

COUNTY: MADISON COUNTY
 SITE ADDRESS: MADISON COUNTY PARCELS 23-74-28
 CITY: WINTERSET
 SECTION: 23 TOWNSHIP: 74 RANGE: 28
 ALIQUOT PART: NW 1/4, NE 1/4, SW 1/4, NE 1/4, SE 1/4, NW 1/4, NE 1/4, SW 1/4
 PARCEL DESIGNATION: 660142324010000, 660142326011100, 660142360120000,
 660142348012000, 660142362011000
 PROPRIETOR: ELNORA & LEVI YUTZY
 REQUESTED BY: ERVIN YUTZY
 SURVEYOR NAME: MERLIN L. DAVIS



Document 2023 307

Book 2023 Page 307 Type 06 026 Pages 2
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BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

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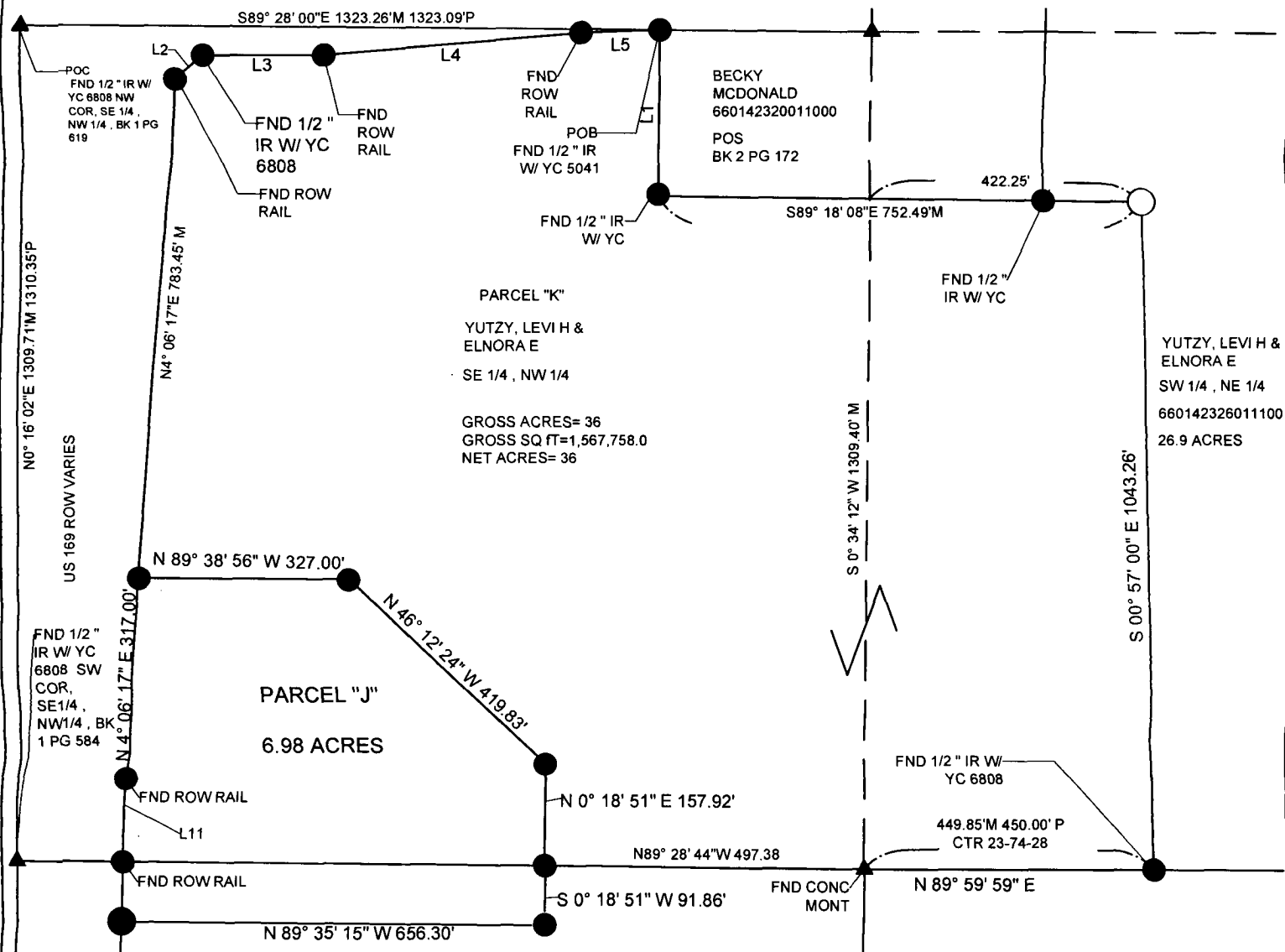
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PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL "K", BEING A PART OF PARCEL "B", LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 74 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SE 1/4 NW 1/4 OF SAID SECTION 23, THENCE SOUTH 88°28'41" EAST 993.75' FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°45'02" WEST, 260.35' FEET; THENCE SOUTH 89°18'08" EAST 