

Description for Conveyance: Parcel A

Parcel A of Section 24, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, All as shown on Plat of Survey, Drawing No. 1703.1-2 by Hillier Engineering. Said parcel contains 0.718 Acres, including 0.009 Acres of Public Road Right-of-Way.

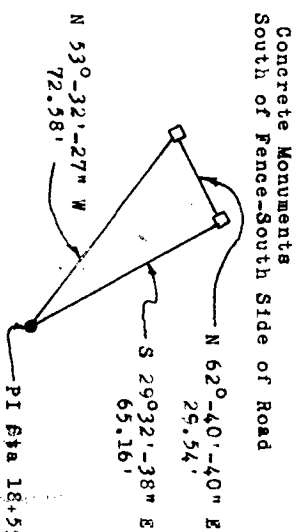
Description as Surveyed: Parcel A

Commencing at the Southwest corner of the Northeast Quarter of the Northwest 1/4 Section 24, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence N 84°-20'-00" E four hundred thirteen and forty-nine hundredths feet (413.49') to the Point of Beginning, said point being on the South line of said 1/4 1/4 and the Southeast Corner of the Ayers Property, thence N 5°-46'-24" W two hundred thirteen and twelve hundredths feet (213.12') to the South line of the Jordanson Property, thence S 89°-01'-14" E two hundred forty-seven and fifty-eight hundredths feet (247.58') to the Westery R-O-W of the former Rail Road and present Road, thence S 39°-41'-35" W one hundred fifty-five and twenty-six hundredths feet (155.26') to the intersection of a R-O-W line 60.00 feet radially distant Northwest of the Center line of Public Road, thence Southwesterly along a R-O-W curve concave Northwesterly with a radius of one thousand eighty-six and forty-seven hundredths feet (1086.47') as defined by a chord described as thence, S 62°-40'-40" E twenty-one and ninety hundredths feet (61.90') to the existing R-O-W line of Main Street, thence N 80°-01'-18" E thirty-seven and forty hundredths feet (37.40') to said Westery R-O-W of former Rail Road and existing Road, thence S 39°-41'-35" W seventy-eight and eighty-two hundredths feet (78.82') to the South line of said 1/4 1/4, thence S 84°-20'-00" W fifty-eight and sixty-nine hundredths feet (58.69') to the Point of Beginning. All as shown on Plat of Survey, Drawing Number 1703.1-2 by Hillier Engineering. Said parcel contains 0.718 Ac. including 0.009 Ac of Public Road Right-of-Way.

Note:

A survey by Vance & Hochstetler, P.C. Consulting Engineers, Winterset, Iowa and recorded in Book 51 Page 393 in the office of the Madison County Recorder is used as reference for this survey and is referred to as P51 on Sheet 2 of 2 of this survey.

A survey by the above firm is attached hereto and made a part of this survey by reference and is referred to as P52 on Sheet 2 of 2 of this survey.



Ties to PI

COMPUTER  
RECORDED  
COMPARED

FILED NO. 2377  
TOWN PLAT  
BOOK 92 PAGE 173  
93 MAR 25 PM 1:57

MICHELLE UTSLER  
RECORDER  
DAVID W. HANSEN  
PROFESSIONAL ENGINEER  
IOWA  
SEAL  
AND LAND SURVEYOR

I hereby certify that this Land Surveying document was prepared by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.  
Signature: *[Signature]* Date: *Mar 12 1993*  
David M. Hillier, P.E. Iowa Reg. No. 3754  
My registration expires December 31, 1994

HILLER ENGINEERING CO. Engineering & Surveying Iowa & Missouri INDIANOLA, IOWA	DATE 3/10/93
St Charles, IA	SCALE None
DESCRIPTION OF PLAT OF SURVEY OF PARCEL A Sec. 24-75-26 Madison County, IA Sheet 1 of 2	DRAWING NO. 1073.1-1
DRAWN _____ CHECKED _____	
APPROVED _____	

- Monuments Found
- I R-O-W Rail Found
- Existing Fence
- O Pins Set - 5/8" x 30" rebar with plastic cap.
- M Measured Bearings / distances
- D Bearing/ Distances from Description
- PS1 Bearing/ Distances from previous survey by others. Recorded in Book 51 Page 393
- PS2 Bearing/ Distances from previous survey by others attached hereto for information.
- DOT Bearing/ Distances from ISHC Plans & Surveys.

