

PLAT OF SURVEY

PART OF BELLAMY ADDITION PLAT 3 AND THE SW 1/4 OF THE NE 1/4 SECTION 31 - T76N - R27W, MADISON COUNTY, IOWA

BASIS OF BEARINGS

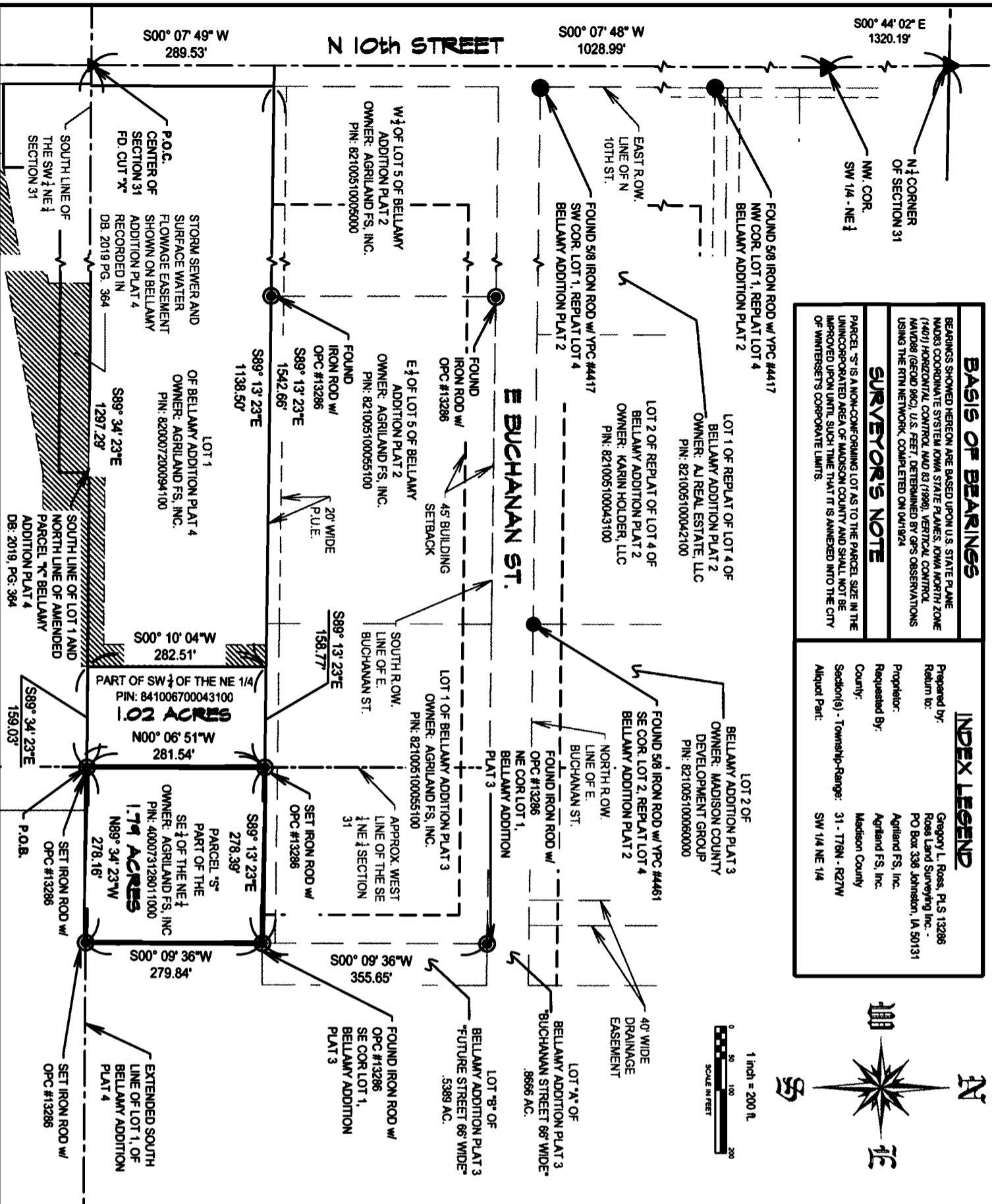
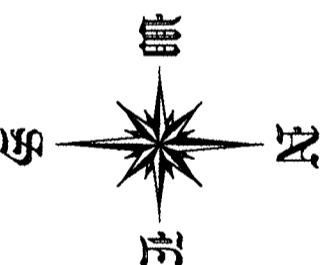
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE MADISON COORDINATE SYSTEM IOWA STATE PLACES, IOWA NORTH ZONE (1420) HORIZONTAL CONTROL, AND 83 (1986) VERTICAL CONTROL. HANDBOOK (6500) 9650, U.S. FEET, DETERMINED BY GPS OBSERVATIONS USING THE RTN NETWORK, COMPLETED ON 04/18/24

