

INDEX LEGEND

SW 1/4 SE 1/4 + SE 1/4 SE 1/4

Location:: S29-T76-R26 of the 5th P.M.

Requestor: Jordan Law Firm

Proprietor: Mark & Amy Anderson

Project: 23040 Date of Survey: 7/10/2023

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: 2157
 Recorded: 9/6/2023 at 9:14:42.0 AM
 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

Parcel "K" in part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) and the West 147' of the North 1/2 of the Southeast 1/4 of the Southeast Quarter (N 1/2 SE 1/4 SE 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying South described as follows:

Tract 1 Benshoof

Commencing at the Southeast corner of Fox Glen Plat No 1 , an Official Plat ,now in and forming a part of the Town of Patterson, Iowa; thence S 00°07'07" W, along the West line of the SE 1/4 SE 1/4, a distance of 172.10' to the Point of Beginning; thence S 00°07'07" W a distance of 190.49'; thence N 57°25'00" W a distance of 138.46'; thence N 12°30'39" W a distance of 94.28' ; thence N 80°08'42" E along the present Southerly right of way line of State Highway #92, a distance of 139.54' to the point of beginning.

Containing 0.41 acres

Tract 2 Anderson

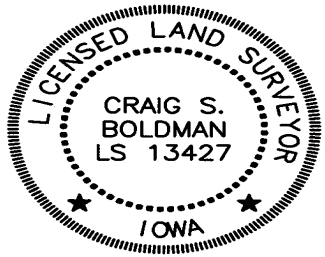
Commencing at the Southeast corner of Fox Glen Plat No 1 , an Official Plat ,now in and forming a part of the Town of Patterson, Iowa; thence S 00°07'07" W, along the West line of the SE 1/4 SE 1/4, a distance of 172.10' to the Point of Beginning; thence N 81°12'18" E, along the present Southerly right of way line of State Highway #92, a distance of 148.99'; thence S 00°07'07" W a distance of 284.36'; thence S 85°00'10" W a distance of 147.30'; thence N 00°07'07" E a distance of 274.46' to the point of beginning.

Containing 0.94 acres

Combined Parcel "K" description

Commencing at the Southeast corner of Fox Glen Plat No 1, an Official Plat, now in and forming a part of the Town of Patterson, Iowa; thence S 00°07'07" W, along the West line of the SE 1/4 SE 1/4, a distance of 172.10' to the Point of Beginning; thence N 81°12'18" E, along the Southerly right of way line of State Highway #92, a distance of 148.99'; thence S 00°07'07" W a distance of 284.36'; thence S 85°00'10" W, along the Southerly line of said N 1/2 SE 1/4 SE 1/4, a distance of 147.30'; thence N 00°07'07" W a distance of 83.97'; thence N 57°25'00" W a distance of 138.46'; thence N 12°30'39" W a distance of 94.28'; thence N 80°08'42" E, along said Southerly right of way line, a distance of 139.54' to the point of beginning.

Containing 1.349 acres



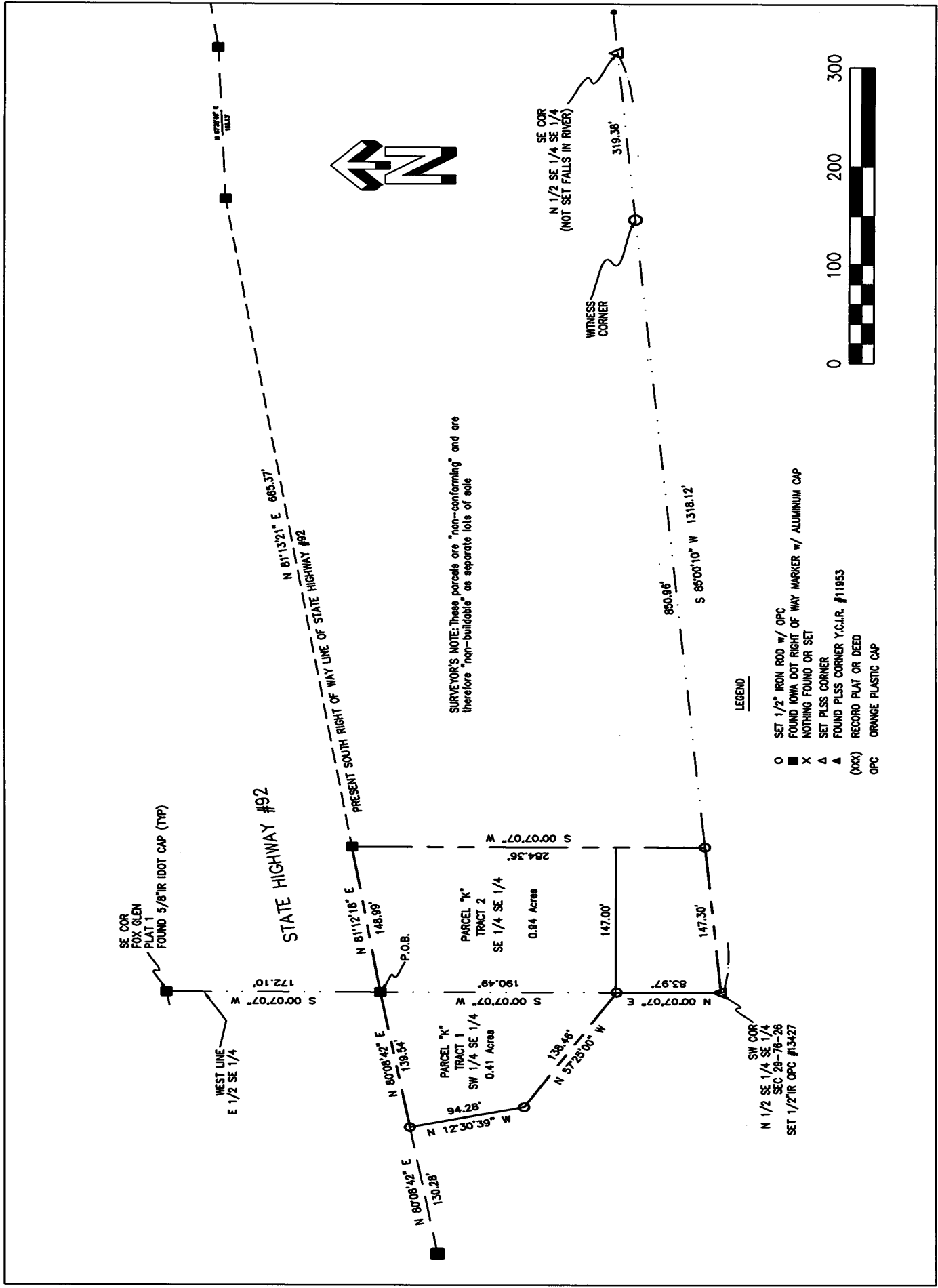
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature *Craig S. Boldman* Date *9/2/23*

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

Renewal date is December 31, 2024

Pages or sheets covered by this seal *89*



SURVEYOR'S NOTE: These parcels are "non-conforming" and are therefore "non-buildable" as separate lots of sale

LEGEND

- O SET 1/2" IRON ROD w/ OPC
- FOUND IOWA DOT RIGHT OF WAY MARKER w/ ALUMINUM CAP
- X NOTHING FOUND OR SET
- ▲ SET PLUS CORNER
- ▲ FOUND PLUS CORNER Y.C.I.R. #11953
- (xxx) RECORD PLAT OR DEED
- OPC ORANGE PLASTIC CAP