INDEX LEGEND

MADISON COUNTY

TE ADDRESS: MADISON COUNTY PARCELS 23-74-28

CITY:WINTERSET

SECTION:23 TOWNSHIP:74 RANGE:28 ALIQUOT PART: SE 1/4,NW 1/4;NE 1/4,SW 1/4
PARCEL DESIGNATION:Parcel "J"

PROPRIETOR: ELNORA & LEVI YUTZY REQUESTED BY:ERVIN YUTZY SURVEYOR NAME: MERLIN L. DAVIS

ABACI CONSULTING, INC

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

Book 2023 Page 137 Type 06 026 Pages 1

1/25/2023 Time 9:37:38AM Date Rec Amt \$7.00

INDX V ANNO V SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

LEGAL DESCRIPTION: PARCEL "J" PART OF PARCEL "B" LOCATED IN THE SE 1/4, NW 1/4 AND THE NE ¼, SW ¼ OF SECTION 23, **TOWNSHIP 74 NORTH, RANGE 28 WEST OF** THE 5TH P. M. IN MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS **FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SE 1/4 NW 1/4 OF SAID SECTION 23, THENCE SOUTH 0° 16' 02' EAST, TO THE SW CORNER OF THE SE ¼, NW ¼, 1309.71' FEET; THENCE SOUTH 89° 19' 08" EAST, 164.43' FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01° 10' 32' EAST, ALONG THE EAST RIGHT OF **WAY OF US 169, 128.83' FEET; THENCE** NORTH 04° 06' 17" EAST, ALONG SAID RIGHT OF WAY, 317.00' FEET, THENCE SOUTH 89° 38' 56" EAST, 327.0' FEET; THENCE SOUTH 46° 12' 24" EAST , 419.83' FEET, ; THENCE SOUTH 0° 18' 51" WEST, TO A POINT ON THE SOUTH LINE OF THE SE ¼ OF THE NW ¼ OF SAID SECTION, 157.92' FEET; THENCE SOUTH 0° 18' 51" WEST, 91.86' FEET; THENCE NORTH 89° 35' 15" WEST, TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 169, 656.30' FEET, THENCE NORTH 01° 24' 12" EAST, ALONG SAID RIGHT OF WAY, 92.65' FEET, TO THE POINT OF **BEGINNING AND CONTAINING 6.98 ACRES.** 304,246.00 SQUARE FEET MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENT OF RECORD OR UNRECORDED.

L1= N21° 55' 40"E 86.29' M

L2= N0° 56′ 06"E 119.45′ M

L3= N17° 05' 18"W 61.12' M

L4= N17° 05' 20"W 96.62' M

L5= N1° 24' 12"E 212.62' M

L6= N1° 10' 32"E 128.83' M

L7= N49° 27' 52"E 57.49' M

L8= S89° 50' 51"E 187.95' M

L9= N85° 02' 01"E 401.07' M

L10= N87° 51' 31"E 122.87' M

L11= S0° 45' 02"W 260.35' M

AND THE RELATED 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.

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED

23SIGNATURE DATE MERLIN L. DAVIS

PRINTED OR TYPED NAME

IOWA LIC. NO. 19440

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGE 1 OF 1 PAGES COVERED BY THIS SEA

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE Grimes Blvd Ste 800, GRIMES, IA 50111, PH(515)986-5048 Corrected Plat of Survey as Recorded Book 2022 Page 2930 for Parcel"J" part of Parcel"B FND 1/2 " IR W/-FND 1/2 " IR W/ YC FND OC FND 1/2" IR W/ YC 6808 NW COR, SE 1/4 , NW 1/4 , BK 1 PG 619 BECKY ROW FND ROW RAIL **MCDONALD** ND ROW RAIL RAIL 660142320011000 POS BK 2 PG 172 FND 1/2 " 02"E 1309.71'M 1310.35'F 1100.45 W/ YC SE 1/4, NW 1/4 .90 YUTZY, LEVI H & ELNORA E 660142362013000 GROSS ACRES = 137.57 SQ FT = 5,992,549.0 169 ROW VARIES S 89° 38' 56" E 327.06 GROSS ACRES = 6.98 GROSS SQ FT = 304,246.00 FND 1/2 " IR NET ACRES = 6.98 W/ YC 6808 PARCEL "J' SWCOR SE1/4 FND ROW RAIL NW1/4 , BK -S 0° 18' 51" W 157 92' 1 PG 584 POB FND ROW RAIL MONT N 89° 35' 15" W 656.30 FND ROW RAIL -FND 1/2 IR 50"W 1315.19' M FND ROW RAIL 20"E 1318.20'M 1318. NE 1/4 , SW 1/4 NO ROW RAIL 43 **FND ROW** POS BK 3 PG 237 PARCEL C -FND 1/2 " IR W/ YC 6808 SW CORN NE 1/4 , SW UHL, PAUL J. & VENESSA FND CONC MONT 1/4 BOOK 1 PG 618 660142362012000 1/4 BOOK 1 PG 618 N89° 40' ÆND 1/2 " IR W/ 169.76' M FND 1/2 " IR YC 6808

Basis of Bearing is Iowa State Plane Coordinate System South Zone

С O

YC YELLOW CAP

LEGEND OF SYMBOLS & ABBREVIATIONS

RECORDED DISTANCE

MEASURED DISTANCE

N89° 35' 49"W 777.48' M

- CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR RC 19440 UNLESS NOTED
- SECTION CORNER FOUND
- SECTION CORNER SET 1/2" IR

RC 19440 UNLESS NOTED POB POINT OF BEGINNING POC POINT OF COMMENCEMENT RC RED CAP OC ORANGE CAP IR IRON PIPE IP IRON ROD

N89° 36' 42"W 368.78' M

0000000000 SIONAL MERLIN L DAVIS 19440 AWOL

JOB NUMBER: 2213