

INDEX LEGEND

LOCATION: 2029 210th STREET WINTERSSET MADISON COUNTY IOWA SW 1/4 SEC. 26 T76N R28W REQUESTOR: JAMES VAN WERDEN, ESQ. PROPRIETOR: BILLY W. CHRISTENSEN SURVEYOR: JOEL R. ROMEY COMPANY & RACCOON VALLEY LAND SURVEYING LLC RETURN TO: 33235 L AVENUE ADEL IOWA 50003

PLAT OF SURVEY SW.1/4 SEC. 26 T76N R78W

NE CORNER SW.1/4 (CENTER OF SECTION) SEC. 26 T76N R28W FOUND 1/2" IRON ROD

NW CORNER SW. 1/4 (WEST 1/4 CORNER) SEC. 26 T76N R28W FOUND 1/2" IRON ROD



Book 2024 Page 2614 Type 06 026 Pages 2 Date 10/25/2024 Time 11:04:02AM Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

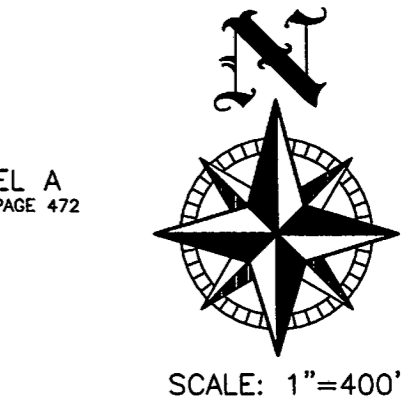
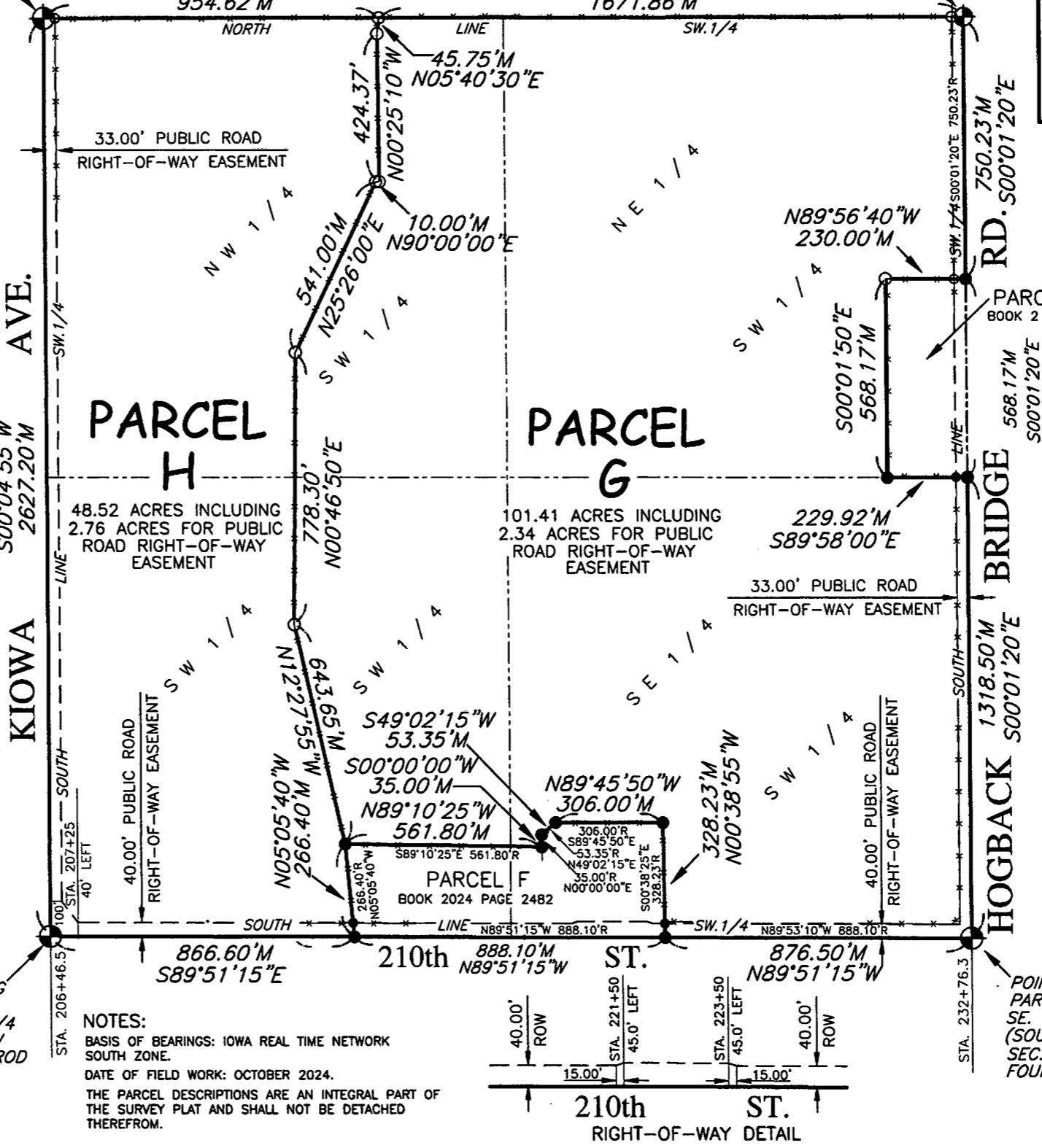
INDX ANNO SCAN CHEK

