



INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA • 50273

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PLAT OF SURVEY IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA OWNED BY IB TRADING LLC.

N. 1/4 COR.
SEC. 17-75-28
FD CIR #13427

NE COR.
SEC. 17-75-28
FD CIR #13427

S. 89°57'47" E. - 2,636.82'

1,318.59'

1,318.23'

NE COR.
NW 1/4 NE 1/4
SEC. 17-75-28
SET CIR #6808

312.45'

LEGAL DESCRIPTION:

Parcel "B" in the Northwest Quarter of the Northeast Quarter of Section 17, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 17, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 00°09'18" West 871.40 feet along the East line of said Northwest Quarter of the Northeast Quarter, which is also the West line of existing Parcel "A" to the Point of Beginning; thence South 89°10'17" West 221.01 feet; thence South 02°17'41" West 347.94 feet; thence South 88°09'54" East 101.00 feet; thence South 00°09'18" West 417.15 feet to a point on the centerline of a County Road; thence North 89°46'52" East 133.02 feet to the Southwest Corner of existing Parcel "A", which is on the East line of said Northwest Quarter of the Northeast Quarter; thence North 00°09'19" East 770.74 feet to the Point of Beginning containing 3.11 acres including 0.06 acres of County Road right-of-way.

S. 00°09'18" W. - 871.40'

NW COR.
PARCEL "A"

558.95'

EXISTING
PARCEL "A"

S. 00°23'53" W. - 2,628.13'

POINT OF
BEGINNING

S. 89°10'17" W.
221.01'

PARCEL "B"
GROSS AREA = 3.11 AC.
CO. RD. ROW = 0.06 AC.
NET AREA = 3.05 AC.

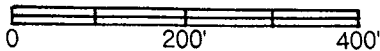
S. 02°17'41" W.
347.94'

750.74'

S. 88°09'54" E.
101.00'

S. 00°09'18" W. - 417.15'
397.15'

N. 00°09'19" E. - 770.74'



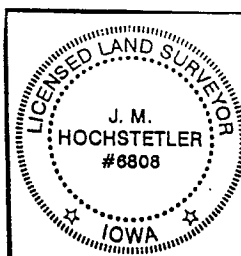
DATE OF SURVEY: 3-15-11

- CAPPED IRON ROD (CIR) #6808 SET
- CIR #13427 FOUND
- 1/2" IRON ROD FOUND
- ▲ NAIL FOUND
- - - COUNTY ROAD ROW
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

N. 89°46'52" E.
133.02'

S. 89°46'52" W. - 1,311.37'(M)
1,311.25'(R)

E. 1/4 COR.
SEC. 17-75-28
FD 1/2" I.R.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
J. M. Hochstetler
J. M. HOCHSTETLER
License number 6808 Date 3/18/11
My license renewal date is December 31, 2011
Pages or sheets covered by this seal: 1