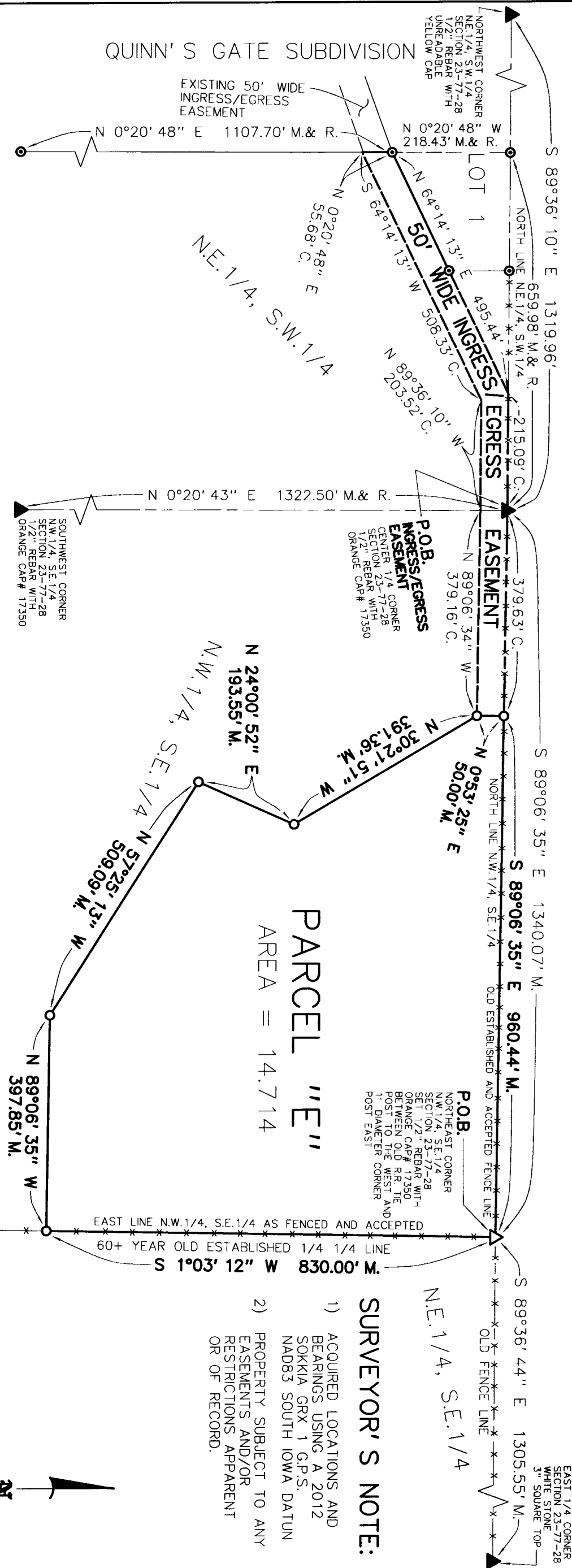


INDX
 ANNO
 SCAN
 CHEK

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

INDEX LEGEND
 PLAT OF SURVEY
 LOCATION: PART OF THE NORTHWEST 1/4 OF THE
 SOUTHEAST 1/4 OF SECTION 23-77-28
 MADISON COUNTY, IOWA
 OWNER: CARL AND SARA TESSMER
 SURVEY FOR: ISAAC TESSMER
 SURVEYOR: TYRONE L. ENDERSON, P.L.S.# 17350
 PREPARED BY TY-END SURVEYING, L.L.C.
 & RETURN TO: 1820 1ST ST., PERRY, IA. 50220
 PHONE (515) 250-2833

PLAT OF SURVEY
 PARCEL "E" OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23-77-28
 SURVEYED: 10-16-23 10-20-23



PARCEL "E" LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S 1°03' 12" W 830.00 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N 89°06' 35" W 397.85 FEET; THENCE N 57°25' 13" W 509.09 FEET; THENCE N 30°21' 51" W 391.36 FEET; THENCE N 0°53' 25" E 50.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE S 89°06' 35" E 960.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.714 ACRES (640,938 Sq.Ft.) MORE OR LESS.

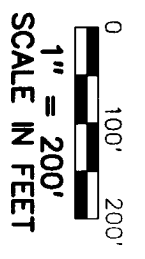
LEGAL DESCRIPTION FOR 50 WIDE INGRESS/EGRESS EASEMENT:

A 50 FOOT WIDE INGRESS/EGRESS EASEMENT FOR ACCESS TO PARCEL "E" IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 23, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA; THENCE S 89°06' 35" E 379.63 ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S 0°53' 25" W 50.00 FEET; THENCE N 89°06' 35" W 379.16 FEET; THENCE N 89°36' 10" W 203.52 FEET; THENCE S 64°14' 13" W 508.33 FEET; THENCE N 0°20' 48" E 55.68 FEET; THENCE N 64°14' 13" E 495.44 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE S 89°36' 10" E 215.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.252 ACRES (54,529 Sq.Ft.) MORE OR LESS.

SURVEYOR'S NOTE:

- 1) ACQUIRED LOCATIONS AND BEARINGS USING A 2012 SOKKIA GRX-1 G.P.S. NAD83 SOUTH IOWA DATUM
- 2) PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD.



TY-END SURVEYING, L.L.C.
 1820 1ST ST. - PERRY, IOWA 50220
 CELL - (515)250-2833

LEGEND:
 FOUND SECTION CORNER
 SET SECTION CORNER

FOUND 1/2" REBAR WITH ORANGE CAP# 17350
 SET 1/2" REBAR WITH ORANGE CAP# 17350

P.O.B. POINT OF BEGINNING
 M. MEASURED
 C. CALCULATED
 R. RECORDED

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Tyrone L. Enderson
 TYRONE L. ENDERSON IOWA LIC. NO. 17350 DATE 10-23-23
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES CERTIFIED *ONE*

