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

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048 Document 2024 2477

Book 2024 Page 2477 Type 06 026 Pages 1 Date 10/10/2024 Time 9:43:19AM

Rec Amt \$7.00

INDX ANNO -

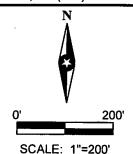
BRANDY MACUMBER, COUNTY RECORDER CHEK~ MADISON COUNTY IOWA

* 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

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 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 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.



N89°20'04"W 1,323.31' (M) NW CORNER NE 1/4 SE 1/4 E 1/4 N0°35'02"E 1,344.65' (C) NE 1/4 SE 1/4 SEC. 25-76-28 NW CORNER SEC. 25-76-28 FND DOT DISC SE 1/4 SE 1/4 . 25-76-28 1/2" IR RC #19968 SECTION LINE PT. SE 1/4 SE 1/4 \$80°37'41"W 506.96' (M) 506.84' (R) S0°29'26"W 174.74' (M) FND 1/2" IR SEC. 25-76-28 CASPER, ROBERT M REV TRUST 174.78' (R) N78°02'32"E 253.51' (M) \$89°27'21"E 573.97' (M) 573.99' (R) S0°34'57"W 114.07' (M) 114.61' (R) 36 714 56 714 36 25 808 87 1 36 25 808 87 1 POB FND 1/2" IR RC #19968 \$60°43'55"W 82.65' (M) 82.83' (R) S21°20'05"W 156.99' (M) 159.93' (R) PT. SE 1/4 ARCEL 'G' Œ PARCEL 'R' 646.64 S23°04'39"E 70.95' (M) 70.71' (R) 614.29' (7 30"E 614.45' (40°35'02"E 1,283.81' (C) 1,283.81' BK 2023 / PG 442 S78°12'20"E 100.66' (M) WINTERWALK PROPERTIES LLC Ξ € 100.77' (R) 633.04 08"E 646.62" PARCEL 'E' 8K 2010 / PG 781 8B & P FEED & GRAIN INC. ŝ PARCEL 'U' 140,459 SQ FT 3 S0°32'58"W 301.51" (M) € **3.22 ACRES** ŝ PT. SE 1/4 SE 1/4 88 & P FEED & GRAIN INC. 99.92' (M) 100.00' (R) PARCEL 'H' CASPER FAMILY, LLC 33.14' (M) 33.00' (R) BK 2016 / PG 1401 FND 1/2" IR RC #17685 FND 1/2" IR 13.58' (M) N1°02'07"E S88° 51' 39"E 47.54' (C) 46.99' (R) S0°25'27"W FND 'X' 233.05' (C & R) S87° 32' 56"W 0.52' (M) 0.64' (R) S87° 33' 39"W 341.91' (M) 246.79' (M) 341.95 (R) FND 1/2" IR RC #19968 246.80' (R) N0°45'23"E 202.43' (M) 203.05' (R) N.T.S CASPER FIRST ADDITION DETAIL 'A' ND 1/2" IR-\$89° 25' 01"E 270.78' (M) 270.86' (R)

FIELD WORK DATE: 09/23/2024

DRAWING DATE: 09/24/2024

S87° 32' 56"W 246.79' (M)

DRAFTER: MS

DETAIL 'B

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. bo 126Z Y MERLIN L. <u>DÁ</u>VIS RINTED OR TYPED NAME IOWALIC NO 19440

- S 87°33'39"W 41.66' (M)

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 THIS SHEET ONLY



LEGEND OF SYMBOLS & ABBREVIATIONS

ORANGE CAP

RED CAP

IRON PIPE

IRON ROD

RC

SE CORNER

SEC. 25-76-28 FND BRASS PLUG

RECORDED DISTANCE

MEASURED DISTANCE

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 POR POINT OF BEGINNING POINT OF COMMENCEMENT POC

YELLOW CAP

FND 1/2" IR

PAGES COVERED BY THIS SEAL: