

INDEX LEGEND

Location: Pt SW 1/4 Sec 23 Pt SE 1/4 Sec 22-77-28

Requestor: David Elgin

Proprietor: David and Gayle Elgin

Project: 25014 Date of Survey: 3/25/2025

Surveyor Co: Boldman Surveying Consultants

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BK: 2025 PG: 842

Recorded: 4/9/2025 at 3:34:47.0 PM

Pages 1

County Recording Fee: \$7.00

Iowa E-Filing Fee: \$3.13

Combined Fee: \$10.13

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

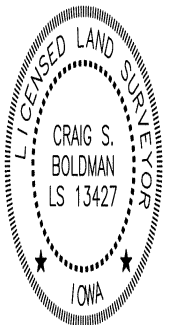
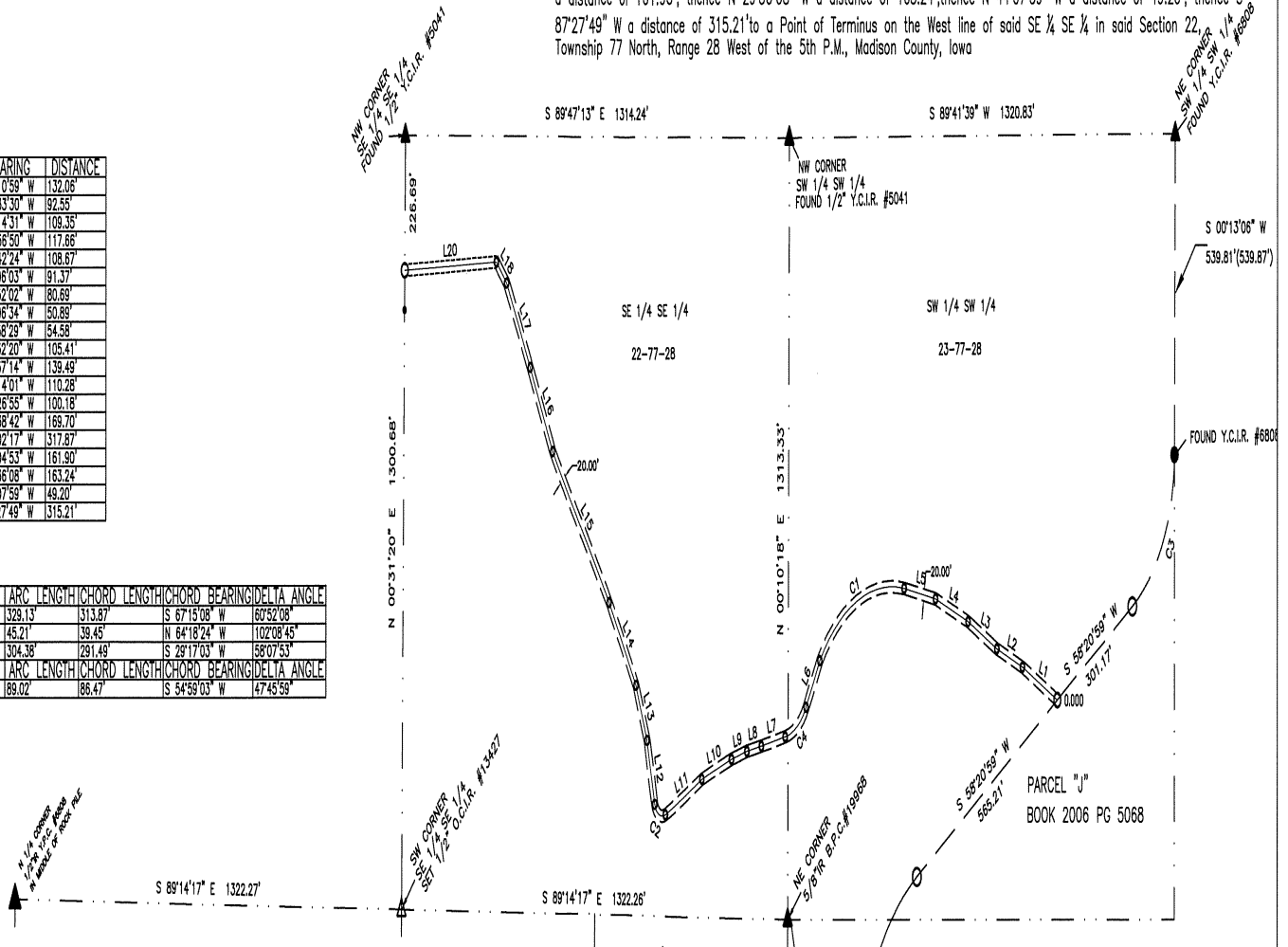
Madison County, Iowa

