

INDEX LEGEND

SE 1/4

Location:: S21-T75N-R29W of the 5th P.M.
Requestor: Robert Swanson
Proprietor: Michelle Hughes
Project: 23044 Date of Survey: 8/11/23
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: 2023 PG: 1969
Recorded: 8/21/2023 at 3:36:24.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

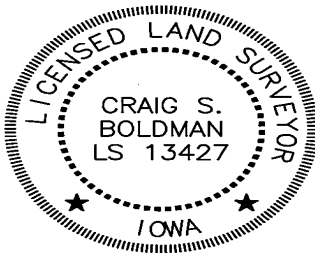
Parcel "B" part of the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 21, Township 75 North, Range 29 West of the 5th P.M, Madison County, Iowa described as follows:

Beginning at the Northeast corner of said S 1/2 SE 1/4; thence S 00°20'50" W a distance of 625.57'; thence N 89°39'10" W a distance of 223.54'; thence N 83°04'47" W a distance of 635.30'; thence N 22°54'40" W a distance of 290.20'; thence N 00°07'22" E a distance of 282.43'; thence S 89°52'38" E a distance of 970.37' to the point of beginning.

Containing 12.81 acres including 1.85 acres of county road right of way easement.

LEGEND

- EX. FENCE LINE
- SET 1/2" IRON ROD w/O.P.C. #13427
- ▲ FOUND PLSS CORNER
- O.P.C.=ORANGE PLASTIC CAP



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 8/21/23

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

Renewal date is December 31, 2024

Pages or sheets covered by this seal 11

NW COR
NE 1/4
21-75-29
FOUND 5/8
#14672

E 1/4
21-75-29
FOUND P-K NAIL

S 89°56'22" E
2634.13'



N 1/2 SE 1/4

N 00°25'04" E 2618.51'

N 00°20'50" E
1312.43'

N 00°25'04" E 2618.51'

5.37'

S 89°52'38" E 970.37'

135.02'

P.O.B.
NE COR
S 1/2 SE 1/4
21-75-29
SET COTTON GIN SPIKE

3.61'

MADISON CO
RIGHT OF WAY
BOOK 119 PAGE 653

PARCEL "B"
12.81 Acres (Gross)
10.96 Acres (Net)
1.85 Acres (ROW)

N 00°07'22" E
282.43'

N 22°54'40" W
230.20'

S 00°20'50" W
825.57'

N 83°04'47" W 635.30'

N 89°39'10" W
223.54'

122.36'

SET COTTON GIN SPIKE

S 1/2 SE 1/4

N 00°20'50" E
888.83'

SW COR
NE 1/4
21-75-29
FOUND 1/2" IRON ROD

S 89°48'55" E
(2637.32')

SE COR
21-75-29
SET 1/2" O.P.C.
#13427 FROM CO.TIES

0 250 500 750

