

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NW ¼ OF SECTION 30
T 76N, R 28W, MADISON COUNTY, IOWA

OWNER: CORY & DEBORAH HALL
(PARCEL C) PO BOX 48, WINTERSET IA 50273

OWNER: BRYSON JAMES HALL
(PARCEL A) 1649 210TH ST., WINTERSET IA 50273

SURVEY FOR: CORY HALL

PREPARED BY: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

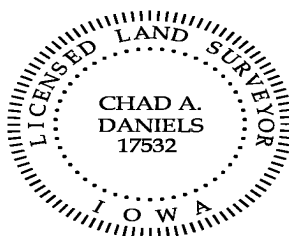
- () - Recorded Distance/Bearing
--- --- Road Easement
--- --- Section line
-x-x- Fence line
- Monuments
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Set Mag Nail w/ brass washer, #17532
 - - Found 1/2" Yellow CR #6808

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL E:

All of Parcel C, recorded in Book 2008 Page 1088, of the North Half of the Northwest Quarter and that part Parcel A, recorded in Book 2008 Page 3113, of the Southeast Quarter of the Northwest Quarter of Section 30, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the Northwest corner of said Section 30 also being the Northwest corner of said Parcel C; thence South 89 degrees 21 minutes 19 seconds East, 890.35 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter also being a corner of said Parcel C; thence South 89 degrees 20 minutes 09 seconds East, 1275.03 feet to the North Quarter corner of said Section 30 also being a corner of said Parcel C; thence South 00 degrees 20 minutes 06 seconds East, 1317.18 feet to the Northeast corner of the Southeast Quarter of said Northwest Quarter also being the Southeast corner of said Parcel C and also being the Northeast corner of said Parcel A; thence South 00 degrees 19 minutes 00 seconds East, 406.99 feet along the East line of said Southeast Quarter of the Northwest Quarter also being the East line of said Parcel A; thence North 89 degrees 32 minutes 11 seconds West, 535.09 feet to the Centerline of Howarden Creek also being the West line of said Parcel A; thence North 07 degrees 34 minutes 11 seconds East, 114.74 feet along said Centerline of Howarden Creek and along said West line of Parcel A; thence North 60 degrees 13 minutes 43 seconds East, 93.82 feet along said Centerline of Howarden Creek and along said West line of Parcel A; thence North 79 degrees 26 minutes 35 seconds East, 94.13 feet along said Centerline of Howarden Creek and along said West line of Parcel A; thence North 36 degrees 57 minutes 09 seconds East, 150.78 feet along said Centerline of Howarden Creek and along said West line of Parcel A; thence North 01 degrees 10 minutes 40 seconds East, 106.86 feet along said Centerline of Howarden Creek and along said West line of Parcel A to the South line of said Parcel C; thence North 89 degrees 29 minutes 01 seconds West, 49.85 feet to a corner of said Parcel C; thence North 01 degrees 59 minutes 22 seconds West, 499.20 feet to a corner of said Parcel C; thence North 44 degrees 52 minutes 56 seconds West, 137.63 feet to a corner of said Parcel C; thence North 31 degrees 43 minutes 24 seconds West, 361.38 feet to a corner of said Parcel C; thence North 71 degrees 42 minutes 01 seconds West, 276.28 feet to a corner of said Parcel C; thence North 54 degrees 58 minutes 53 seconds West, 252.28 feet to a corner of said Parcel C; thence North 53 degrees 42 minutes 20 seconds West, 259.66 feet to a corner of said Parcel C; thence North 89 degrees 21 minutes 17 seconds West, 889.91 feet to a corner of said Parcel C also being on the West line of said Section 30; thence North 00 degrees 28 minutes 15 seconds East, 40.20 feet to the Point of Beginning, having an area of 22.00 Acres including 0.05 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW	0.77	0.05	0.82
NE NW	17.67	0.00	17.67
SE NW	3.51	0.00	3.51
TOTAL	21.95	0.05	22.00



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 Land Surveyor under the laws of the State of Iowa.

Signed  14 MAR 22
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1 and 2

