

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



Document 2025 1313

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

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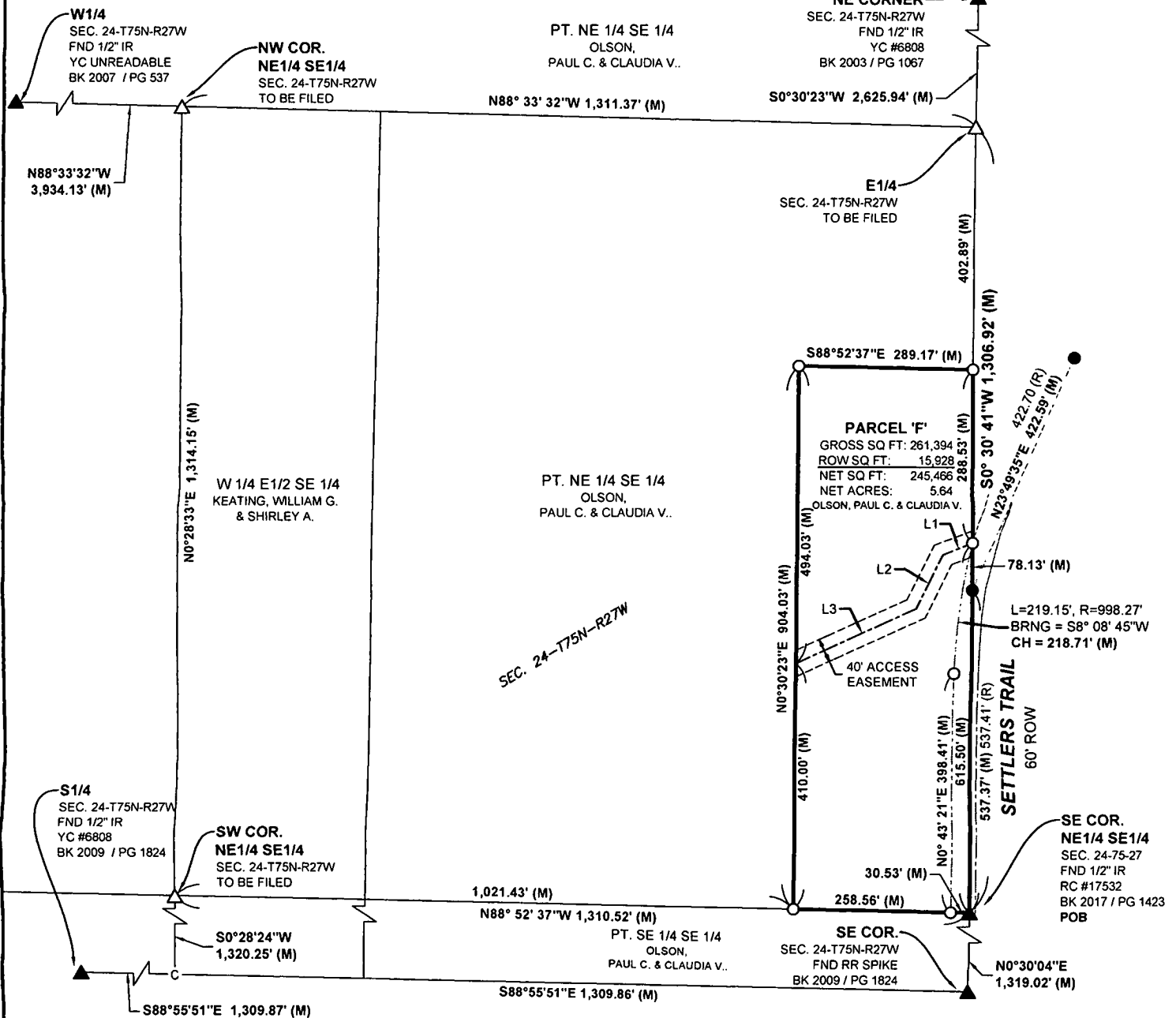
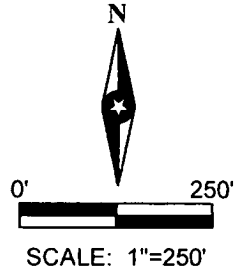
LEGAL DESCRIPTION: PARCEL 'F'

A PARCEL 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 THE POINT OF BEGINNING. CONTAINING 261,394 SQUARE FEET (6.00 ACRES) MORE OR LESS.

EASEMENT LINE TABLE

| LINE NO. | LENGTH | DIRECTION |
|----------|---------|---------------|
| L1 | 52.65' | S68° 21' 29"W |
| L2 | 100.20' | S26° 25' 08"W |
| L3 | 217.22' | S65° 19' 23"W |



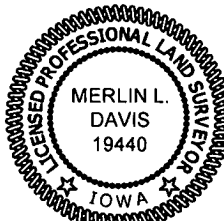
FIELD WORK DATE: 03/18/2025 DRAWING DATE: 05/01/2025 DRAFTER: KP JOB NUMBER: #25011

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: 5/24/2025

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 |
| ● | FND 1/2" IR RC 17532 UNLESS NOTED | 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 | | |