

INDEX LEGEND **PLAT OF SURVEY**

COUNTY: MADISON

DESIGNATION: PARCEL "A" NE1/4 NE1/4 AND PARCEL "B" NE1/4 NE1/4

LOCATION: SECTION 14, T76N, R29W

SITE ADDRESS: N/A

OWNER: PARCEL "A" (KEVIN AND DONNA FREYMILLER REVOC. TRUST
PARCEL "B" (JACOB KYLE AND ANGELIA LYNN JOHNSTON)

SURVEY REQUESTED BY: MIDWEST LAND GROUP

SURVEYOR: ROBERT B. BILLS



Document 2024 2517

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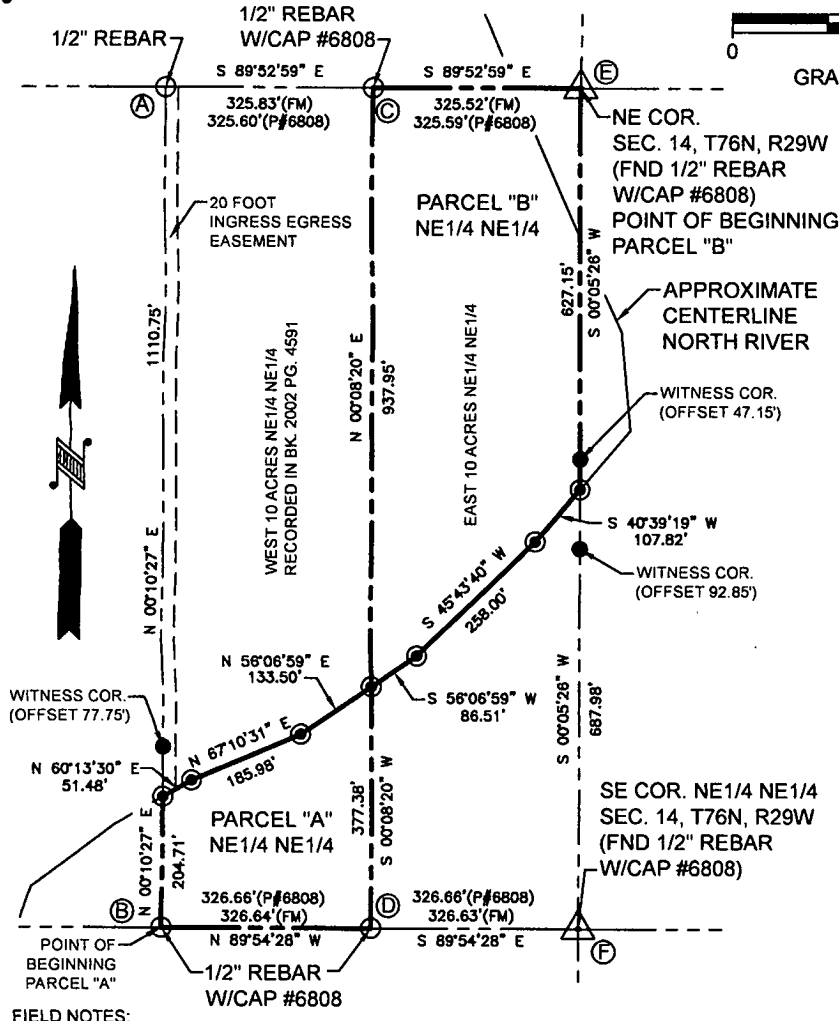
Date 10/15/2024 Time 10:42:19AM

Rec Amt \$7.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



LEGEND

SECTION CORNER MONUMENT FOUND SET 5/8"X24"REBAR W/YELLOW CAP #22850

"X" CHIPPED IN CONC

○ CALCULATED POINT

● FIELD MEASUREMENT

— PLATTED DIMENSION

— PROPERTY LINE

— X — FENCE LINE

— — SECTION LINE

— — — — — EASEMENT

BASIS OF BEARINGS=IOWA STATE PLANE SOUTH ZONE NAD83.

