

INDEX LEGEND

Location: Parcel 'K'
 Section: 12-74-26
 Requestor: Thomas F. Kivell and Tamara J. Kivell
 Proprietor: Thomas F. Kivell and Tamara J. Kivell
 Surveyor: David L. Wilberding, P.L.S. #10315
 Surveyor
 Company: Beck Engineering, Inc.
 110 East Indian Street, Cherokee, Iowa 51012
 Return To: info@beck-engineering.net - (712)-225-9025

BK: 2023 PG: 214
 Recorded: 2/7/2023 at 1:25:21.0 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

LEGAL DESCRIPTIONS

PAGE: 1 OF 2

Legal Description of Parcel 'M':

Being a part of Parcel 'K' (Filed in Book 2022, Page 1172, located at the Madison County Recorder's Office) of the East Half of the Southeast Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M, Madison County, Iowa, more particularly described as follows:

Commencing at the E 1/4 Cor. of said Section 12; thence S00°01'37"E on the East line of said NE1/4 of the SE1/4, a distance of 107.38 feet to a point on the South Right-of-Way line of Primary Road # 400; thence Westerly on said South Right-of-Way line 40.16 feet on a 11,849.71 foot radius curve concave Southerly with a long chord of S84°53'35"W 40.16 feet to the NE Cor. of said Parcel 'K' said point being the POINT OF BEGINNING for Parcel 'M'; thence Westerly on the North line of said Parcel 'K' 69.84 feet on a 11,849.71 foot radius curve concave Southerly with a long chord of S84°37'38"W 69.84 feet; thence S84°27'30"W on said North line, a distance of 583.67 feet; thence S00°22'14"E, a distance of 1,345.51 feet to a point on the South line of said Parcel 'K' (the following nine courses are common to said Parcel 'K'); thence N31°14'13"E, a distance of 480.80 feet; thence N89°50'24"E, a distance of 300.90 feet; thence N48°28'20"E, a distance of 54.00 feet; thence N03°21'03"E, a distance of 228.00 feet; thence N29°33'11"W, a distance of 87.60 feet; thence N03°34'46"E, a distance of 76.90 feet; thence N33°50'51"E, a distance of 97.60 feet; thence N03°38'12"E, a distance of 345.40 feet; thence N00°01'37"W, a distance of 154.32 feet to the POINT OF BEGINNING, contains 14.83 Acres. Said Parcel is subject to any and all Easements be they of Record or not.

For this Survey the East line of the SE1/4 of said Section 12 is assumed to bear South 00°01'37" East (Iowa Regional Coordinate System Zone 8 Ames-Des Moines).

Legal Description of Parcel 'N':

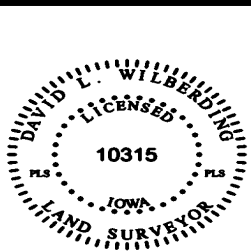
Being a part of Parcel 'K' (Filed in Book 2022, Page 1172, located at the Madison County Recorder's Office) of the East Half of the Southeast Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M, Madison County, Iowa, more particularly described as follows:

Commencing at the E 1/4 Cor. of said Section 12; thence S00°01'37"E on the East line of said NE1/4 of the SE1/4, a distance of 107.38 feet to a point on the South Right-of-Way line of Primary Road # 400; thence Westerly on said South Right-of-Way line 40.16 feet on a 11,849.71 foot radius curve concave Southerly with a long chord of S84°53'35"W 40.16 feet to the NE Cor. of said Parcel 'M' (Simultaneous Survey); thence Westerly on the North line of said Parcel 'M' being common to the North line of said Parcel 'K' 69.84 feet on a 11,849.71 foot radius curve concave Southerly with a long chord of S84°37'38"W 69.84 feet; thence S84°27'30"W on said common line, a distance of 583.67 feet to the NW Cor. of said Parcel 'M' said point being the POINT OF BEGINNING for Parcel 'N'; thence S84°27'30"W on the North line of said Parcel 'K', a distance of 333.73 feet (the following five courses are common to said Parcel 'K'); thence N89°58'42"W, a distance of 154.73 feet; thence S84°27'30"W, a distance of 138.08 feet; thence S00°22'14"E, a distance of 1,284.82 feet; thence S00°11'38"W, a distance of 188.00 feet; thence N74°33'08"E, a distance of 648.80 feet to the SW Cor. of said Parcel 'M'; thence N00°22'14"W on the West line of said Parcel 'M', a distance of 1,345.51 feet to the POINT OF BEGINNING, contains 20.17 Acres. Said Parcel is subject to any and all Easements be they of Record or not.

For this Survey the East line of the SE1/4 of said Section 12 is assumed to bear South 00°01'37" East (Iowa Regional Coordinate System Zone 8 Ames-Des Moines).

SURVEY NOTES:

1. SEE SURVEY FILED IN SURVEY BOOK 2, PAGE 585, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE.
2. SEE SURVEY FILED IN SURVEY BOOK 2022, PAGE 1172, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE.



I hereby certify that this land surveying document was prepared and the related survey 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.

2-6-23 *David L. Wilberding*
 Date: David L. Wilberding, P.L.S. #10315
 License renewal date: 12/31/2023
 Pages certified by this seal: 2

BEI PROJECT #: S22133

SURVEY DATE: JUNE - 2022 BY AJ

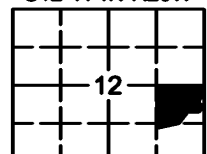
BECK ENGINEERING, INC.



