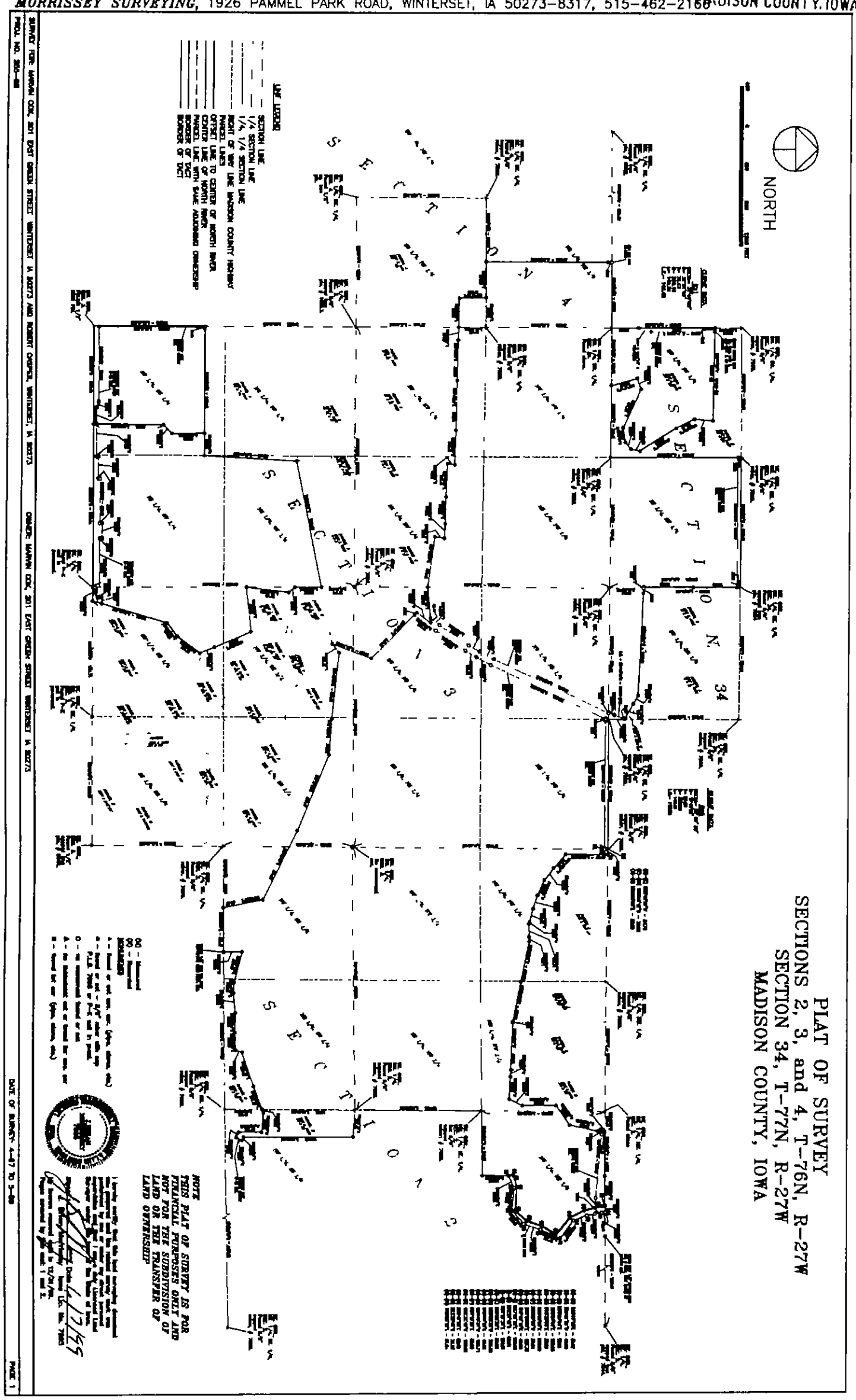
FILED NO. 4980
BOOK 3 PAGE 460
99 JUN -7 PM 4: 17
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