752.49' FEET; THENCE SOUTH 0°57'00" EAST 1043.26' FEET TO A POINT ON THE SOUTH LINE OF SW 1/4 NE 1/4; THENCE NORTH 89°59'59" WEST 449.85' FEET TO THE SW CORNER OF THE SW 1/4 NE 1/4; THENCE NORTH 89°28'44" WEST ALONG THE SOUTH LINE OF THE SE 1/4 NW 1/4, 497.38' FEET TO AN INTERSECTION OF THE SAID SOUTH LINE AND PARCEL "J"; THENCE NORTH 0°18'51" EAST, 157.92' FEET TO A POINT ON EAST LINE OF PARCEL "J"; THENCE NORTH 46°12'24" WEST, 419.83' FEET TO A POINT HAVING THE COORDINATES OF N:435475.7405, E:1490291.62 ON SAID PARCEL "J"; THENCE NORTH 89°38'56" WEST, CONTINUING ALONG THE NORTH LINE OF PARCEL "J" 327.00' FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY US 169; THENCE NORTH 4°06'17" EAST ALONG SAID ROW, 783.45' FEET; THENCE NORTH 49°27'52" EAST CONTINUING ALONG SAID ROW, 57.49' FEET; THENCE SOUTH 89°50'51" EAST CONTINUING ALONG SAID ROW, 187.95' FEET; THENCE NORTH 85°02'01" EAST CONTINUING ALONG SAID ROW, 401.07' FEET; THENCE NORTH 87°51'31" EAST CONTINUING ALONG SAID ROW, 122.87' FEET TO THE POINT OF BEGINNING. CONTAINING 1,567,758 SQUARE FEET (36 ACRES) MORE OR LESS.



