

INDEX LEGEND

PLAT OF SURVEY

LOCATION: A PART OF THE SOUTHEAST 1/4 OF SECTION 9-77-29 MADISON COUNTY, IOWA.

OWNER: BERNEITA J. PATIENCE TRUST

SURVEY FOR: PHILIP SANTEE

SURVEYOR: TYRONE L. ENDERSON, P.L.S.# 17350

PREPARED BY TY-END SURVEYING, L.L.C. & RETURN TO: 1820 1ST ST., PERRY, IA. 50220 PHONE (515) 250-2833



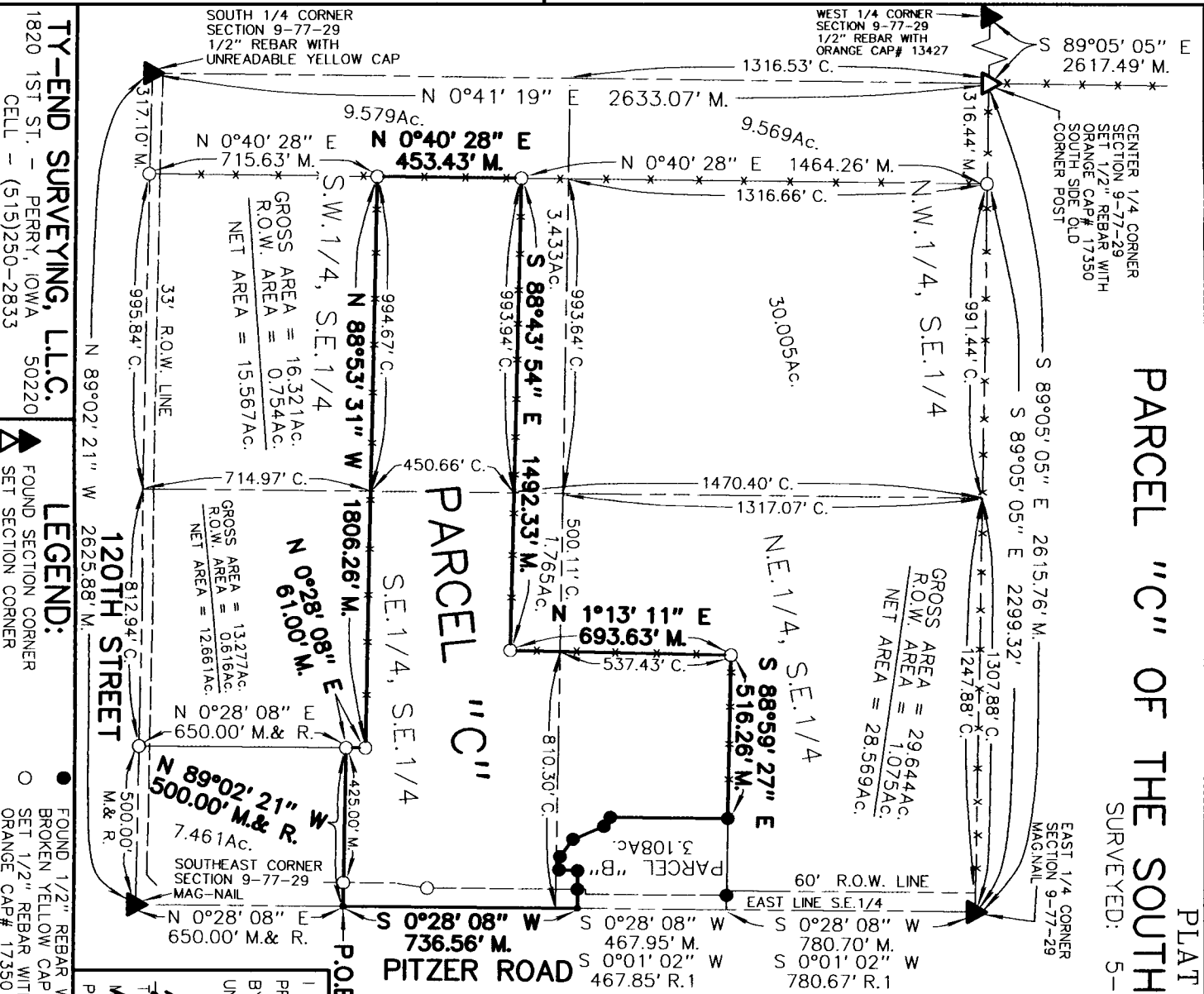
Document 2023 1209

Book 2023 Page 1209 Type 06 026 Pages 2
Date 5/31/2023 Time 8:59:03AM
Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



