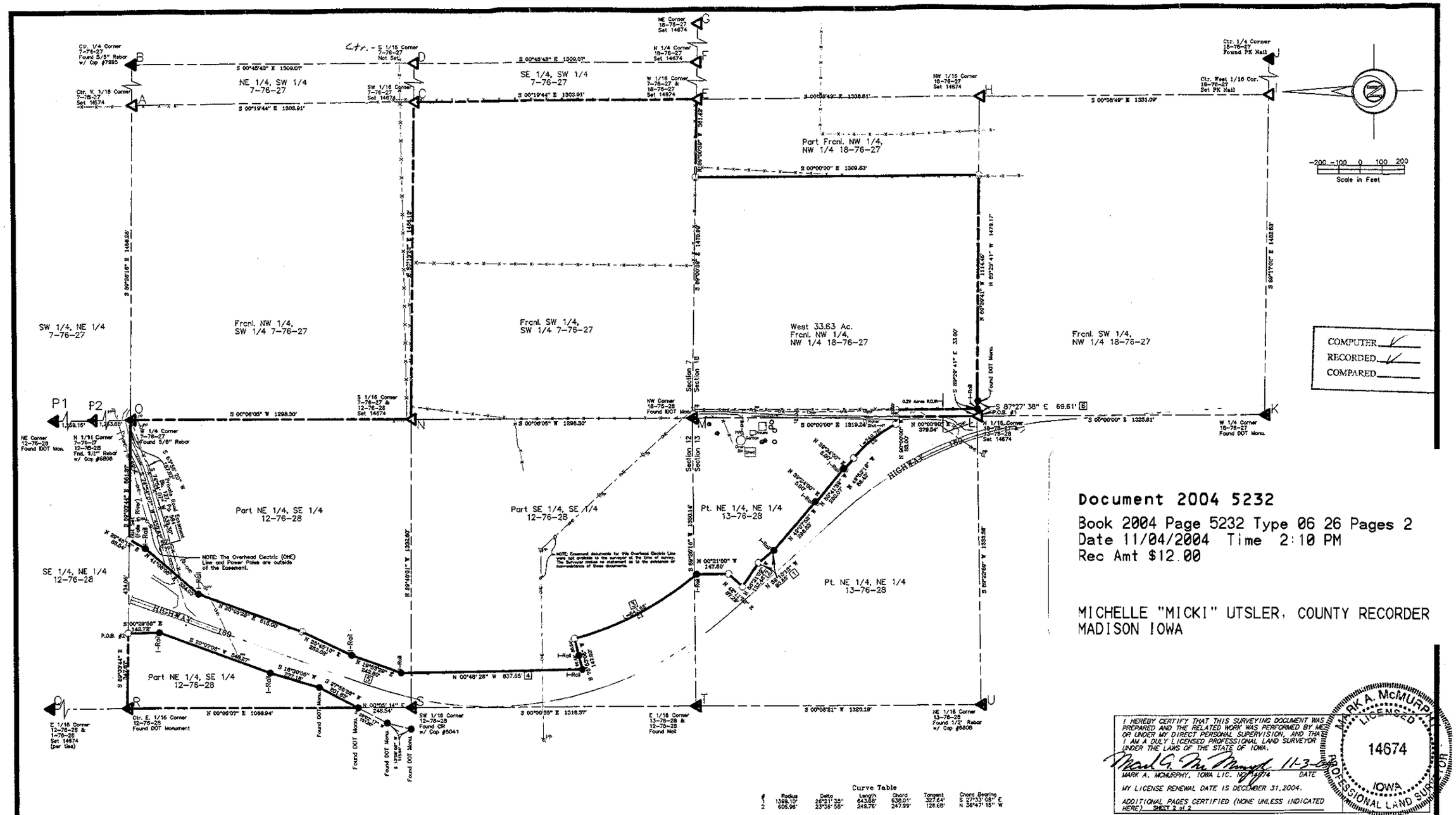

COMPUTER ✓
RECORDED ✓
COMPARED

Document 2004 5232

Book 2004 Page 5232 Type 06 26 Pages 2
Date 11/04/2004 Time 2:10 PM
Rec Amt $12.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Curve Table

	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	1359.10'	26°21' 55"	643.88'	638.01'	327.64'	S 27°33' 08" E
2	606.96'	23°36' 55"	249.76'	247.99'	126.68'	N 38°47' 15" W

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.

