

BK: 2024 PG: 480
 Recorded: 3/5/2024 at 1:28:38.0 PM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$10.00
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2019, PAGE 294)
 COMMENCING AT A POINT 417.42 FEET EAST AND SOUTH 00 DEGREES 05 MINUTES WEST 82.50 FEET OF THE NORTH QUARTER CORNER OF SECTION TWO (2), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY IOWA, THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES WEST 379.95 FEET; THENCE EAST 404.13 FEET; THENCE NORTH 00 DEGREES 05 MINUTES EAST 361.59 FEET; THENCE NORTH 87 DEGREES 28 MINUTES WEST 404.55 FEET ALONG THE SOUTH LINE OF IOWA HIGHWAY NO. 92 TO THE POINT OF BEGINNING CONTAINING 3.4375 ACRES INCLUDING 0.6167 ACRES OF HIGHWAY RIGHT OF WAY AND PARCEL 'K' A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA EXCEPT PARCEL 'P' A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 2, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY IOWA AND DETAILED IN A SURVEY RECORDED IN THE OFFICE OF THE MADISON COUNTY RECORDER ON DECEMBER 6, 2017 PAGE 2017, BOOK 3841

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 SAID TRACT CONTAINS 3.34 ACRES (145,490 SQUARE FEET)

NOTE:
 1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
 2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH

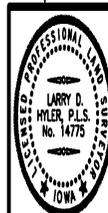
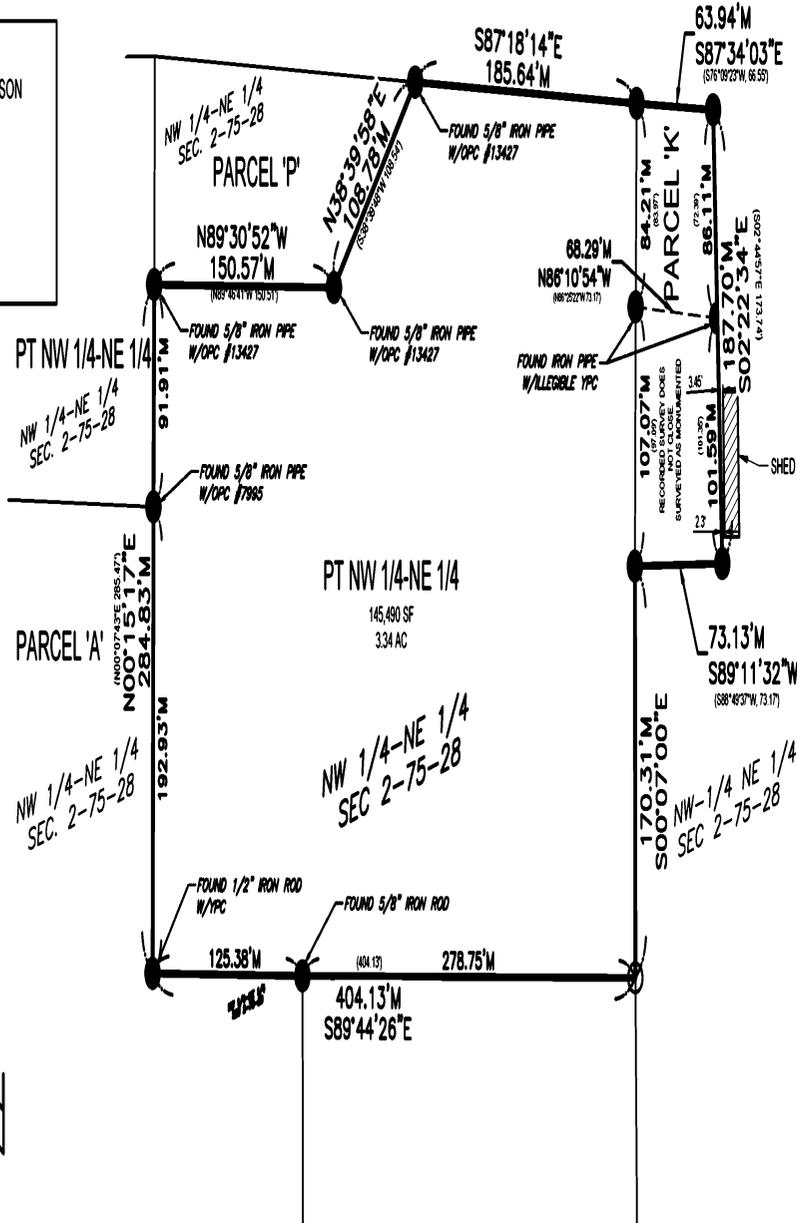
FIELD WORK COMPLETED ON: 1-5-2023

WEST SUMMIT STREET

R.O.W. VARIES (PUBLIC ROAD-ASPHALT SURFACE)

INDEX LEGEND
 LOCATION: NW1/4-NE1/4 SECTION 2-75N-R28W MADISON COUNTY, IOWA
 REQUESTOR: DR. LINDSAY SPEER
 OWNER: RATTLESNAKE LLC
 SURVEYOR: LARRY D. HYLER, PLS
 COMPANY: BISHOP ENGINEERING, 3501 104TH ST. URBANDALE, IA 50322 (PH) 515-276-0467

- LEGEND:**
- PROPERTY CORNER - FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP ID # 6808 OR AS NOTED
 - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP
 - OPC ORANGE PLASTIC CAP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY 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.
 SIGNED: *Larry D. Hyler* DATE: 3-5-2024
 LARRY D. HYLER, P.L.S. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2024 1 OF 1
 PAGES OR SHEETS COVERED BY THIS SEAL:

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying
 Established 1959

**2124 W SUMMIT STREET
 WINTERSET, IOWA
 RETRACEMENT PLAT OF SURVEY**

REFERENCE NUMBER:
 DRAWN BY: JPN
 PROJECT NUMBER: 230409
 SHEET NUMBER: 1 OF 1