

COUNTY: MADISON COUNTY
 SITE 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



Document 2023 137

Book 2023 Page 137 Type 06 026 Pages 1
 Date 1/25/2023 Time 9:37:38AM
 Rec Amt \$7.00

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BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

ABACI CONSULTING, INC.

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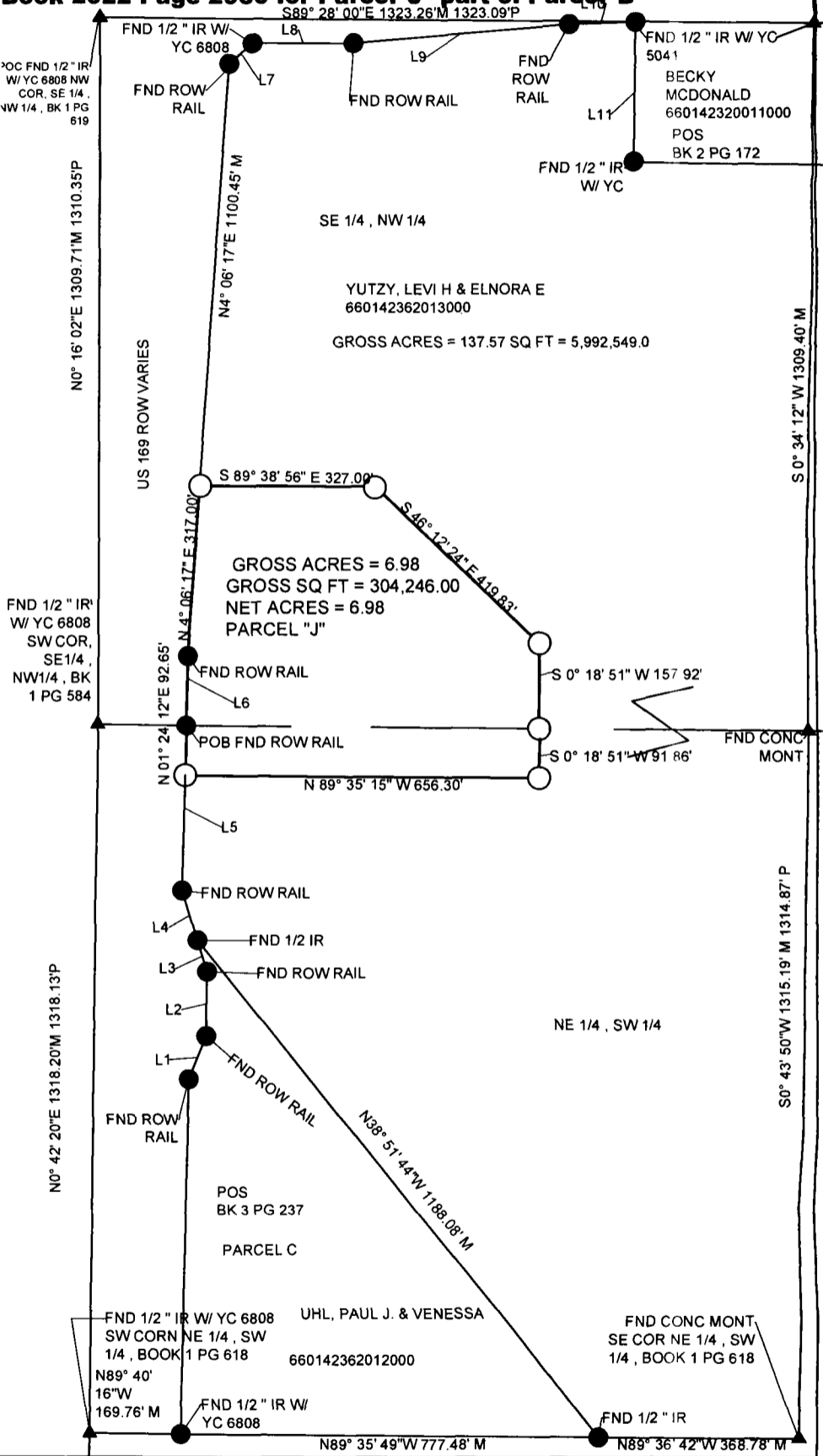
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE Grimes Blvd Ste 800, GRIMES, IA 50111, PH(515)986-5048

Corrected Plat of Survey as Recorded Book 2022 Page 2930 for Parcel "J" part of Parcel "B"

LEGAL DESCRIPTION: PARCEL "J" PART OF PARCEL "B" LOCATED IN THE SE 1/4, NW 1/4 AND THE NE 1/4, SW 1/4 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 1/4, NW 1/4, 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 1/4 OF THE NW 1/4 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



Basis of Bearing is Iowa State Plane Coordinate System South Zone.

FIELD WORK DATE: 06/14/2022 DRAWING DATE: 08/03/2022 DRAFTER: DR JOB NUMBER: 22138

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED 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.

SIGNATURE: *Merlin L. Davis* DATE: 1/23/2023

PRINTED OR TYPED NAME: MERLIN L. DAVIS

IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES COVERED BY THIS SEAL: PAGE 1 OF 1



LEGEND OF SYMBOLS & ABBREVIATIONS

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C 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
- YC YELLOW CAP
- RC RED CAP
- OC ORANGE CAP
- IR IRON PIPE
- IP IRON ROD