PLAT OF SURVEY
PARCEL "C" OF THE SOUTHEAST 1/4 OF SECTION 9-77-29
SURVEYED: 5-20-23 - 5-26-23

LEGAL DESCRIPTION PARCEL "C":

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 77 NORTH, RANGE 29 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

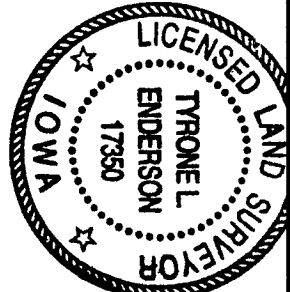
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, THENCE N 0°28'08" E 650.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9 TO THE POINT OF BEGINNING; THENCE N 89°02'21" W 500.00 FEET; THENCE N 0°28'08" E 61.00 FEET; THENCE N 88°53'31" W 1806.26 FEET; THENCE N 0°40'28" E 453.43 FEET; THENCE S 88°43'54" E 1492.33 FEET; THENCE N 1°13'11" E 693.63 FEET; THENCE S 88°59'27" E 516.26 FEET TO THE NORTHWEST CORNER OF PARCEL "B" 516.26 FEET TO THE NORTHWEST CORNER OF PARCEL "B" RECORDED IN BOOK-2010, PAGE-865 AT THE MADISON COUNTY RECORDER'S OFFICE; THENCE FOLLOWING THE WESTERLY SIDE THEN SOUTHERLY SIDE OF SAID PARCEL "B" AS FOLLOWS S 0°37'45" W 368.85 FEET; THENCE S 54°26'50" E 34.98 FEET; THENCE S 22°48'10" E 105.30 FEET; THENCE S 53°20'00" E 68.21 FEET; THENCE S 85°55'41" E 41.69 FEET; THENCE N 2°43'36" E 58.02 FEET; THENCE S 89°44'15" E 118.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE S 0°28'08" W 736.56 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9 TO THE POINT OF BEGINNING AND CONTAINING 34.311 ACRES MORE OR LESS, INCLUDING 1.087 ACRES OF ROADWAY EASEMENT.

SURVEYOR'S NOTE:

- 1) PARCEL "C" IS FOR AGRICULTURAL USE ONLY.
- 2) ADDITIONAL SURVEYOR'S NOTES, DIMENSIONS, AND ACREAGE TABLE ARE ON PAGE 2/2.

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

(Signature)
TYRONE L. ENDERSON
IOWA LIC. NO. 17350
DATE 5-30-23
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES 1/2 PWA 2/2



