PLAT OF SURVEY

COUNTY: MADISON

SEC: 24 TWP: 75N RANGE: 27W ALIQUOT PART: NE1/4 SE1/4 PARCEL DESIGNATION: F

CITY: WINTERSET

PROPRIETOR: PAUL C. & CLAUDIA V. OLSON REQUESTED BY: CHRISTOPHER OLSON 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



Book 2025 Page 1313 Type 06 026 Pages 1 Date 5/29/2025 Time 11:54:48AM

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MADISON COUNTY IOWA

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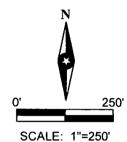
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PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

<u>DESCRIPTION: PARCEL 'F'</u> CEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THENCE NORTH 88°52'37" WEST, 30.53' FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SETTLERS TRAIL; THENCE CONTINUING NORTH 88°52'37" WEST, 258.56' FEET, THENCE NORTH 0°30'23" EAST, 904.03' FEET, THENCE SOUTH 88°52'37" EAST, 289.17' FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 24, THENCE SOUTH 0°30'41" WEST ALONG SAID SECTION LINE, 288.53' TO A POINT ON SAID RIGHT-OF-WAY LINE, THENCE CONTINUING SOUTH 0°30'41" WEST, 615.50' FEET TO

EASEMENT LINE TABLE LINE NO. LENGTH 52 65 L1 S68° 21' 29"W 100.20 \$26° 25' 08"W L3 217.22 S65° 19' 23"W



THE POINT OF BEGINNING. CONTAINING 261,394 SQUARE FEET (6.00 ACRES) MORE OR LESS. PT. NE 1/4 SE 1/4 SEC. 24-T75N-R27W FND 1/2" IR YC UNREADABLE BK 2007 / PG 537 NW COR PAUL C. & CLAUDIA V.. NE1/4 SE1/4 SEC. 24-T75N-R27W TO BE FILED N88° 33' 32"W 1,311.37' (M) N88°33'32"W 3,934.13' (M)

BK 2003 / PG 1067 S0°30'23"W 2,625.94' (M)

NE CORNER SEC. 24-T75N-R27W

END 1/2" IR

F1/4 SEC. 24-T75N-R27W TO BE FILED

402.89 S88°52'37"E 289.17' (M) PARCEL 'F GROSS SQ FT: 261,394 53 ROW SQ FT: 15,928 60 NET SQ FT: 245,466 87 30 20° NET ACRES: 5.64 LSON, PAUL C. & CLAUDIA V. 904.03 L=219.15', R=998.27 BRNG = S8° 08' 45"W CH = 218.71' (M) 40' ACCESS TRA TRA 398.41' (M) 615.50' (M) SETTLERS (M) 537. 537.37' SE COR NE1/4 SE1/4 SEC. 24-75-27 FND 1/2" IR RC #17532 BK 2017 / PG 1423 ŝ 30.53' (M)

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S1/4 SEC. 24-T75N-R27V FND 1/2" IR YC #6808 BK 2009 / PG 1824

FIELD WORK DATE: 03/18/2025

N0°28'33"E 1,314.15'

W 1/4 E1/2 SE 1/4

KEATING, WILLIAM G. & SHIRLEY A.

DRAWING DATE: 05/01/2025

DRAFTER: KP

1,021.43' (M)

N88° 52' 37"W 1,310.52' (M)

S88°55'51"E 1,309.86' (M)

JOB NUMBER: #25011

PT. SE 1/4 SE 1/4

OLSON, PAUL C. & CLAUDIA V..

THEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PEPARED 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.

SW COR

TO BE FILED

S0°28'24"W

S88°55'51"E 1,309.87' (M)

1,320.25' (M)

NE1/4 SE1/4 SEC. 24-T75N-R27W

MERLÍN L . DÁVIS PRINTED OR TYPED NAME:

IOWA LIC. NO. 19440

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

THIS SHEET ONLY

PAGES COVERED BY THIS SEAL



PT. NE 1/4 SE 1/4

OLSON, PAUL C. & CLAUDIA V.

SEC. 24-175N-R2TN

LEGEND OF SYMBOLS & ABBREVIATIONS

RECORDED DISTANCE

MEASURED DISTANCE

SE COR

SEC. 24-T75N-R27W FND RR SPIKE

BK 2009 / PG 1824

RED CAP IRON PIPE IRON ROD

ORANGE CAP

ОС

CALCULATED DISTANCE FND 1/2" IR RC 17532 UNLESS NOTED IR SET 1/2" IR OC 19440 UNLESS NOTED

N0°30'04"E

1,319.02' (M)

SECTION CORNER FOUND

SECTION CORNER SET OC 19440 UNLESS NOTED

POINT OF BEGINNING POB POINT OF COMMENCEMENT

YELLOW CAP