Basis of Bearing is Iowa State Plane Coordinate System South Zone.

FIELD WORK DATE: 01/17/2022 DRAWING DATE: 01/27/2023 DRAFTER: MS JOB NUMBER: 22138

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

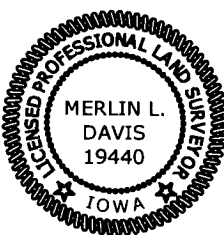
Merlin L. Davis 2/15/2023
 SIGNATURE DATE

MERLIN L. DAVIS

PRINTED OR TYPED NAME:
 IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

PAGE 1 OF 2 (All 2)

PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT
- SET 1/2" IR RC 19440 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR RC 19440 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- RC RED CAP
- OC ORANGE CAP
- IR IRON PIPE
- IP IRON ROD

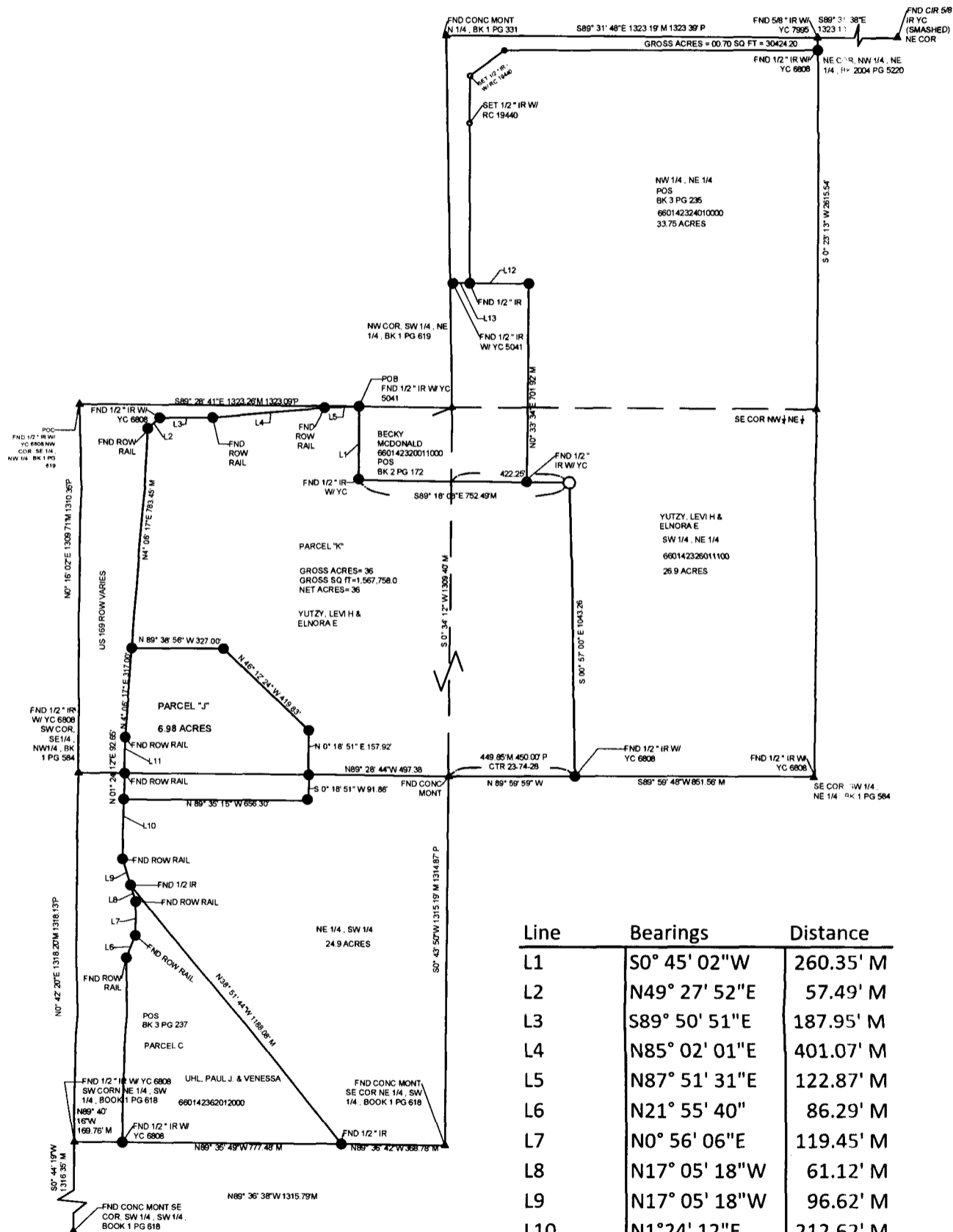
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Line	Bearings	Distance
L1	S0° 45' 02" W	260.35' M
L2	N49° 27' 52" E	57.49' M
L3	S89° 50' 51" E	187.95' M
L4	N85° 02' 01" E	401.07' M
L5	N87° 51' 31" E	122.87' M
L6	N21° 55' 40" "	86.29' M
L7	N0° 56' 06" E	119.45' M
L8	N17° 05' 18" W	61.12' M
L9	N17° 05' 18" W	96.62' M
L10	N1° 24' 12" E	212.62' M
L11	N1° 10' 32" E	128.83' M
L12	N89° 32' 25" W	210.27' M
L13	N89° 28' 04" W	60.06' M