REC $ 10.00
AUD $
RMF $ 1.00

MORRISSEY SURVEYING, 1926 PAMMEL PARK ROAD, WINTERSET, IA 50273-8317, 515-462-2166



PLAT OF SURVEY
SECTIONS 2, 3, and 4, T-76N, R-27W
SECTION 34, T-77N, R-27W
MADISON COUNTY, IOWA

DESCRIPTION OF RECORD

That part of the Court Officer Deed, recorded in Book 137, Pages 455, 456, and 457 Madison County Recorder's Office, Madison County, Iowa, described as follows:

(SECTION 2)

The Fractional Northwest Quarter and the North Half of the Southwest Quarter and the West Half of the Fractional Northeast Quarter of the Northwest Quarter and all that part of the East Half of the Fractional Northeast Quarter of the Northwest Quarter which lies West and North of North River all in Section 2, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa

EXCEPT

Parcel A recorded in Farm Plat Book 3, Page 777 Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel A recorded in Farm Plat Book 3, Pages 780 and 781, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel B recorded in Farm Plat Book 3, Pages 780 and 783, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel C recorded in Farm Plat Book 3, Pages 784 and 785, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel F recorded in Farm Plat Book 3, Pages 227 and 228, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel E recorded in Farm Plat Book 3, Pages 182 and 183, Madison County Recorder's Office, Madison County, Iowa

AND

Parcel D recorded in Farm Plat Book 3, Pages 180 and 181, Madison County Recorder's Office, Madison County, Iowa, Except Parcel E recorded in Farm Plat Book 3, Pages 182 and 183, Madison County Recorder's Office, Madison County, Iowa

AND

(SECTION 3)

All of Section 3, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, Except the following described tract: Commencing at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 3, in Township 76 North, of Range 27 West of the Fifth Principal Meridian, running thence South 90 rods, thence East 34 rods and 5 feet, thence in a Northwesterly direction to a point 33 rods and 5 feet East of the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3, thence West to the place of beginning

EXCEPT

Parcel A recorded in Farm Plat Book 3, Pages 788 and 789, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel B recorded in Farm Plat Book 3, Pages 7 and 8, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel C recorded in Farm Plat Book 3, Pages 9 and 10, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel D recorded in Farm Plat Book 3, Pages 4 and 5, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel E recorded in Farm Plat Book 3, Pages 34 and 35, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel F recorded in Farm Plat Book 3, Pages 47 48, and 49, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel G recorded in Farm Plat Book 3, Pages 47 48, and 49, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel H recorded in Farm Plat Book 3, Pages 103 and 104, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel I recorded in Farm Plat Book 3, Page 253, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel F recorded in Farm Plat Book 3, Pages 227 and 228, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel J recorded in Farm Plat Book 3, Pages 378 and 377 Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel K recorded in Farm Plat Book 3, Pages 378 and 377 Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel L recorded in Farm Plat Book 3, Pages 358, 359, and 361, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel M recorded in Farm Plat Book 3, Pages 359, 360, and 361 Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel N recorded in Farm Plat Book 3, Pages 360, 363, and 364, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel O recorded in Farm Plat Book 3, Pages 362, 363, and 364, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel P recorded in Farm Plat Book 3, Pages 386, 388, 387 and 389, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel Q recorded in Farm Plat Book 3, Pages 346, 364, 347 and 348, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel R recorded in Farm Plat Book 3, Pages 386, 388, 387 and 389, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel S recorded in Farm Plat Book 3, Page 335, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel T recorded in Farm Plat Book 3, Pages 369, and 370, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel U recorded in Farm Plat Book 3, Pages 346, and 348, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel V recorded in Farm Plat Book 3, Pages 314, and 315, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel W recorded in Farm Plat Book 3, Pages 303, and 304, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel H recorded in Farm Plat Book 3, Page 279, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel G recorded in Farm Plat Book 3, Pages 239, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