**Curve**

R = 1846.47'  
 D = 4°59'51"  
 Δ = 50°49'48"  
 L = 1017.09'  
 T = 544.75'  
 C = 924.06'

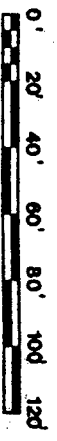
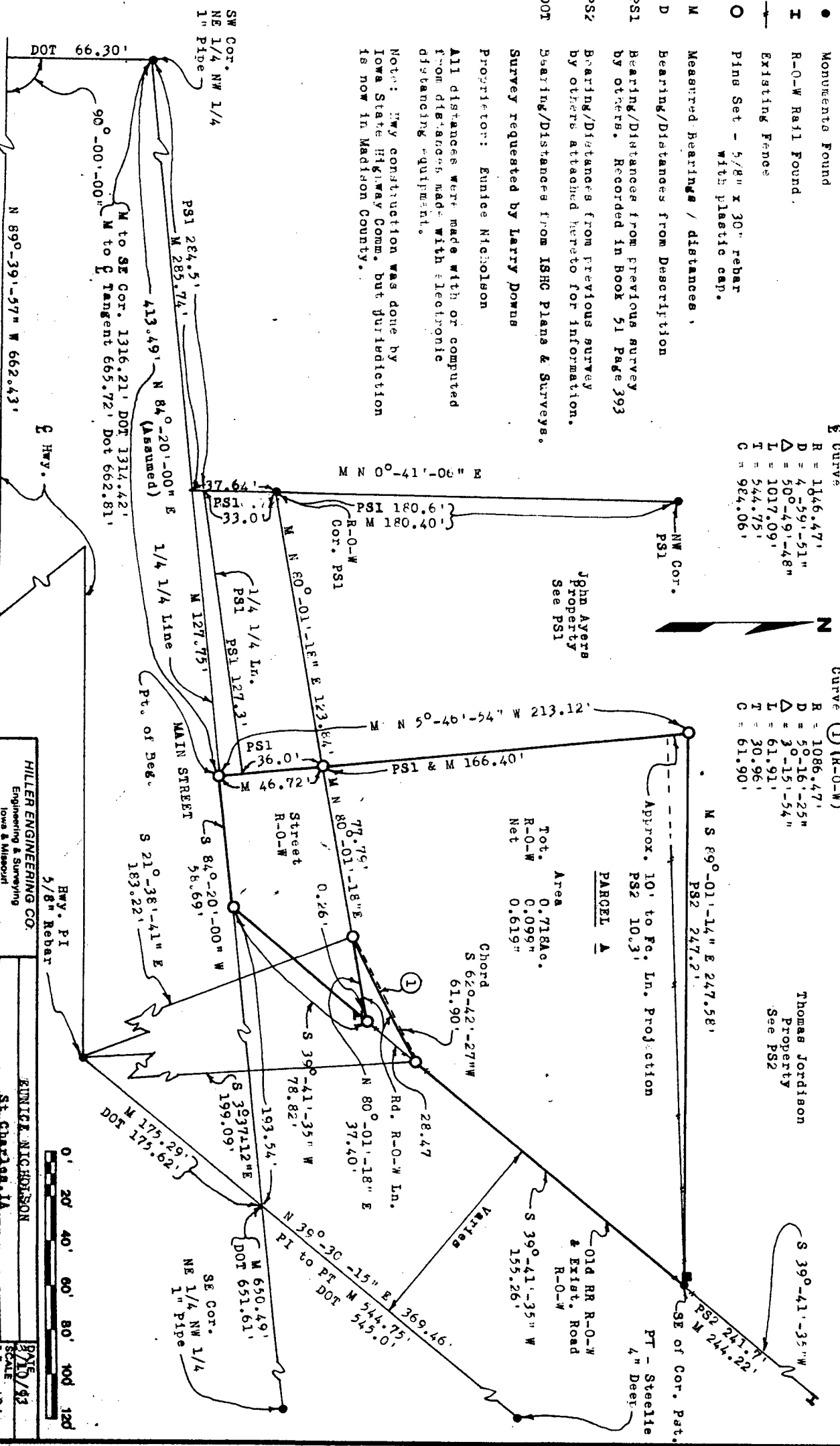
**Curve ① (R-O-W)**

R = 1086.47'  
 D = 50°16'25"  
 Δ = 3°15'54"  
 L = 61.91'  
 T = 30.96'  
 C = 61.90'

All distances were made with or computed from distances made with electronic distancing equipment.

Note: Hwy construction was done by Iowa State Highway Comm, but jurisdiction is now in Madison County.

Area  
 0.71860.  
 R-O-W 0.099"  
 Net 0.619"



<b>HILLER ENGINEERING CO.</b> Engineering & Surveying Iowa & Missouri INDIANOLA, IOWA		<b>EUNICE NICHOLSON</b> St. Charles, IA	
DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i> APPROVED BY: <i>[Signature]</i>		Plat of Survey of Parcel A 1st Sec. 24-75-26 Madison County, IA Sheet 2 of 2	
DATE: 8/7/93 SCALE: 1" = 40'		DRAWING NO.: 1703.1-2	

