

INDEX LEGEND

Location:: S 1/2 Sec 23-76-26
 Requestor: Patrick Lynch
 Proprietor: John E. Lynch Family TRust
 Project: 24044 Date of Survey: 11/20/24
 Surveyor Co: Boldman Surveying & Consulting
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

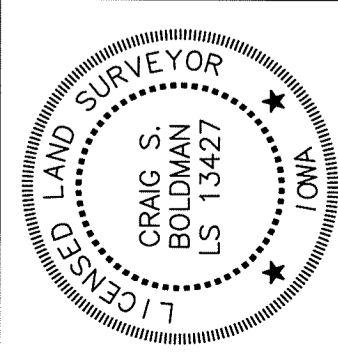
BK: 2024 PG: 3010
 Recorded: 12/13/2024 at 8:18:20.0 AM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

Parcel "F" in part of the South One-half (S 1/2) of Section 23, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follow:

Beginning at an iron pin at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) in Section 23; thence N 85°12'18" E, along the North line of said S 1/2 of Section 23, a distance of 3875.28' to an iron pin at the E 1/4 corner; thence S 00°01'21" E, along the East line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), a distance of 1315.41' to an iron pin at the Southeast corner thereof; thence S 85°14'07" W, along the South line of said NE 1/4 SE 1/4 a distance of 1304.95' to an iron pin at the Southwest corner thereof; thence S 00°00'03" E, along the East line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) a distance of 625.91' to an iron pin; thence S 88°33'56" W a distance of 497.98' to an iron pin; thence N 54°14'14" W a distance of 313.68' to an iron pin; thence N 20°07'53" W a distance of 450.54' to an iron pin; thence N 16°45'21" E a distance of 585.73' to an iron pin; thence S 85°38'40" W, along an existing fence more or less, a distance of 1827.37' to an iron pin on the East line of the Northwest Quarter of the Southwest 1/4; thence N 00°05'35" W, along said East line, a distance of 709.84' to the point of beginning.

Containing 103.27 acres

- LEGEND
- SET 1/2" IR O.P.C.#13427
 - FOUND MONUMENT
 - ▲ SECTION CORNER FOUND
 - △ SECTION CORNER SET
 - "—"—"—— EXISTING FENCE LINE
 - x NOTHING FOUND OR SET
 - Y.C.I.R. YELLOW CAP IRON ROD
 - O.C.I.R. ORANGE CAP IRON ROD



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

Signature: *Craig S. Boldman* Date: 12/12/24
 Name Craig S. Boldman P.L.S No. 13427
 Renewal date is December 31, 2026
 Pages or sheets covered by this seal 11