TY-END SURVEYING, L.L.C.
1820 1ST ST. - PERRY, IOWA 50220
CELL - (515)250-2833

LEGEND:
● FOUND SECTION CORNER
○ SET SECTION CORNER

● FOUND 1/2" REBAR WITH BROKEN YELLOW CAP
○ SET 1/2" REBAR WITH ORANGE CAP# 17350

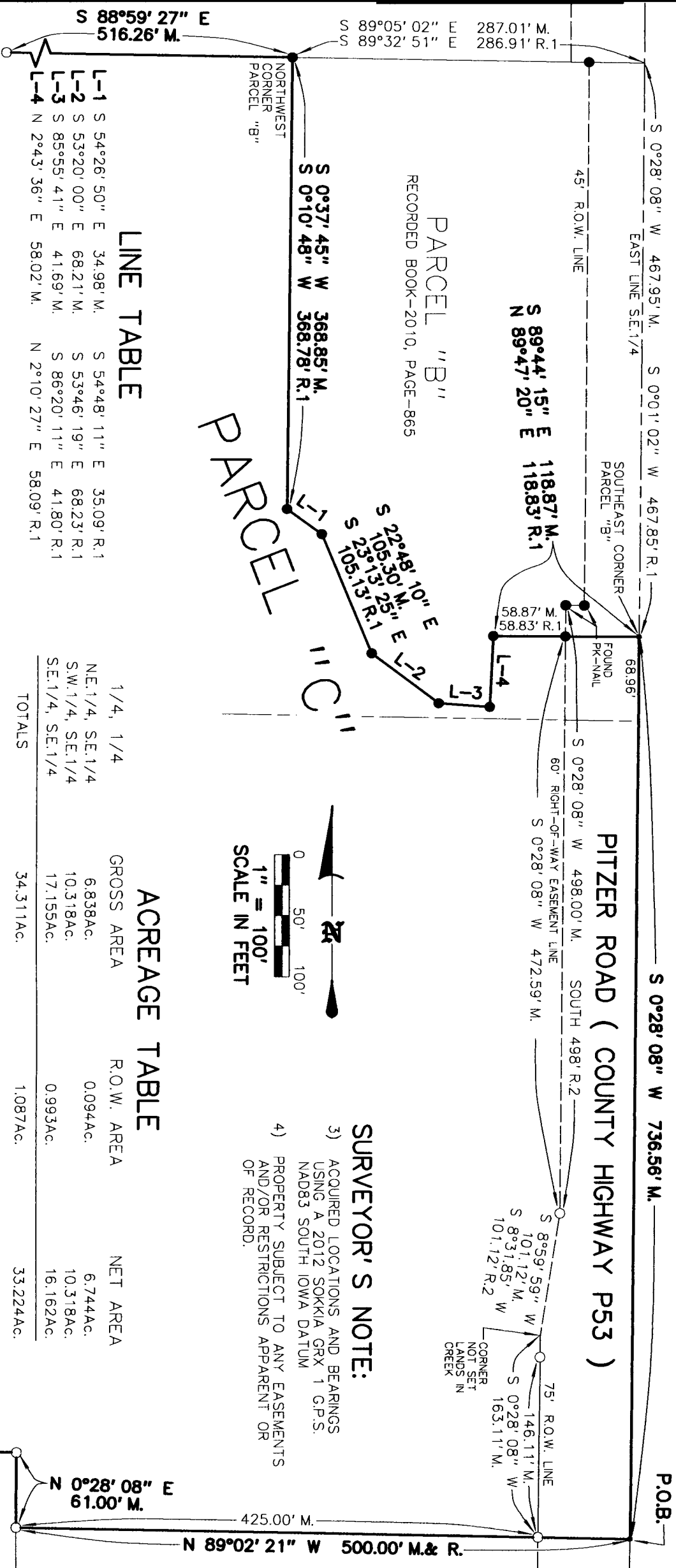
● SET MAG-NAIL
● P.O.B. POINT OF BEGINNING
M. MEASURED

C. CALCULATED
R. RECORDED
R.1 RECORDED BOOK-2010, PAGE-865

PAGE 1/2

PLAT OF SURVEY

PARCEL "C" OF THE SOUTHEAST 1/4 OF SECTION 9--77--29



PARCEL "B"
RECORDED BOOK-2010, PAGE-865

PARCEL "C"

PITZER ROAD (COUNTY HIGHWAY P53)

SURVEYOR'S NOTE:

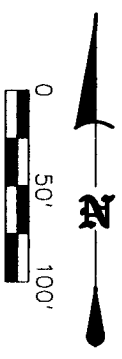
- 3) ACQUIRED LOCATIONS AND BEARINGS USING A 2012 SOKKIA GRX 1 G.P.S. NAD83 SOUTH IOWA DATUM
- 4) PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD.

LINE TABLE

L-1	S 54°26' 50" E	34.98' M.	S 54°48' 11" E	35.09' R.1
L-2	S 53°20' 00" E	68.21' M.	S 53°46' 19" E	68.23' R.1
L-3	S 85°55' 41" E	41.69' M.	S 86°20' 11" E	41.80' R.1
L-4	N 2°43' 36" E	58.02' M.	N 2°10' 27" E	58.09' R.1

ACREAGE TABLE

1/4, 1/4	GROSS AREA	R.O.W. AREA	NET AREA
NE.1/4, SE.1/4	6.838Ac.	0.094Ac.	6.744Ac.
S.W.1/4, SE.1/4	10.318Ac.		10.318Ac.
SE.1/4, SE.1/4	17.155Ac.	0.993Ac.	16.162Ac.
TOTALS	34.311Ac.	1.087Ac.	33.224Ac.



TY-END SURVEYING, L.L.C.
1820 1ST ST. - PERRY, IOWA 50220
CELL - (515)250-2833

LEGEND:
● FOUND 1/2" REBAR WITH BROKEN YELLOW CAP
○ SET 1/2" REBAR WITH ORANGE CAP # 17350
● SET MAG-NAIL

M. MEASURED
R.1 RECORDED BOOK-2010, PAGE-865
R.2 RECORDED BOOK-110, PAGE-1