SURVEYOR'S NOTE

PARCEL "S" IS A NON-CONFORMING LOT AS TO THE PARCEL SIZE IN THE UNINCORPORATED AREA OF MADISON COUNTY AND SHALL NOT BE IMPROVED UPON UNTIL SUCH TIME THAT IT IS AMENDED INTO THE CITY OF WINTERSSET'S CORPORATE LIMITS.

INDEX LEGEND

Prepared by: Gregory L. Ross, PLS 13286
 Return to: Ross Land Surveying Inc., PO Box 336 Johnston, IA 50131
 Requested By: Agriland FS, Inc.
 County: Madison County
 Section(s): Township-Range: 31 - T76N - R27W
 Aliquot Part: SW 1/4 NE 1/4

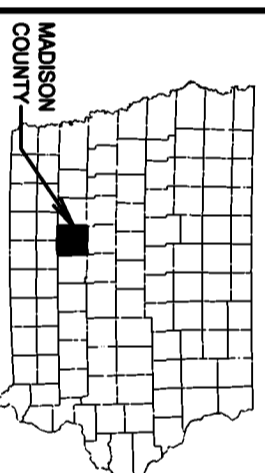


ABBREVIATIONS

R.O.W. = RIGHT OF WAY
 FD. = FOUND
 CR. = COUNTY ROAD
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 OPC (ORANGE PLASTIC CAP)
 YPC (YELLOW PLASTIC CAP)
 (M) = Measured
 (R) = Recorded

LEGEND

FOUND CORNER AS INDICATED
 SET IRON ROD W/ OCP #13286
 FOUND SECTION CORNER
 RIGHT-OF-WAY LINE
 ADJACENT PROPERTY
 SURVEY BOUNDARY LINE
 SECTION LINE
 1/4 SECTION LINE



BK: 2024 PG: 2308
 Recorded: 9/23/2024 at 12:44:17.0 PM
 Pages: 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

LEGAL DESCRIPTION - PARCEL "S"

A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTH-EAST QUARTER (SE1/4 NE1/4) OF SECTION 31, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., ALL LYING SOUTH OF LOT 1 OF BELLAMY ADDITION PLAT 3, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE SOUTH 89° 34' 23" EAST, ALONG THE SOUTH LINE OF LOT 1 OF BELLAMY ADDITION PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSSET, MADISON COUNTY, IOWA, AND ALSO ALONG THE EXTENDED SOUTH LINE OF SAID LOT 1, BELLAMY PLAT 4, A DISTANCE OF 1297.29 FEET TO THE POINT-OF-BEGINNING, SAID POINT ALSO BEING ON THE WEST LINE OF THE SE1/4 NE1/4 OF SAID SECTION 31, AS SHOWN ON THE AMENDED PARCEL "K" IN BOOK 2008, PAGE 1101; THENCE NORTH 00° 06' 51" WEST, A DISTANCE OF 281.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BELLAMY ADDITION PLAT 3; THENCE SOUTH 89° 13' 23" EAST, ALONG SAID LINE, A DISTANCE OF 278.39 TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BELLAMY ADDITION PLAT 3; THENCE SOUTH 00° 07' 36" WEST, A DISTANCE OF 279.84 FEET TO A POINT ON THE EASTERLY EXTENDED SOUTH LINE OF LOT 1 OF SAID BELLAMY ADDITION PLAT 4; THENCE NORTH 89° 34' 23" WEST, ALONG SAID LINE, A DISTANCE OF 278.18 FEET TO THE POINT-OF-BEGINNING,
 CONTAINING 1.79 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed: *Gregory L. Ross*
 GREGORY L. ROSS, PLS
 Iowa License No. 13286
 Date: 9/5/2024
 My license renewal date is December 31, 2024
 PAGES COVERED: 1



ROSS LAND SURVEYING INC.
 LAND SURVEYING
 PO Box 336,
 Johnston, Iowa 50131
 PH 515 264 2667
 rosslandsurveying.com

THIS SURVEY WAS COMPLETED ON
MAY 25, 2024
 SHEET NUMBER
1 OF 1