Mark A. McMurphy 11-3-04
MARK A. MCMURPHY, IOWA LIC. NO. 14674 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) SHEET 2 of 2

MARK A. McMURPHY LICENSED 14674 IOWA PROFESSIONAL LAND SURVEYOR

NOTE:
THIS SURVEY WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. NO CONSULTING FOR ASSUMED OR REPORTED LIABILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING FOR ANY PART WHOLLY EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK AGREEMENT.

UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-8989

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING
101 N. CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

STANDARD SYMBOLS LEGEND:
- IRON ROD FOUND
- 1/2" DIA. x 30" IRON PIN SET w/ #14674 CAP
- SECTION CORNER MONUMENT SET
- FENCE LINE
- CLF CHAIN LINK FENCE
- WATER MAIN
- GAS MAIN
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UGT UNDERGROUND TELEPHONE
- +/- MORE OR LESS

[#] Refer to Table of Previously Recorded Bearings & Distances (Sheet 2)

NOTE:
ALL PROPERTY CORNERS WILL BE MONUMENTED WITHIN ONE YEAR OF DATE OF RECORDING.

SURVEY DATE: 9-29-04

REVISIONS:

BOUNDARY RETRACEMENT SURVEY for BRILL DEVELOPMENT, LLC.

SCALE:	DRAWN BY:	DATE OF COMPLETION:	DRAWING NO:
As Shown	M.M.	October, 2004	X400495 Sheet 1 of 2

Bearing & Distance Table for Land Corners

From	To	Measured Bearing	Measured Distance
A	B	S 89°26' 16" E	1302.34'
A	C	S 00°19' 44" E	1303.91'
A	O	N 89°26' 16" E	1456.28'
B	D	S 00°45' 48" E	1309.03'
C	D	S 89°13' 21" E	1312.35'
C	E	S 00°19' 44" E	1303.91'
C	N	N 89°13' 22" W	1466.12'
D	F	S 00°45' 48" E	1309.03'
E	F	S 89°00' 39" E	1322.39'
E	G	S 89°00' 39" E	3966.22'
E	H	S 00°08' 49" E	1306.81'
E	M	S 89°00' 39" E	1475.99'
F	G	S 89°00' 39" E	2643.83'
F	J	S 00°16' 06" E	2631.69'
H	I	S 00°08' 49" E	1331.09'
H	L	N 89°29' 41" E	1479.17'
I	J	S 89°17' 02" E	1327.86'
I	K	S 89°17' 02" E	1482.63
K	J	S 89°17' 02" E	2810.49'
K	L	N 00°00' 00" E	1325.61'
L	M	N 00°00' 00" E	1319.24'
L	U	S 89°22' 59" W	1333.36'
M	N	N 00°06' 05" E	1298.30'
M	T	S 89°25' 18" W	1330.14'
N	O	N 00°06' 05" E	1298.30'
N	S	N 89°48' 01" W	1332.60'
O	P	N 00°19' 15" W	2532.84'
O	R	N 89°03' 44" E	1333.10'
P	Q	N 86°50' 55" W	1317.69'
Q	R	S 00°04' 03" W	2583.42'
R	S	S 00°05' 07" W	1315.47'
S	T	S 00°00' 35" E	1316.37'
T	U	S 00°08' 21" W	1320.18'

Table of Previously Recorded Bearings & Distances

KEY	Bearing	Distance	Book	Page
1	N 38°45' 43" E	90.47'	121	752
2	N 55°24' 28"W	132.45'	121	752
3		L=645.3'	2003	6579
4	S 00°51' 53" E	847.56'	127	367
5	S 20°04' 56" W	242.23'	127	367
6	M 89°29' 26" E	68.89'	127	765

FROM	TO		
M	E	22.41 Ch. (1479.06')	Original Survey
O	A	22.36 Ch. (1476.09')	Original Survey
K	I	22.45 Ch. (1481.70')	Original Survey

TABLE OF AREAS

Part NE 1/4, SE 1/4 12-76-28	27.395 Acres
Part NE 1/4, SE 1/4 12-76-28	5.040 Acres
Part SE 1/4, SE 1/4 12-76-28	31.602 Acres
Part NE 1/4, NE 1/4 13-76-28	9.909 Acres
Frncl. SW 1/4, SW 1/4 7-76-27	43.932 Acres
Frncl. NW 1/4, NW 1/4 18-76-27	33.630 Acres

THE INFORMATION LISTED IN THIS TABLE IS FOR COUNTY AUDITORS USE ONLY.

