laura Bertelson  
Proprietor: Christian & Laura Bertelson  
Project: 22040 Date of Survey: 10/16/2022  
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: 3334  
Recorded: 11/17/2022 at 10:56:00.0 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

## Plat of Survey

Parcel "F" a part of Survey Plat filed in Farm Book 2 Page 285 in the Northwest Quarter of Section 28, Township 77 North, Range 26 West of the 5th P.M., Madison County described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 28; thence N 00°30'08" E a distance of 320.00' to the Point of beginning; thence S 83°55'08" W a distance of 928.00'; thence S 00°30'08" W a distance of 320.00'; thence N 83°55'08" E a distance of 740.16'; thence N 03°09'24" W a distance of 228.13'; thence N 84°41'49" E a distance of 198.72'; thence N 00°30'08" E a distance of 93.41' to the point of beginning.

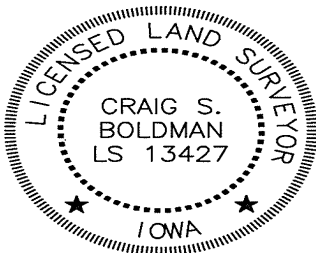
## EXCEPT

Commencing at the Southeast corner of the Northwest corner of said Section 28; thence N 00°30'08"E a distance of 183.00' to the Point of beginning; thence S83°45'11"W a distance of 199.52'; thence N03°09'11"W a distance of 46.69'; thence N84°41'49"E a distance of 202.15'; thence S 00°30'08"W a distance of 43.59' to the Point of beginning. Containing 0.207 acres including 0.036 acres of county road right of way easement. Containing 0.207 acres including 0.036 acres of county road right of way easement

Parcel "F" contains 5.761 acres including 0.853 acres of county road right of way easement

## LEGEND

- SET O.C.I.R #13427
- FOUND MONUMENT
- × NOTHING SET
- △ SET PLSS CORNER
- ▲ FOUND PLSS CORNER
- (XXX) RECORD PLAT OR DEED
- Y.C.I.R. YELLOW CAPPED IRON ROD
- O.C.I.R. ORANGE CAPPED IRON ROD



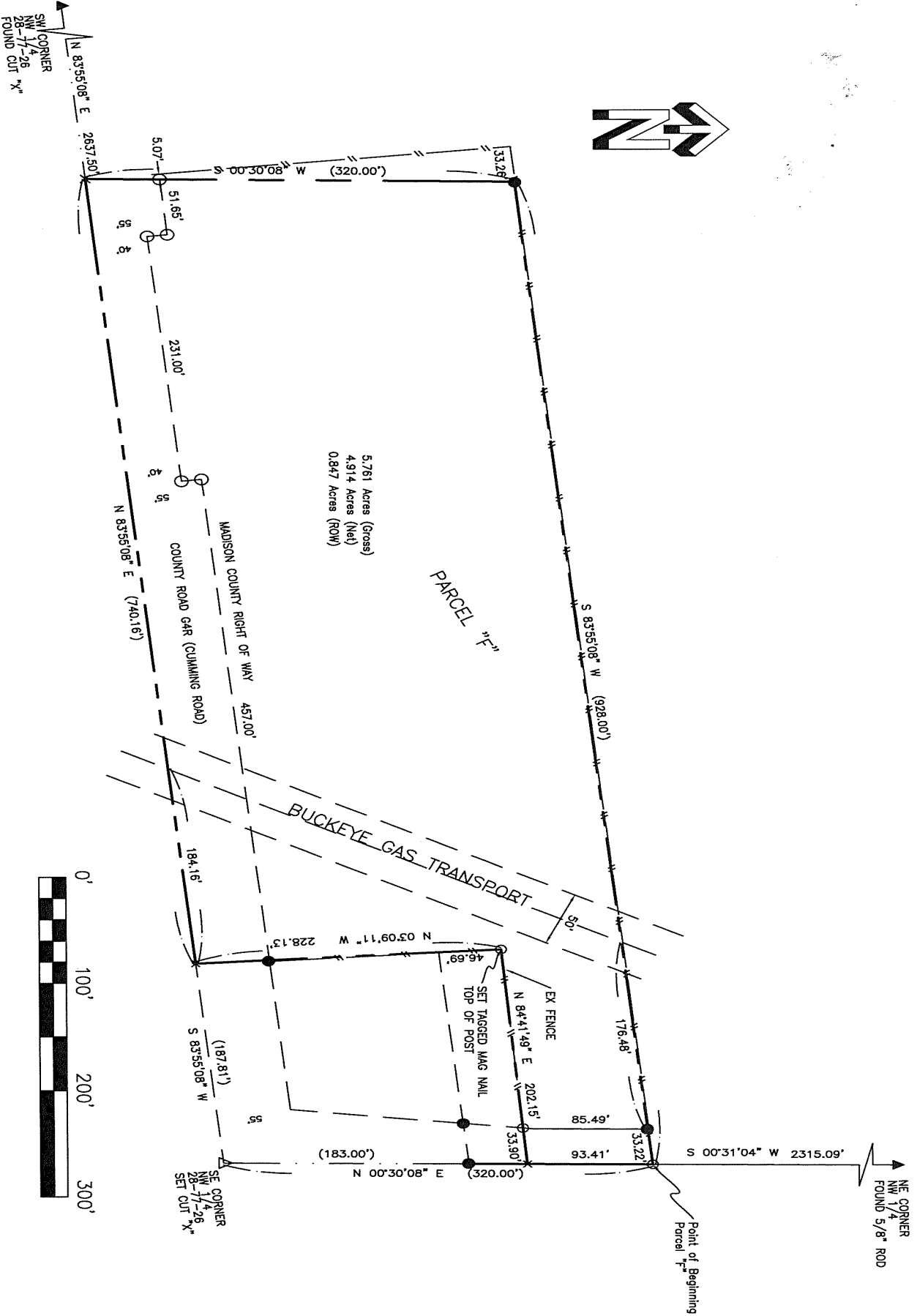
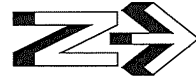
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature *Craig S. Boldman* Date 11/14/22

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal 111



5.761 Acres (Gross)  
4.814 Acres (Net)  
0.947 Acres (ROW)

PARCEL "F"

BUCKEYE GAS TRANSPORT

NE CORNER  
NW 1/4  
FOUND 5/8" ROD

Point of Beginning  
Parcel "F"

S 00°31'04" W 2315.09'

93.41'

33.22'

85.49'

176.48'

EX FENCE

N 84°41'49" E 202.15'

SET TAGGED MAG NAIL  
TOP OF POST

46.69'

N 03°09'11" W 228.13'

184.16'

S 83°55'08" W (187.81')

SE CORNER  
NW 1/4-26  
SET CUT "X"

(183.00')

N 00°30'08" E (320.00')

33.90'



SW CORNER  
NW 1/4-26  
FOUND CUT "X"

N 83°55'08" E 2837.50'

5.07'

51.65'

231.00'

5.07'

N 83°55'08" E (740.16')

S 00°30'08" W (320.00')

33.28'

MADISON COUNTY RIGHT OF WAY 457.00'

COUNTY ROAD GAR (CUMMING ROAD)

S 83°55'08" W (928.00')