That Part of the Southwest Quarter and the Southeast Quarter of Section 3, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of the Southeast Quarter of said Section 3; thence on a assumed bearing of South 90 degrees 00 minutes 00 seconds East along the south line of the Southeast Quarter of said Section 3 a distance of 1646.34 feet;
thence North 00 degrees 38 minutes 54 seconds East 700.67 feet;
thence North 47 degrees 08 minutes 00 seconds East 121.33 feet;
thence North 00 degrees 44 minutes 34 seconds West 338.98 feet to the south line of Parcel N, recorded in Farm Plat Book 3, Pages 103 and 104, Madison County Recorder's Office, Madison County, Iowa;
thence North 90 degrees 00 minutes 00 seconds East along said south line 223.61 feet to the southeasterly corner of said Parcel N;
thence North 05 degrees 18 minutes 11 seconds East along the easterly line of said Parcel N 636.15 feet to the southeasterly corner of Parcel O, recorded in Farm Plat Book 3, Pages 4 and 5, Madison County Recorder's Office, Madison County, Iowa;
thence North 75 degrees 39 minutes 01 seconds East along the southerly line of said Parcel O 1299.02 feet to the southeasterly corner of Parcel R, recorded in Farm Plat Book 3, Pages 386, 388, 387 and 389, Madison County Recorder's Office, Madison County, Iowa;
thence South 00 degrees 13 minutes 00 seconds East along the westerly line of said Parcel R 280.00 feet;
thence South 49 degrees 06 minutes 01 seconds East along the Westerly line of said Parcel R 93.04 feet to the northwest corner of Parcel O recorded in Farm Plat Book 3, Pages 386, 388, 387 and 389, Madison County Recorder's Office, Madison County, Iowa;
thence South 00 degrees 47 minutes 38 seconds East along the westerly line of said Parcel O 431.08 feet to the southwesterly corner said Parcel O;
thence North 83 degrees 52 minutes 12 seconds East along the southerly line of said Parcel O 443.23 feet to the southeasterly corner of Parcel O, recorded in Farm Plat Book 3, pages 362, 363, and 364, Madison County Recorder's Office, Madison County, Iowa;
thence South 23 degrees 36 minutes 16 seconds East along the westerly line of said Parcel O 481.08 feet to the southeasterly corner of Parcel N, recorded in Farm Plat Book 3, pages 362, 363, and 364, Madison County Recorder's Office, Madison County, Iowa;
thence South 78 degrees 16 minutes 18 seconds East along the westerly line of said Parcel N 138.08 feet to the northwesterly corner of Parcel K, recorded in Farm Plat Book 3, pages 378 and 377, Madison County Recorder's Office, Madison County, Iowa;
thence South 36 degrees 38 minutes 16 seconds West along the northwesterly line of said Parcel K 278.34 feet to the southerly corner of Parcel J, recorded in Farm Plat Book 3, pages 378 and 377 Madison County Recorder's Office, Madison County, Iowa;
thence South 84 degrees 42 minutes 44 seconds West along the northwesterly line of said Parcel J 196.63 feet;
thence South 16 degrees 13 minutes 46 seconds West along the westerly line of said Parcel J 784.11 feet to the southwesterly corner of said Parcel J and the south line of the Southwest Quarter of said Section 3;
thence South 89 degrees 00 minutes 00 seconds West along said south line 1424.84 feet to the southwest corner of the Southwest Quarter of said Section 3 and the point of beginning.

Said tract contains 67.30 acres and is subject to a Madison County Highway Easement over the southerly 2.47 acres thereof.

AND

(SECTION 4)

The East 30 acres of the Northwest Fractional Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter and the East 5 acres of the Southwest Quarter of the Northwest Quarter, all in Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa

EXCEPT

Parcel A recorded in Farm Plat Book 3, Pages 788 and 789, Madison County Recorder's Office, Madison County, Iowa

AND

(SECTION 34)

The Southwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, in Section 34, Township 77 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa

EXCEPT

Parcel A recorded in Farm Plat Book 3, Pages 11 and 12, Madison County Recorder's Office, Madison County, Iowa

EXCEPT

Parcel B recorded in Farm Plat Book 3, Pages 13 and 14, Madison County Recorder's Office, Madison County, Iowa

AND

Parcel C recorded in Farm Plat Book 3, Pages 261 and 262, Madison County Recorder's Office, Madison County, Iowa, located in the Southwest Quarter of the Southwest Quarter of said Section 34.