Legal Description:

THE FRACTIONAL SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION SEVEN (7) AND THE WEST 33.63 ACRES OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHTEEN (18); ALL IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA;

AND

THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWELVE (12), EXCEPT ALL THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) WHICH LIES SOUTH AND WEST OF THE WEST LINE OF FEDERAL HIGHWAY #169 AS THE SAME PRESENTLY PASSES THROUGH SAID 40-ACRE TRACT, IN SECTION TWELEVE (12); AND ALL THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTEEN (13) LYING NORTH AND EAST OF FEDERAL HIGHWAY #169 AS THE SAME PRESENTLY PASSES THROUGH SAID 40-ACRE TRACT, EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NOTHEAST QUARTER (1/4) OF SAID SECTION THIRTEEN (13), THENCE NORTH 376.2 FEET, THENCE NORTH 50°36' WEST 906.0 FEET, THENCE NORTHERLY 156.6 FEET ALONG THE ARC OF A 1637.1 FOOT RADIUS CURVE CONCAVE EASTERLY WITH A CENTRAL ANGLE OF 5°29' TO THE POINT OF BEGINNING, THENCE NORTHERLY 877.8 FEET ALONG THE ARC OF 1637.1 FOOT RADIUS CURVE CONCAVE EASTERLY WITH A CENTRAL ANGLE OF 30°45.5' AND WHOSE TANGENT AT THE POINT OF BEGINNING HAS A BEARING OF NORTH 45°07' WEST, THENCE NORTH 75°36.5' EAST 238.0 FEET, THENCE SOUTHERLY 645.3 FEET ALONG THE ARC OF A 1399.1 FOOT RADIUS CURVE CONCAVE EASTERLY WITH A CENTRAL ANGLE OF 26°25.5' AND WHOSE TANGENT AT THE POINT OF BEGINNING HAS A BEARING OF SOUTH 14°23.5' EAST, THENCE SOUTH 0°21' EAST 147.6 FEET, THENCE SOUTH 44°53' WEST 138.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.93 ACRES MORE OR LESS EXCLUSIVE OF PRESENT ESTABLISHED HIGHWAY; ALL IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE AFORESAID DESCRIPTION IS BASED ON THE DEED RECORDED AT BOOK 2003, PAGE 6579. PURSUANT TO SURVEY THIS PROPERTY IS ALL NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTIION 18-76-27;
THENCE N 00°00' 00" E, 1,325.61 FEET TO THE NORTH 1/16 CORNER (NW CORNER, FRACTIONAL SW 1/4, NW 1/4) ON THE WEST LINE OF SAID SECTION 18 WHICH IS THE POINT OF BEGINNING (P.O.B. # 1);

