

BK: 2025 PG: 316  
Recorded: 2/4/2025 at 8:04:22.0 AM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## PLAT OF SURVEY

### INDEX LEGEND

**LOCATION:** Part of the SW  $\frac{1}{4}$  of Section 33  
T 76N, R 28W, Madison County, Iowa

**OWNER:** Bruce Sawyers  
2168 Iowa Avenue, Winterset IA 50273

**SURVEY FOR:** (Owner)

**ASSOCIATED DOCUMENTS:** Trustee Warranty Deed: Book 2021 Page 4617

**PREPARED BY:** CHAD A. DANIELS  
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

**RETURN TO:** 515-577-2583

### SURVEY LEGEND

( ) - Recorded Distance/Bearing  
— — — Highway 92 R.O.W.  
- . - . - Section line

### Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" red plastic capped rebar, #17532
- Ω - Found R.O.W. Rail

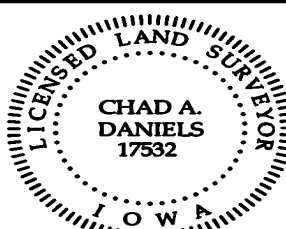
BASIS OF BEARINGS IS IA RCS ZONE 8

### DESCRIPTION - PARCEL E:

That part of the Southwest Quarter of Section 33, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows;  
Beginning at the Center of said Section 33; thence North 89 degrees 48 minutes 51 seconds West, 747.00 feet along the North line of said Southwest Quarter; thence South 00 degrees 00 minutes 45 seconds East, 753.58 feet; thence North 89 degrees 47 minutes 00 seconds West, 322.60 feet to the Centerline of a Creek and following said Centerline until it intersects the North right of way line of Iowa Highway 92; thence South 15 degrees 41 minutes 01 seconds West, 49.59 feet; thence South 01 degrees 12 minutes 32 seconds West, 248.60 feet; thence South 17 degrees 47 minutes 14 seconds West, 124.66 feet; thence South 25 degrees 56 minutes 07 seconds East, 31.56 feet; thence South 30 degrees 03 minutes 09 seconds West, 54.63 feet; thence South 10 degrees 27 minutes 42 seconds West, 158.10 feet; thence South 12 degrees 51 minutes 27 seconds East, 144.50 feet; thence South 05 degrees 35 minutes 15 seconds West, 256.38 feet; thence South 18 degrees 31 minutes 48 seconds West, 140.61 feet; thence South 16 degrees 05 minutes 57 seconds East, 45.48 feet; thence South 28 degrees 08 minutes 26 seconds West, 80.52 feet; thence South 11 degrees 00 minutes 26 seconds West, 159.81 feet; thence South 13 degrees 15 minutes 59 seconds West, 61.33 feet; thence South 28 degrees 48 minutes 42 seconds East, 31.88 feet; thence South 08 degrees 28 minutes 57 seconds West, 77.32 feet; thence South 22 degrees 57 minutes 33 seconds West, 171.63 feet to said intersection with the North line of Iowa Highway 92; thence South 89 degrees 49 minutes 56 seconds East, 119.69 feet to a corner of said North line; thence South 81 degrees 16 minutes 26 seconds East, 201.59 feet to a corner of said North line; thence South 89 degrees 49 minutes 56 seconds East, 1014.72 feet along said North line to the East line of said Southwest Quarter; thence North 00 degrees 07 minutes 00 seconds East, 2553.05 feet to the Point of Beginning, having an area of 61.27 Acres.

### AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SW	27.10	0.00	27.10
SE SW	34.16	0.00	34.16
SW SW	0.01	0.00	0.01
TOTAL	61.27	0.00	61.27

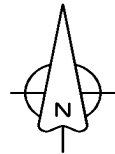


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed  3 FEB 25  
Chad A. Daniels Date

Iowa License No. 17532  
My license renewal date is 12-31-2026  
Page No.'s covered by this seal: 1 and 2

0 300 600 FEET



W 1/4 COR. SEC. 33  
Spike w/brass  
washer, #17532

1876.01'  
N 89°48'51" W 1881.01'

5.00'

Parcel D  
Bk 2022 Pg 3304

747.00'  
N 89°48'51" W

CENTER, SEC. 33  
1/2" red plastic  
cap rebar,  
#17532

**SURVEY NOTE:**

The part of the West line of Parcel E that follows the Centerline of the Creek is intended to always remain in the Centerline of the Creek. As the creek naturally meanders, the property line shall move with it. The location of the Centerline of the Creek shown on this survey is the Thalweg of the creek at the time of the survey.

Property line follows the  
Centerline of the Creek  
from this point South

S 15°41'01" W  
49.59'

322.60'  
N 89°47'00" W  
268.00'

NE 1/4 SW 1/4

S 01°12'32" W  
248.60'

N 09°16'01" E  
614.38'

Parcel E  
61.27 Acres

S 17°47'14" W  
124.66'

S 25°56'07" E  
31.56'

S 30°03'09" W  
54.63'

S 10°27'42" W  
158.10'

S 89°41'51" E 1150.01'  
1103.67'

CENTERLINE  
CREEK

S 12°51'27" E  
144.50'

Meander line

S 05°35'15" W  
256.38'

N 02°01'42" E  
680.23'

S 18°31'48" W  
140.61'

S 16°05'57" E  
45.48'

S 28°08'26" W  
80.52'

S 28°48'42" E  
31.88'

SE 1/4 SW 1/4

S 11°00'26" W  
159.81'

S 13°15'59" W  
61.33'

S 08°28'57" W  
77.32'

S 22°57'33" W  
171.63'

S 89°49'56" E 280.19'

S 89°49'56" E 119.69'

N 09°33'18" E  
489.98'

S 81°16'26" E  
201.59'

S 89°49'56" E 1014.72'

N 00°07'00" E  
80.58'

SW COR. SEC. 33  
Mag nail w/ brass  
washer, #17532  
(4.23' So. of CL)

S 89°54'43" E 2624.85'

Iowa Highway 92 right of way  
acquired by Warranty Deed  
recorded Book 94 Pages 36-38

S 1/4 COR. SEC. 33  
IDOT Brass Plug  
(0.58' So. of CL)