

BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON
SEC: 35 TWP: 76N RANGE: 27W
ALIQUOT PART: NW 1/4 SE 1/4
CITY: WINTERSET
PROPRIETOR: OBANDO, KELSI AND PETER D.
REQUESTED BY: SCOTT OSWALD
SURVEYOR NAME: MERLIN L. DAVIS

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE Grimes Blvd., Ste 800,
GRIMES, IOWA 50111, PH. (515)986-5048



Document 2025 1075
Book 2025 Page 1075 Type 06 026 Pages 1
Date 5/05/2025 Time 12:40:04PM
Rec Amt \$7.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

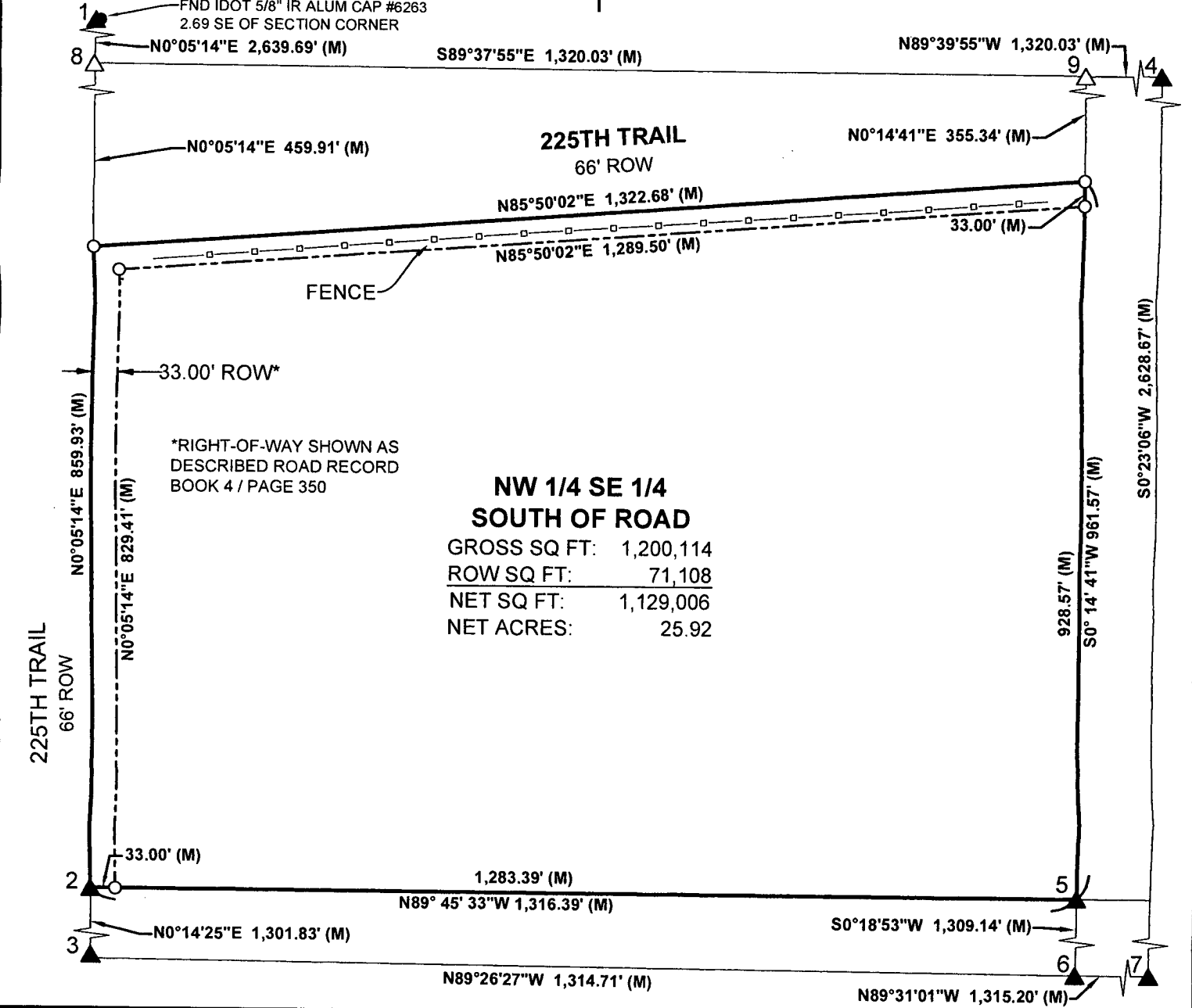
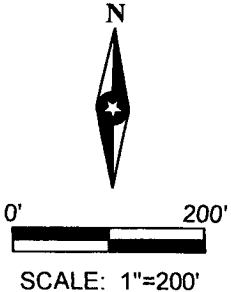
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PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

- 1) N 1/4 - FND 1/2" IR YC #6808 (BK 2008 / PG 2957) USED IN SURVEY
1a) N 1/4 - FND IDOT 5/8" IR ALUM. CAP #6263 (BK 130 / PG 681)
2) SW COR. NW 1/4 SE 1/4 - FND #3169 1/2" IR YC (BK 2008 / PG 3001)
3) S 1/4 - FND 3/4" IP YC #3169 (BK 2018 / PG 4132)
4) E 1/4 - FND 5/8" IR YC #7995 (BK 2011 / PG 1621)
5) SE COR. NW 1/4 SE 1/4 - FND 1/2" IR RC #17532 (BK 2022 / PG 1147)
6) SW COR. SE 1/4 SE 1/4 - FND 3/4" PIPE YC #12971 (BK 2011 / PG 1621)
7) SE CORNER - FND 1/2" IR YC #5041 (BK 2011 / PG 1621)
8) CENTER - SET 1/2" IR OC #19440 (TO BE FILED)
9) NE COR. NW 1/4 SE 1/4 - SET 1/2" IR OC #19440 (TO BE FILED)

LEGAL DESCRIPTION - DEED BK 2023 / PG 132:

ALL OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) LYING SOUTH OF THE PUBLIC HIGHWAY RUNNING EAST AND WEST THROUGH SAID 40-ACRE TRACT, CONTAINING 27.65 ACRES MORE OR LESS, OF SECTION THIRTY-FIVE (35), IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA



NW 1/4 SE 1/4
SOUTH OF ROAD

GROSS SQ FT: 1,200,114
ROW SQ FT: 71,108
NET SQ FT: 1,129,006
NET ACRES: 25.92

FIELD WORK DATE: 04/04/2025 DRAWING DATE: 04/09/2025 DRAFTER: MS JOB NUMBER: #25048

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

SIGNATURE: MERLIN L. DAVIS DATE: 5/2/2025

PRINTED OR TYPED NAME:
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
THIS SHEET ONLY

PAGES COVERED BY THIS SEAL:

LEGEND OF SYMBOLS & ABBREVIATIONS
R RECORDED DISTANCE OC ORANGE CAP
M MEASURED DISTANCE RC RED CAP
C CALCULATED DISTANCE IP IRON PIPE
● CORNER MONUMENT FOUND IR IRON ROD
○ SET 1/2" IR OC 19440 UNLESS NOTED
▲ SECTION CORNER FOUND
△ SECTION CORNER SET
OC 19440 UNLESS NOTED
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
YC YELLOW CAP