

INDEX LEGEND

Location: SW 1/4, SE 1/4 Sec 13-77-26
 Requestor: Mathew Heckman
 Proprietor: Mathew Heckman
 Project: 24004 Date of Survey: 03/27/24
 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: 703
Recorded: 4/2/2024 at 9:52:04.0 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

PLAT OF SURVEY

Parcel "AJ" described as all that part of Parcel "AE" as shown on Plat of Survey recorded in Book 2021 at Page 1144 and all that part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) lying Westerly of the Medial Line of Badger Creek in Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa.

AND

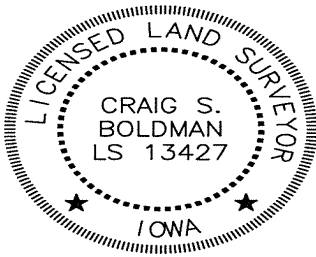
A tract of land described as all that part of the West Half (W 1/2) of the Southwest 1/4 of the Southeast 1/4 bounded on the West by the East line of Parcel "AE" and bounded on the North and South by a line described as beginning at the South 1/4 corner of said Section 13; thence N 83°15'24" E, along the 1/4 Section line, a distance of 399.72'; thence N 06°44'36" W a distance of 73.00'; thence N 84°58'08" W a distance of 289.41' to the Medial Line of Badger Creek; thence in a Northwesterly direction along said Badger Creek to a point of intersection with the East line of Parcel "AE"; thence Southerly along the East line of Parcel "AE" to the Point of beginning.

Containing 24.10 acres more or less including 0.83 acres of county road right of way easement.

SURVEYOR'S NOTE: The purpose of this Survey is to separate two tracts of land by the Medial Line of Badger Creek. The smaller parcels lying Easterly and Westerly of Badger Creek will be Lot Tied to the appropriate Plat of Survey so they are never to be sold separately.

All corners found or set are 1/2"x24" rebar with orange plastic cap stamped #13427 unless noted otherwise

- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- X— FENCE
- SET MONUMENT
- FOUND MONUMENT
- △ PLSS CORNER SET DESCRIBED
- ▲ PLSS CORNER FOUND DESCRIBED



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 4/2/24

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2024

Pages or sheets covered by this seal 4/1