PARCEL DESCRIPTIONS:

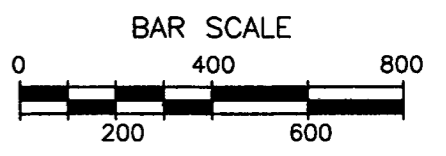
PARCEL G AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N89°51'15"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 876.50 FEET TO THE SOUTHEAST CORNER OF PARCEL F AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 2482 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N00°38'55"W ALONG THE EAST LINE OF SAID PARCEL F, A DISTANCE OF 328.23 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE N89°45'50"W ALONG THE NORTHERLY LINE OF SAID PARCEL F, A DISTANCE OF 306.00 FEET; THENCE S49°02'15"W ALONG THE NORTHERLY LINE OF SAID PARCEL F, A DISTANCE OF 53.35 FEET; THENCE S00°00'00"W ALONG THE NORTHERLY LINE OF SAID PARCEL F, A DISTANCE OF 35.00 FEET; THENCE N89°10'25"W ALONG THE NORTHERLY LINE OF SAID PARCEL F, A DISTANCE OF 561.80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL F; THENCE N12°27'55"W ALONG AN EXISTING FENCE LINE, A DISTANCE OF 643.65 FEET; THENCE N00°46'50"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 778.30 FEET; THENCE N25°26'00"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 541.00 FEET; THENCE N90°00'00"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 10.00 FEET; THENCE N00°25'10"W ALONG AN EXISTING FENCE LINE, A DISTANCE OF 424.37 FEET; THENCE N05°40'30"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 45.75 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N89°55'55"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1671.86 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S00°01'20"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 750.23 FEET TO THE NORTHEAST CORNER OF PARCEL A AS SHOWN IN BOOK 2 AT PAGE 472 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N89°56'40"W ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 230.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE S00°01'50"E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 568.17 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE S89°58'00"E ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 229.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A AND TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S00°01'20"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 101.41 ACRES INCLUDING 2.34 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

PARCEL H AN IRREGULAR SHAPED PORTION OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S89°51'15"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 866.60 FEET TO THE SOUTHWEST CORNER OF PARCEL F AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 2482 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N05°05'40"W ALONG THE WEST LINE OF SAID PARCEL F, A DISTANCE OF 266.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL F; THENCE N12°27'55"W ALONG AN EXISTING FENCE LINE, A DISTANCE OF 643.65 FEET; THENCE N00°46'50"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 778.30 FEET; THENCE N25°26'00"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 541.00 FEET; THENCE N90°00'00"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 10.00 FEET; THENCE N00°25'10"W ALONG AN EXISTING FENCE LINE, A DISTANCE OF 424.37 FEET; THENCE N05°40'30"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 45.75 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S89°55'55"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 954.62 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S00°04'55"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 2627.20 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 48.52 ACRES INCLUDING 2.76 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

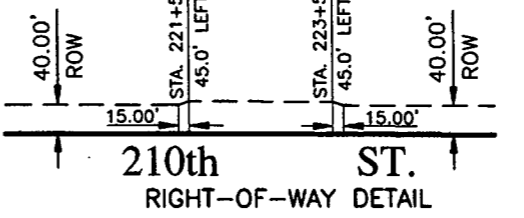
AREAS IN 1/4-1/4: PARCEL G SE.1/4-SW.1/4=36.63 ACRES INCLUDING 1.77 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT NE.1/4-SW.1/4=36.73 ACRES INCLUDING 0.57 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT SW.1/4-SW.1/4=16.05 ACRES NW.1/4-SW.1/4=14.30 ACRES PARCEL H SW.1/4-SW.1/4=23.16 ACRES INCLUDING 1.76 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT NW.1/4-SW.1/4=25.36 ACRES INCLUDING 1.00 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT



- LEGEND: Indicators for USPLSS land corner, parcel or row corner, measured distance, right-of-way, and wire fences.

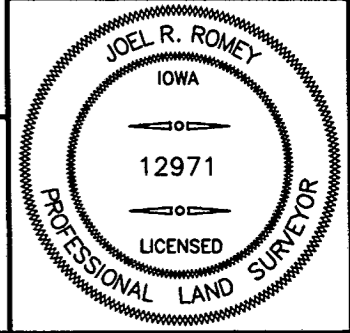


NOTES: BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE. DATE OF FIELD WORK: OCTOBER 2024. THE PARCEL DESCRIPTIONS ARE AN INTEGRAL PART OF THE SURVEY PLAT AND SHALL NOT BE DETACHED THEREFROM.



Raccoon Valley Land Surveying logo and contact information: 33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2025 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY SIGNED: [Signature] JOEL R. ROMEY P.L.S. 1297 DATE: 10/25/24



PAGE 1 OF 1 PN:24042



124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator/ City Clerk/ Zoning Administrator

Request to survey and split parcels 340062666010000, 340062664000000,
340062662001000, and 340062668010000 located at the Northwest corner of Hogback
Bridge Road and 210th St, Northwest of Winterset Corporate city limits, within the 2 mile
rule.

The parcels meet zoning requirements, the splits are approved as presented.

Any future splits are required to be approved by Winterset Planning and Zoning as a
subdivision (more than 4 parcels).

Andrew Barden
City Administrator