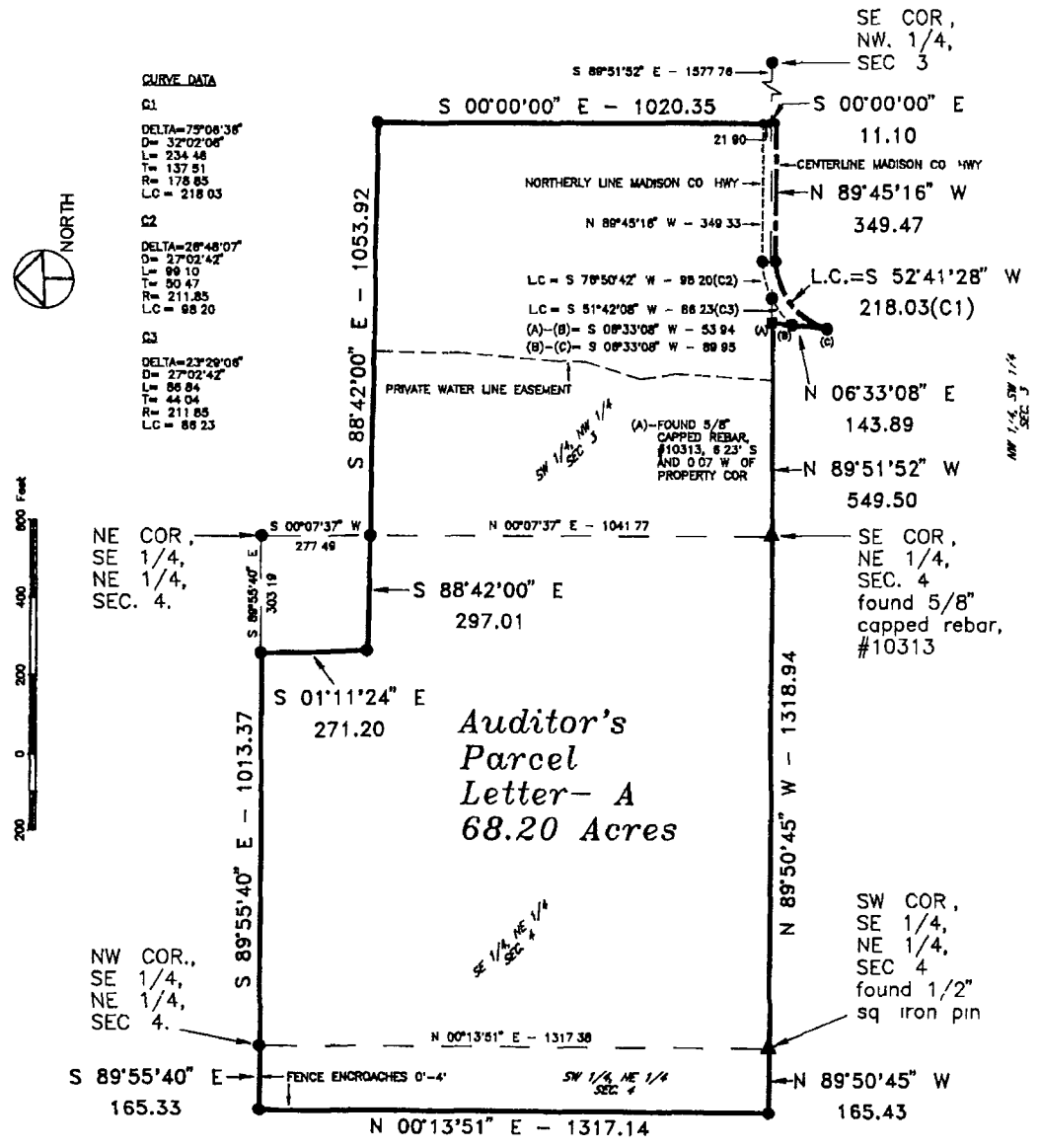
ENTERED ✓
RECORDED ✓
COMPARED ✓
FEE $10.00
PERMIT $1.00

FILED NO- 3023
BOOK 2 PAGE 788
97 MAY -2 AM 11:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

PLAT OF SURVEY

SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4, SEC. 3, T-76N, R-27W
SE 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, SEC. 4, T-76N, R-27W
MADISON COUNTY, IOWA



MONUMENTS

- ▲- found sec cor (pipe, stone, etc)
- ●- set - 5/8" rebar with cap R.LS 7995
- O- no monument found or set
- ■- found lot cor (pipe, stone, etc.)

