

INDEX LEGEND

Location:: S2-T74-R27 of the 5th P.M.
 Requestor: Betsy Breeding
 Proprietor: Harold Dillinger
 Project: 22006 Date of Survey: 2/9/2022
 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: 543
Recorded: 2/23/2022 at 8:03:01.0 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

BOUNDARY RETRACEMENT SURVEY

(from Court Officer Deed filed 7/6/2010 in Book 2010 at Page 1533)

The Northeast (1/4) of the Southeast (1/4) and the East 10 acres of the Northwest (1/4) of the Southeast (1/4) of Section 2, Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

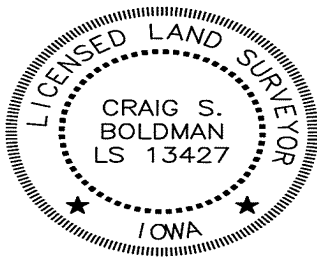
Surveyed description:

The Northeast (1/4) of the Southeast (1/4) and the East 10 acres of the Northwest (1/4) of the Southeast (1/4) of Section 2, Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at a 1/2" iron pin at the East 1/4 corner of said Section 2; thence S 00°10'10" W, along the East line thereof, a distance of 1312.83' to a 1/2" iron pin at the SE corner of said NE 1/4 SE 1/4; thence N 89°41'27" W, along the South line of the NE 1/4 SE 1/4 and the NW 1/4 SE 1/4, distance of 1651.49' to a 1/2" iron pin; thence N 00°25'04" E, along the West line of the East 10 acres of the NW 1/4 SE 1/4 (as occupied and fenced) a distance of 1313.70' to a 1/2" iron pin; thence S 89°39'38" E, along the North line of the SE 1/4 of said Section 2, a distance of 1645.79' to the point of beginning.

Containing 49.704 acres including 1.722 acres of county road right of way easement.

FENCE - - - - -
 ROAD EASEMENT - - - - -
 PROPERTY _____
 1/2" OCR SET ○
 1/2" YCR FOUND ●
 NOT SET ×
 PLSS CORNER FOUND ▲
 OCR=ORANGE CAP IRON ROD
 YCR=YELLOW CAP IRON ROD
 POL=POINT ON LINE



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 2/17/2022

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal A-11

W 1/4 CORNER
2-74-27
Found 1/2" YCIR #6808

P.O.L.
505.47'E

E 1/4 CORNER
Found 1/2" pin
(NO CAP)

N 89°39'38" W 3608.69'
330.00'
S 89°39'38" E 1645.79'
20' MADISON CO ROAD R.O.W. 1315.79'



P.O.L.
394.45'S

E. 10 Acres
NW 1/4 SE 1/4
9.952 Acres

NW 1/4 SE 1/4

NE 1/4 SE 1/4

39.752 Acres (Gross)
1.722 Acres (ROW)
38.030 Acres (Net)

WEST LINE AS OCCUPIED AND FENCED

APPROX 1/4-1/4 SEC LINE

33' MADISON CO ROAD R.O.W.

330.00'
N 89°41'27" W 1651.49'
(LINE BY AVERAGE BEARING)

SE CORNER
NE 1/4 SE 1/4
Found YCIR #15982

43.00'

S 00°10'10" W
1312.46'



S 1/4 Cor
Found 1/2" pin in
Conc Mon.

SE COR
2-74-27
Found 5/8" pin
1" deep

N 89°43'17" W
2636.99'