

INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 2, T-76-N, R-28-W, SE1/4 NE1/4, SW1/4 NE1/4 PARCEL "J"
PROPRIETOR:	ELAINE ROSENCRANTS, TRUSTEE OF ELAINE ROSENCRANTS FAMILY TRUST
REQUESTED BY:	JON PETERSON
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

BK: 2023 PG: 2476
 Recorded: 10/6/2023 at 2:52:28.0 PM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$10.00
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa



806 Wyoming Ave., Creston, Ia 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (GCRS ZONE 08 AMES-DES MOINES)

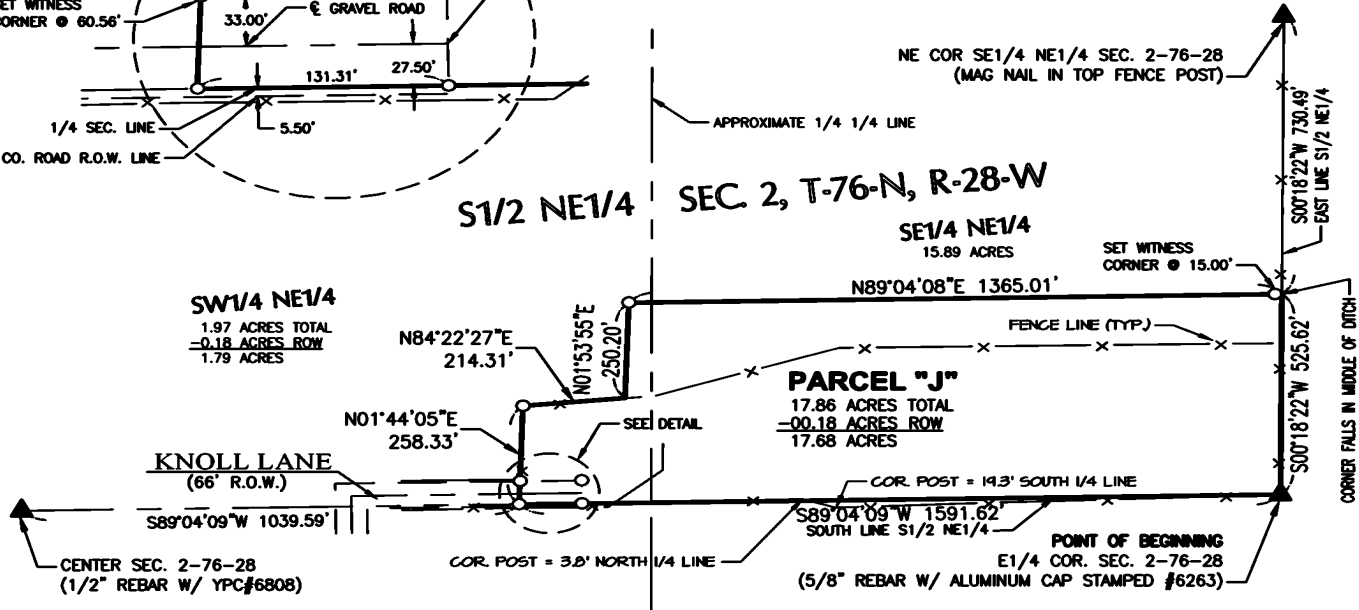
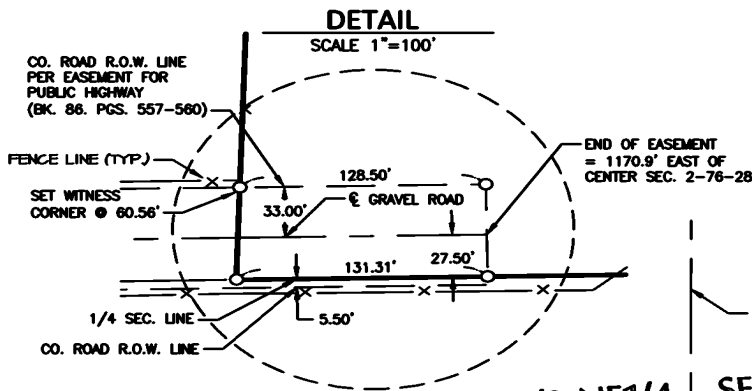
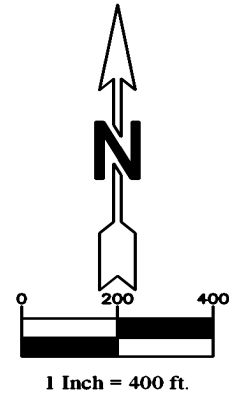
FIELD WORK COMPLETED: OCTOBER 5, 2023

PLAT OF SURVEY

PARCEL "J"
SEC. 2, T-76-N, R-28-W,
MADISON COUNTY, IOWA.

LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- YPC = YELLOW PLASTIC CAP



DESCRIPTION PARCEL "J" SEC. 2, T-76-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 2, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

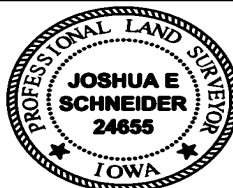
BEGINNING AT A 5/8" REBAR AT THE E1/4 CORNER OF SAID SECTION 2, THENCE S89°04'09"W ALONG THE SOUTH LINE OF THE S1/2 OF THE NE1/4 OF SAID SECTION 2 A DISTANCE OF 1591.62' TO A 5/8" REBAR, THENCE N01°44'05"E A DISTANCE OF 258.33' TO A 5/8" REBAR, THENCE N84°22'27"E A DISTANCE OF 214.31' TO A 5/8" REBAR, THENCE N01°53'55"E A DISTANCE OF 250.20' TO A 5/8" REBAR, THENCE N89°04'08"E A DISTANCE OF 1365.01' TO A POINT ON THE EAST LINE OF THE S1/2 OF THE NE1/4 OF SAID SECTION 2, THENCE S00°18'22"W ALONG THE EAST LINE OF THE S1/2 OF THE NE1/4 OF SAID SECTION 2 A DISTANCE OF 525.62' TO THE POINT OF BEGINNING, CONTAINING 17.86 ACRES, SUBJECT TO AN EASEMENT FOR A PUBLIC HIGHWAY RECORDED IN BOOK 86 AT PAGES 557-560 AND ANY OTHER EASEMENTS OF RECORD.

SURVEY FOR: JON PETERSON, 3367 IVY ST., LORIMOR, IA 50149

SHEET 1 OF 1

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.

Joshua E. Schneider
 Joshua E. Schneider, P.L.S. 10-6-2023 Date
 License number: 24655
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: SHEET 1 OF 1



JON PETERSON
PARCEL "J"
SEC. 2, T-76-N, R-28-W,
MADISON COUNTY, IOWA.

FLD.BK. 1038

PROJ.NO. 6023790