Said tracts contains 266.73 acres and is subject to 6.37 acres of Madison County Highway Easements.

AREA BY 1/4, 1/4, SECTION

SECTION 2
NW 1/4, NW 1/4, SEC. 2 = 27.88 ACRES (R.O.W. = 1.38 ACRES)
NE 1/4, NW 1/4, SEC. 2 = 19.46 ACRES
SW 1/4, NW 1/4, SEC. 2 = 17.89 ACRES (R.O.W. = 0.04 ACRES)
SW 1/4, SW 1/4, SEC. 2 = 39.31 ACRES
SE 1/4, NW 1/4, SEC. 2 = 39.22 ACRES
NW 1/4, SW 1/4, SEC. 2 = 31.79 ACRES
NE 1/4, SW 1/4, SEC. 2 = 34.98 ACRES
THE PART OF PARCEL D IN THE NW 1/4, NE 1/4, SEC. 2 = 8.14 ACRES

SECTION 3
NE 1/4, NE 1/4, SEC. 3 = 39.39 ACRES (R.O.W. = 1.00 ACRES)
NW 1/4, NE 1/4, SEC. 3 = 39.38 ACRES (R.O.W. = 2.16 ACRES)
SE 1/4, NE 1/4, SEC. 3 = 38.53 ACRES
SW 1/4, NE 1/4, SEC. 3 = 33.81 ACRES (R.O.W. = 1.08 ACRES)
NE 1/4, NW 1/4, SEC. 3 = 39.23 ACRES
NW 1/4, NW 1/4, SEC. 3 = 38.80 ACRES
SE 1/4, NW 1/4, SEC. 3 = 12.89 ACRES
SW 1/4, NW 1/4, SEC. 3 = 8.88 ACRES
NE 1/4, SE 1/4, SEC. 3 = 11.33 ACRES
NW 1/4, SE 1/4, SEC. 3 = 2.87 ACRES
SW 1/4, SE 1/4, SEC. 3 = 38.46 ACRES (R.O.W. = 1.38 ACRES)

SECTION 4
SE 1/4, NE 1/4, SEC. 4 = 1.89 ACRES
NE 1/4, NE 1/4, SEC. 4 = 18.92 ACRES

SECTION 34
SW 1/4, SE 1/4, SEC. 34 = 6.31 ACRES (R.O.W. = 0.13 ACRES)
SE 1/4, SW 1/4, SEC. 34 = 38.84 ACRES (R.O.W. = 0.98 ACRES)
PARCEL C IN THE SW 1/4, SW 1/4, SEC. 34 = 33.98 ACRES (R.O.W. = 3.87 ACRES)

TOTAL = 666.73 ACRES (R.O.W. = 6.37 ACRES)

EXCEPTED TRACT IN SECTION 3
NE 1/4, SW 1/4, SEC. 3 = 39.39 ACRES
NW 1/4, SE 1/4, SEC. 3 = 3.38
SW 1/4, SE 1/4, SEC. 3 = 11.88 ACRES (R.O.W. = 0.38 ACRES)
SE 1/4, SW 1/4, SEC. 3 = 40.07 ACRES (R.O.W. = 1.88 ACRES)
SW 1/4, SW 1/4, SEC. 3 = 7.53 ACRES (R.O.W. = 0.22 ACRES)

TOTAL OF EXCEPTED TRACT IN SECTION 3 = 67.30 ACRES (R.O.W. = 2.47 ACRES)

FARM PLAT 3

SURVEY FOR: MARVIN COX, 201 EAST GREEN STREET WINTERSET IA 50273 AND ROBERT CASPER, WINTERSET IA 50273

OWNER: MARVIN COX, 201 EAST GREEN STREET WINTERSET IA 50273

PROJ. NO. 258-98

DATE OF SURVEY 4-97 TO 5-99

MORRISSEY SURVEYING, 1926 PAMMEL PARK ROAD, WINTERSET, IA 50273-8317, 515-462-2166