THENCE NORTH 00°00' 00" EAST, 379.54 FEET ALONG THE SECTION LINE;
THENCE NORTH 90°00' 00" WEST, 33.00 FEET ALONG THE RIGHT-OF-WAY LINE OF HIGHWAY 169 (SUBSEQUENT COURSES ALSO RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE UNTIL NOTED OTHERWISE),TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 605.96 FEET, A DELTA OF 23°36' 55", AN ARC LENGTH OF 249.76 FEET, AND A CHORD WHICH BEARS NORTH 38°47' 15" WEST HAVING A CHORD DISTANCE OF 247.99 FEET;
THENCE NORTH 49°53' 16" WEST, 66.42 FEET;
THENCE NORTH 39°24' 00" EAST, 5.00 FEET;
THENCE NORTH 50°41' 39" WEST, 200.07 FEET;
THENCE NORTH 39°24' 00" EAST, 5.00 FEET;
THENCE NORTH 49°07' 53" WEST, 296.83 FEET;
THENCE NORTH 39°10' 13" WEST, 90.55 FEET;
THENCE NORTH 56°31' 09" WEST, 132.46 FEET;
THENCE NORTH 42°11' 53" EAST, 87.29 FEET;
THENCE NORTH 00°21' 00" WEST, 147.60 FEET;
THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,399.10 FEET, A DELTA OF 26°21' 35", AN ARC LENGTH OF 643.68 FEET, AND A CHORD WHICH BEARS NORTH 27°33' 08" WEST HAVING A CHORD DISTANCE OF 638.01 FEET TO A POINT ON A LINE;
THENCE SOUTH 75°53' 06" WEST, 147.02 FEET;
THENCE NORTH 00°48' 28" WEST, 837.65 FEET;
THENCE NORTH 19°53' 28" EAST, 242.80 FEET;
THENCE NORTH 25°45' 10" EAST, 252.08 FEET;
THENCE NORTH 20°05' 28" EAST, 515.00 FEET;
THENCE NORTH 41°06' 06" EAST, 324.03 FEET;
THENCE NORTH 29°45' 12" EAST, 83.54 FEET;
THENCE SOUTH 89°03' 44" EAST ALONG THE NORTH LINE OF THE NE 1/4, SE 1/4 (NO LONGER ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 169), SAID SECTION 12, 551.37 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 7 (EAST 1/4 CORNER SECTION 12), TOWNSHIP 76 NORTH, RANGE 27 WEST;
THENCE SOUTH 00°06' 05" WEST, 1,298.30 FEET TO THE SOUTH 1/16 CORNER ON THE WEST LINE OF SAID SECTION 7, TOWNSHIP 76 NORTH, RANGE 27 WEST;
THENCE SOUTH 89°13' 22" EAST ALONG THE NORTH LINE OF THE FRACTIONAL SW 1/4, SW 1/4, 1,466.12 FEET TO THE SW 1/16 CORNER OF SAID SECTION 7, TOWNSHIP 76 NORTH, RANGE 27 WEST;
THENCE (DEPARTING HIGHWAY ROW) SOUTH 00°19' 44" EAST ALONG THE 1/4, 1/4 SECTION LINE, 1,303.91 FEET TO THE W 1/16 CORNER COMMON TO SAID SECTIONS 7 & 18;
THENCE NORTH 89°00' 39" WEST ALONG THE SECTION LINE, 361.42 FEET;
THENCE SOUTH 00°00' 00" EAST, 1,309.83 FEET;
THENCE NORTH 89°29' 41" WEST ALONG THE 1/4, 1/4 SECTION LINE, 1,114.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 146.468 ACRES, MORE OR LESS.

AND,

COMMENCING AT SAID WEST 1/4 CORNER OF SECTION 7;
THENCE NORTH 89°03' 44" WEST ALONG THE 1/4 SECTION LINE, 985.43 FEET TO THE POINT OF BEGINNING (P.O.B. #2);

THENCE SOUTH 00°29' 56" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 169, 142.72 FEET;
THENCE SOUTH 20°07' 06" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 169, 548.27 FEET;
THENCE SOUTH 16°30' 05" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 169, 237.16 FEET;
THENCE SOUTH 27°55' 26" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 169, 201.83 FEET;
THENCE NORTH 00°05' 07" EAST ALONG THE 1/4, 1/4 SECTION LINE, 1,068.94 FEET TO THE CENTER-EAST 1/16 CORNER (NE CORNER, NE 1/4, SE 1/4) OF SAID SECTION 12;
THENCE SOUTH 89°03' 44" EAST, 347.67 FEET TO POINT OF BEGINNING, AND CONTAINING 5.040 ACRES, MORE OR LESS.

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 N. CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

STANDARD SYMBOLS LEGEND:
- IRON ROD FOUND
- 1/2" DIA. x 30" IRON PIN SET w/ #14674 CAP
- SECTION CORNER MONUMENT FOUND
- SECTION CORNER MONUMENT SET
- FENCE LINE
- CLF CHAIN LINK FENCE
- WATER MAIN
- GAS MAIN
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UCT UNDERGROUND TELEPHONE
- +/- MORE OR LESS

BENCHMARK:

REVISIONS:

BOUNDARY RETRACEMENT SURVEY
for
BRILL DEVELOPMENT, LLC.

SCALE	DRAWN BY:	DATE OF COPYRIGHT	DRAWING NO.
As Shown	M.M.	October, 2004	24004495 Sheet 2 of 2