

INDEX LEGEND

Location: NW1/4 and SW1/4 Sec 25-76-27
 Requestor: Jane DeWitt
 Proprietor: Jane DeWitt
 Project: 23067 Date of Survey: 12/20/23
 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: 2024 PG: 182
Recorded: 1/26/2024 at 11:19:45.0 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

PLAT OF SURVEY

Parcel "I" in part of the Southwest (SW 1/4) of the Northwest 1/4 (NW 1/4) and in part of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison, Iowa, described as follows:

Commencing at the Northeast corner of said SW 1/4 NW 1/4; thence S 00°12'18" E, along the East line thereof, a distance of 676.75' to the Point of Beginning ;thence continuing S 00°12'18" E a distance of 29.24' to the Northeast corner of Parcel "E"; thence S 89°56'39" W a distance of 66.12' to the NW corner of Parcel "E" ;thence S 00°12'02" E, a distance of 800.00' to the Southwest corner of Parcel "E"; thence N 89°57'47" E a distance of 66.18' to the Southeast corner of Parcel "E"; thence S 00°17'06" W, along the East line of said NW 1/4 SW 1/4, a distance of 521.79'; thence N 61°52'12" W a distance of 88.95'; thence N 30°26'59" W a distance of 89.69'; thence N 10°43'50" W a distance of 204.45'; thence N 36°34'30" W a distance of 121.68'; thence N 43°09'56" W a distance of 225.46'; thence N 21°47'28" W a distance of 181.28' ;thence N 03°59'25" W a distance of 82.26'; thence N 44°13'16" W a distance of 274.78'; thence N 23°18'20" E a distance of 204.44'; thence N 35°49'32" W a distance of 141.74'; thence N 88°21'39" E, along an existing fence line, a distance of 655.34' to the point of beginning.

Containing 10.74 acres including 0.03 acres of county road right of way easement.

Surveyor's Note Regarding Land Use:

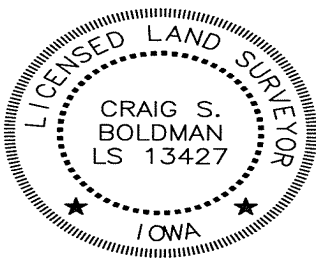
1. Parcel "I" is to be solely used for agricultural production.
2. Parcel "I" is NOT to be considered a buildable lot unless or until a Subdivision Plat is completed.

LEGEND

- ⋈—⋈ EXISTING WIRE FENCE
- SET 1/2" IRON ROD W/OPC #13427
- FOUND 1/2" IRON ROD W/YPC #6808
- ▲ FOUND PLSS CORNER

- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- (XXX) PLATTED OR DEED DIMENSION

Updated 1/26/24 No Changes



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: 1/26/24

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

Renewal date is December 31, 2024

Pages or sheets covered by this seal All

TOTAL ACREAGE
10.74 Acres

EXISTING 66' MADISON COUNTY
PUBLIC ROAD

NE COR
SW 1/4 NW 1/4
FOUND 5/8" REB YPC #7995
SEC 25-76-27

POINT OF
BEGINNING

S 00°12'18" E
29.24'

END OF COUNTY ROAD
MAINTENANCE 716' S of SEC COR

NE COR
PARCEL "G"

PARCEL "F"

SW 1/4 NW 1/4
7.26 Acres (Gross)
0.03 Acres (R.O.W.)
7.23 Acres (Net)

PARCEL "E"

SW COR
PARCEL "F"
5/8" REB YPC #7995

SE COR
SW 1/4 NW 1/4
(NOTHING FOUND)

PARCEL "I"

NW 1/4 SW 1/4
3.48 Acres