Civil Engineering - Land Surveying
 Landscape Architecture

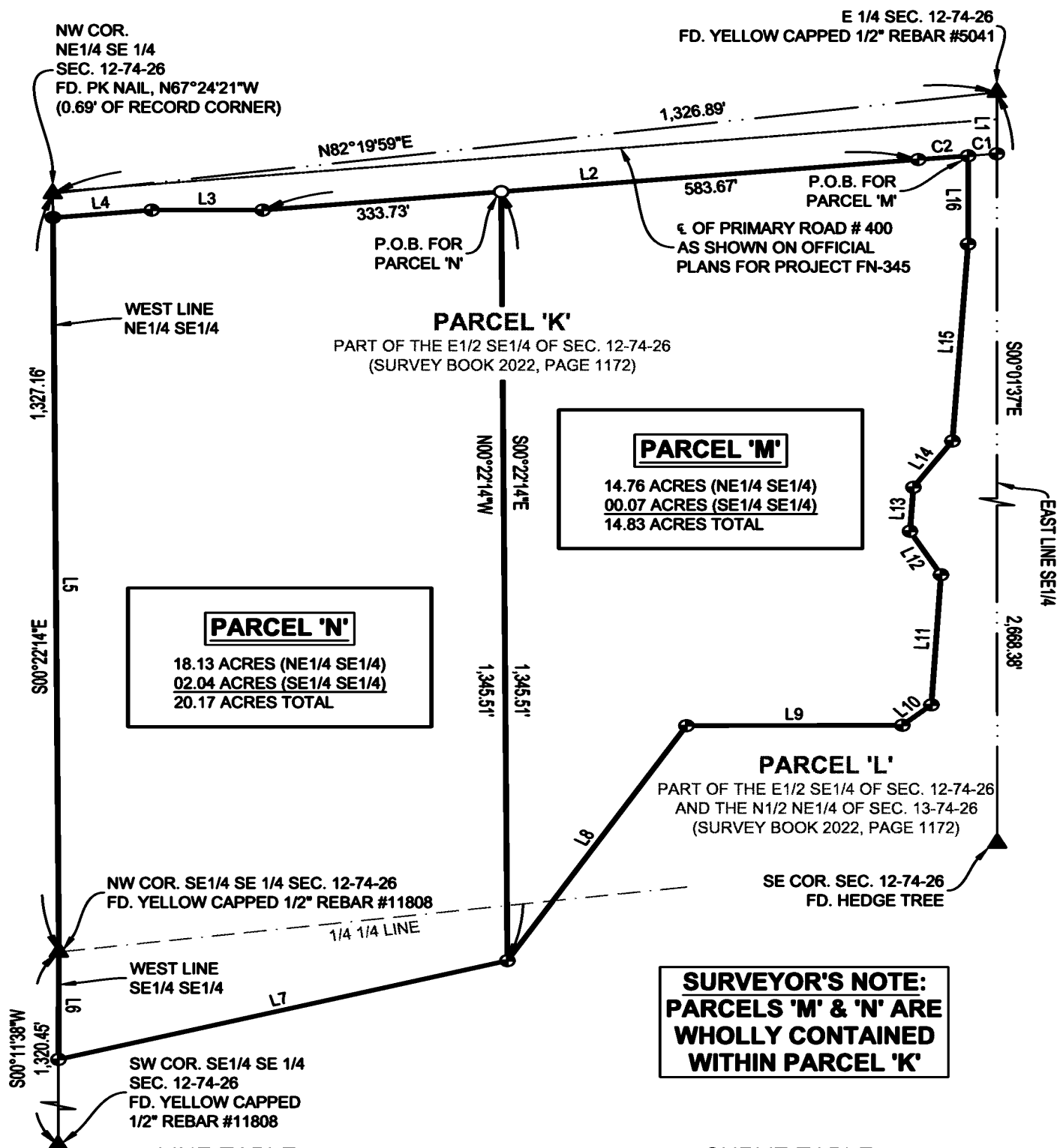
LOCATION MAP

S12-T74N-R26W



PLAT OF SURVEY

SURVEY PLAT SHOWING THE DIVISION OF PARCEL 'K' OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, T74N, R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°01'37"E	107.38'	L9	N89°50'24"E	300.90'
L2	S84°27'30"W	917.40'	L10	N48°28'20"E	54.00'
L3	N89°58'42"W	154.73'	L11	N03°21'03"E	228.00'
L4	S84°27'30"W	138.08'	L12	N29°33'11"W	87.60'
L5	S00°22'14"E	1,284.82'	L13	N03°34'46"E	76.90'
L6	S00°11'38"W	188.00'	L14	N33°50'51"E	97.60'
L7	N74°33'08"E	648.80'	L15	N03°38'12"E	345.40'
L8	N31°14'13"E	480.80'	L16	N00°01'37"W	154.32'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11,849.71'	40.16'	40.16'	S84°53'35"W
C2	11,849.71'	69.84'	69.84'	S84°37'38"W

LEGEND

- FOUND YELLOW CAPPED 1/2" REBAR #11808
- ⊙ FOUND BLUE CAPPED 1/2" REBAR #10315
- SET BLUE CAPPED 1/2" x 24" REBAR #10315

GRAPHIC SCALE