MADISON COUNTY PLANNING AND ZONING NOTE:

PARCEL "A" NE1/4 NE1/4 SHALL BE COMBINED WITH AND NEVER SOLD SEPARATELY FROM THE EAST 10 ACRES OF THE NE1/4 NE1/4 EXCEPT FOR PARCEL "B".

PARCEL "B" NE1/4 NE1/4 SHALL BE COMBINED WITH AND NEVER SOLD SEPARATELY FROM THE WEST 10 ACRES OF THE E1/2 OF THE NE1/4 NE1/4 EXCEPT FOR PARCEL "A".

PARCEL "A" NE1/4 NE1/4= 2.13 ACRES TOTAL

PARCEL "B" NE1/4 NE1/4= 5.96 ACRES TOTAL

LINE TABLE:

A-B= S 00°10'27" W 1315.46'(FM) 1315.56'(P#6808)

C-D= S 00°08'20" W 1315.33'(FM) 1315.48'(P#6808)

E-F= S 00°05'26" W 1315.13'(FM) 1315.39'(P#6808)

FIELD NOTES:

PARCEL "B" NE1/4 NE1/4 SEC. 14, T76N, R29W:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S00°05'26"W ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 627.15 FEET TO A POINT ON THE EXISTING CENTERLINE OF NORTH RIVER; THENCE S40°39'19"W ON SAID CENTERLINE OF NORTH RIVER, A DISTANCE OF 107.82 FEET; THENCE S45°43'40"W ON SAID CENTERLINE OF NORTH RIVER, A DISTANCE OF 258.00 FEET; THENCE S56°06'59"W ON SAID CENTERLINE OF NORTH RIVER, A DISTANCE OF 86.51 FEET TO A POINT ON THE WEST LINE OF THE EAST 10 ACRES OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°08'20"E ON SAID WEST LINE OF THE EAST 10 ACRES, A DISTANCE OF 937.95 FEET TO THE NORTHWEST CORNER OF SAID EAST 10 ACRES; THENCE S89°52'59"E ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 325.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "B" OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.96 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

20 FOOT INGRESS EASEMENT:

THE WEST 20 FEET OF THE WEST 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT FOR PARCEL "A" OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 14, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA CONTAINING 0.51 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

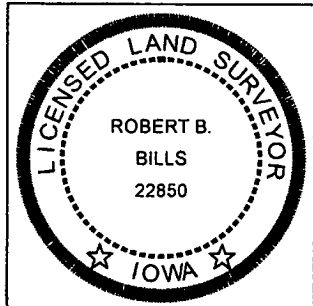
PARCEL "A" NE1/4 NE1/4 SEC. 14, T76N, R29W:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 10 ACRES OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°10'27"E ON THE WEST LINE OF SAID WEST 10 ACRES, A DISTANCE OF 204.71 FEET TO A POINT ON THE EXISTING CENTERLINE OF NORTH RIVER; THENCE N60°13'30"E ON SAID CENTERLINE OF NORTH RIVER, A DISTANCE OF 51.48 FEET; THENCE N67°10'31"E ON SAID CENTERLINE OF NORTH RIVER, A DISTANCE OF 185.98 FEET; THENCE N56°06'59"E ON SAID CENTERLINE OF NORTH RIVER, A DISTANCE OF 133.50 FEET TO A POINT ON THE EAST LINE OF SAID WEST 10 ACRES; THENCE S00°08'20"W ON SAID EAST LINE OF THE WEST 10 ACRES, A DISTANCE OF 377.38 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 ACRES; THENCE N89°54'28"W ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 326.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, T76N, R29W OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.13 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.



I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: *Robert B. Bills* Date: *10/10/2024*

Robert B. Bills

License number #22850
My license renewal date is Dec, 31, 2024
Pages or sheets covered by this seal: 1