FOR RECORDER'S USE ONLY

PLAT OF EASEMENT-A 20.00' wide Easement for Ingress and Egress across the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23 and across the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, all in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, and whose CENTERLINE is described as follows: Commencing at an iron pin at the Northeast corner of said SW 1/4 SW 1/4 of Section 23; thence S 00°13'06" W a distance of 539.81' to an iron pin; thence with a curve turning to the right with an arc length of 304.38', with radius of 300.00', with a chord bearing of S 29°17'03" W, with a chord length of 291.49' to an iron pin; thence S 58°20'59" W, a distance of 301.17' to an iron pin at the Point of Beginning; thence N 65°10'59" W a distance of 132.06'; thence N 70°33'30" W a distance of 92.55'; thence N 65°14'31" W a distance of 109.35'; thence N 70°56'50" W a distance of 117.66'; thence N 80°42'24" W a distance of 108.67'; thence with a curve turning to the left with an arc length of 329.13', with a radius of 309.81', with a chord bearing of S 67°15'08" W, with a chord length of 313.87'; thence S 31°06'03" W a distance of 91.37'; thence with a curve turning to the right with an arc length of 89.02', with a radius of 106.79', with a chord bearing of S 54°59'03" W, with a chord length of 86.47'; thence S 78°52'02" W a distance of 80.69'; thence S 80°06'34" W a distance of 50.89'; thence S 75°58'29" W a distance of 54.58'; thence S 71°32'20" W a distance of 105.41'; thence S 64°37'14" W a distance of 139.49'; thence with a curve turning to the right with an arc length of 45.21', with a radius of 25.36', with a chord bearing of N 64°18'24" W, with a chord length of 39.45'; thence N 13°14'01" W a distance of 110.28'; thence N 22°26'55" W a distance of 100.18'; thence N 34°38'42" W a distance of 169.70'; thence N 37°02'17" W a distance of 317.87'; thence N 29°04'53" W a distance of 161.90'; thence N 29°36'08" W a distance of 163.24'; thence N 44°07'59" W a distance of 49.20'; thence S 87°27'49" W a distance of 315.21' to a Point of Terminus on the West line of said SE 1/4 SE 1/4 in said Section 22, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa

LINE	BEARING	DISTANCE
L1	N 65°10'59" W	132.06'
L2	N 70°33'30" W	92.55'
L3	N 65°14'31" W	109.35'
L4	N 70°56'50" W	117.66'
L5	N 80°42'24" W	108.67'
L6	S 31°06'03" W	91.37'
L7	S 78°52'02" W	80.69'
L8	S 80°06'34" W	50.89'
L9	S 75°58'29" W	54.58'
L10	S 71°32'20" W	105.41'
L11	S 64°37'14" W	139.49'
L12	N 13°14'01" W	110.28'
L13	N 22°26'55" W	100.18'
L14	N 34°38'42" W	169.70'
L15	N 37°02'17" W	317.87'
L16	N 29°04'53" W	161.90'
L17	N 29°36'08" W	163.24'
L18	N 44°07'59" W	49.20'
L20	S 87°27'49" W	315.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	309.81'	329.13'	313.87'	S 67°15'08" W	60°52'08"
C2	25.36'	45.21'	39.45'	N 64°18'24" W	102°08'45"
C3	300.00'	304.38'	291.49'	S 29°17'03" W	68°07'53"
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	106.79'	89.02'	86.47'	S 54°59'03" W	47°45'59"



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: 4/9/2025

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

Renewal date is December 31, 2026

Pages or sheets covered by this seal *AM*



LEGEND

○ SET 1/2" O.C.I.R. #13427

● FOUND 1/2" Y.C.I.R. #6808

▲ FOUND PLSS CORNER

△ SET PLSS CORNER

Y.C.I.R. YELLOW CAPPED IRON ROD

O.C.I.R. ORANGE CAPPED IRON ROD

(XXX) RECORD OR DEED DIMENSION