

BK: 2022 PG: 3397
 Recorded: 11/21/2022 at 1:10:50.0 PM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$10.00
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NW 1/4 OF SW 1/4 OF SECTION 23
 T 76N, R 26W, MADISON COUNTY, IOWA

OWNER: ALEX & JODI BROADBENT
 2523 225TH TRL., WINTERSSET IA 50273

SURVEY FOR: (OWNER)

PREPARED BY: CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- 33' Road Easement
- - - Section line
- * - * - Fence line

Monuments

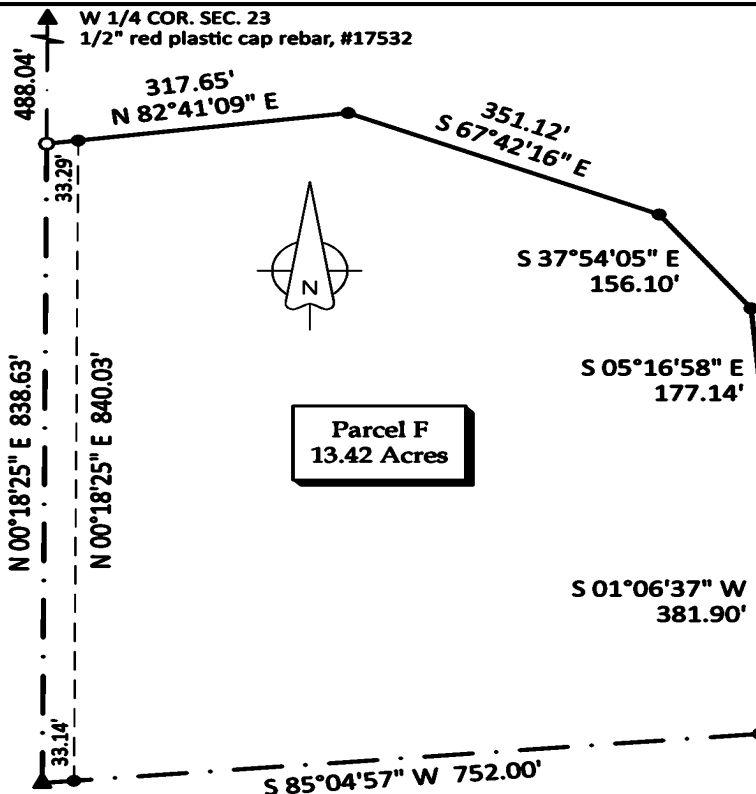
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

0 200 400 FEET

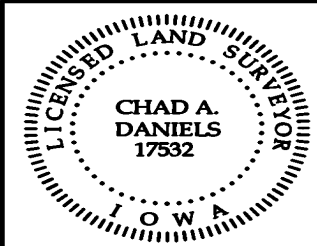
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL F:

That part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 18 minutes 25 seconds East, 838.63 feet along the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 18 minutes 25 seconds East, 840.03 feet; thence North 00 degrees 18 minutes 25 seconds East, 838.63 feet; thence North 82 degrees 41 minutes 09 seconds East, 317.65 feet; thence South 67 degrees 42 minutes 16 seconds East, 351.12 feet; thence South 37 degrees 54 minutes 05 seconds East, 156.10 feet; thence South 05 degrees 16 minutes 58 seconds East, 177.14 feet; thence South 01 degrees 06 minutes 37 seconds West, 381.90 feet to the South line of said Northwest Quarter of the Southwest Quarter; thence South 85 degrees 04 minutes 57 seconds West, 581.27 feet to the Point of Beginning, having an area of 13.42 Acres including 0.63 Acres of Road Easement.



Parcel F
13.42 Acres



I hereby certify that this surveying document was prepared by me and the related survey 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.

Signed Chad A. Daniels Date 21 NOV 22
 Chad A. Daniels
 Iowa License No. 17532
 My license renewal date is 12-31-2022
 Page No.'s covered by this seal: 1