

PLAT OF SURVEY

COUNTY: MADISON
SEC: 25 TWP: 76N RANGE: 28W
ALIQUOT PART: PT. SE SE
PARCEL DESIGNATION: U
CITY: WINTERSET
PROPRIETOR: CASPER, ROBERT M. REV. TRUST
REQUESTED BY: LARRY MOLLN
SURVEYOR NAME: MERLIN L. DAVIS



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INDX ✓
ANNO ✓
SCAN ✓

ABACI CONSULTING, INC.

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK ✓

* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

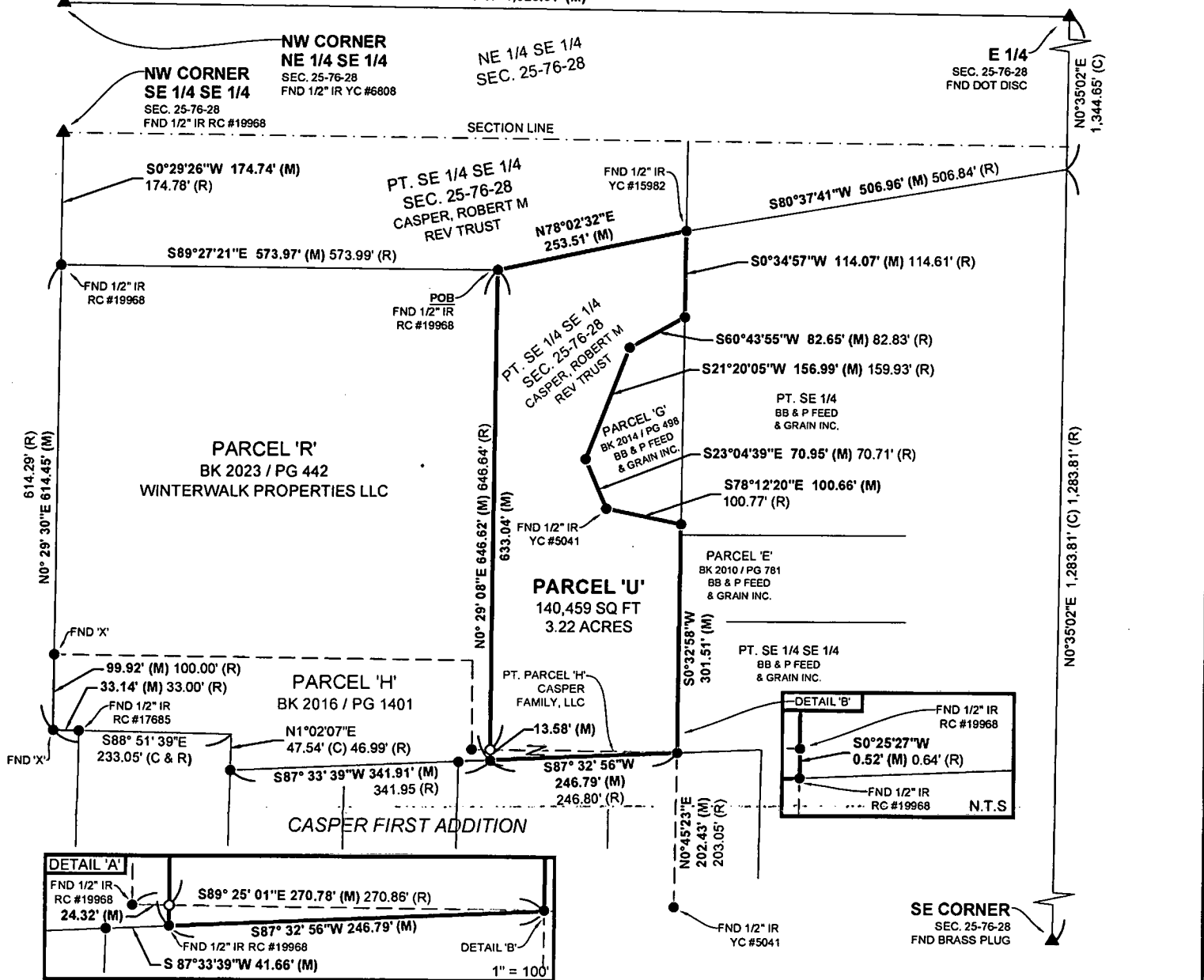
BEGINNING AT THE NORTHEAST CORNER OF PARCEL 'R', RECORDED IN BOOK 2023, PAGE 442 IN THE MADISON COUNTY RECORDER'S OFFICE; THENCE NORTH 78°02'32" EAST, 253.51' FEET; THENCE SOUTH 0°34'57" WEST, 114.07' FEET TO THE NORTH CORNER OF PARCEL 'G', RECORDED IN BOOK 2014, PAGE 498 IN SAID RECORDER'S OFFICE; THENCE SOUTH 60°43'55" WEST, ALONG THE BOUNDARY OF SAID PARCEL 'G', 82.65' FEET; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 21°20'05" WEST, 156.99' FEET; THENCE SOUTH 23°04'39" EAST, 70.95' FEET; THENCE SOUTH 78°12'20" EAST, 100.66' FEET TO THE SOUTH CORNER OF SAID PARCEL 'G'; THENCE SOUTH 0°32'58" WEST, 301.51' FEET TO A POINT ON THE NORTHEASTERLY CORNER OF PARCEL 'H', RECORDED IN BOOK 2016, PAGE 1401 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0°25'27" WEST, 0.52' FEET TO THE NORTH LINE OF CASPER ADDITION, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE SOUTH 87°32'56" WEST, ALONG SAID NORTH LINE, 246.79' FEET; THENCE NORTH 0°29'08" EAST, 646.62' FEET TO THE POINT OF BEGINNING. CONTAINING 140,459 SQUARE FEET (3.22 ACRES) MORE OR LESS.

N



0' 200'

SCALE: 1"=200'



FIELD WORK DATE: 09/23/2024 DRAWING DATE: 09/24/2024 DRAFTER: MS JOB NUMBER: #24183

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.
SIGNATURE: MERLIN L. DAVIS DATE: 10/10/2024
PRINTED OR TYPED NAME: MERLIN L. DAVIS
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
THIS SHEET ONLY
PAGES COVERED BY THIS SEAL:



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