PROFESSIONAL ENGINEER & LAND SURVEYOR LICENSED J BRIAN MORRISSEY 7995 IOWA

I hereby certify that this plan, specification, plot, map, survey, or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Iowa. My license renewal date is 12/31/97.

Signed J. Brian Morrissey Date 5/2/97
J. Brian Morrissey Iowa Lic No 7995

SURVEY FOR AND OWNER MARVIN COX, 2432 OSAGE DR, WINTERSET, IA 50273

PROJ. NO 180-974A DATE OF SURVEY 3/13-17/97, 4/3-4/97 PAGE 1

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

PLAT OF SURVEY

SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4, SEC. 3, T-76N, R-27W
SE 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, SEC. 4, T-76N, R-27W
MADISON COUNTY, IOWA

DESCRIPTION - PARCEL A

That part of the Southwest Quarter of the Northwest Quarter and of the Northwest Quarter of the Southwest 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 Northwest Quarter of said Section 3,
thence on an assumed bearing of North 00 degrees 07 minutes 37 seconds East along the west line of the Southwest Quarter of the Northwest Quarter of said Section 3 a distance of 1041 77 feet,
thence South 88 degrees 42 minutes 00 seconds East 1053 92 feet,
thence South 00 degrees 00 minutes 00 seconds East 1020 35 feet to the south line of said Southwest Quarter of the Northwest Quarter,
thence continuing South 00 degrees 00 minutes 00 seconds East 11 10 feet to the centerline of a Madison County Highway,
thence North 89 degrees 45 minutes 16 seconds West along said centerline 349 47 feet,
thence southwesterly 234 46 feet along said centerline on a tangential curve concave to the southeast and having a radius of 178 85 feet, a central angle of 75 degrees 06 minutes 36 seconds and a chord 218 03 feet in length bearing South 52 degrees 41 minutes 28 seconds West,
thence North 06 degrees 33 minutes 08 seconds East along a line not tangent to said curve a distance of 143 89 feet to the south line of the Southwest Quarter of the Northwest Quarter of said Section 3,
thence North 89 degrees 51 minutes 52 seconds West along said south line 549 50 feet to the point of beginning

AND

That part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows

Beginning at the southeast corner of the Northeast Quarter of said Section 4,
thence on an assumed bearing of North 89 degrees 50 minutes 45 seconds West along the south line of the Southeast Quarter of the Northeast of said Section 4 a distance of 1318 94 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter;
thence North 00 degrees 13 minutes 51 seconds East along the west line of said Southeast Quarter of the Northeast Quarter a distance of 1317 38 feet to the northwest corner of said Southeast Quarter of the Northeast Quarter,
thence South 89 degrees 55 minutes 40 seconds East along the north line of said Southeast Quarter of the Northeast Quarter a distance of 1013 37 feet,
thence South 01 degrees 11 minutes 24 seconds East 271 20 feet,
thence South 88 degrees 42 minutes 00 seconds East 297 01 feet to the east line of said Southeast Quarter of the Northeast Quarter,
thence South 00 degrees 07 minutes 37 seconds West along said east line a distance of 1041 77 feet to the southeast corner of the Northeast Quarter of said Section 4 and the point of beginning

AND

The east 5 00 acres of the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa

Said tract contains 68 20 acres and is subject to a Madison County Highway Easement over the southeasterly 0 42 acres thereof

Area by 1/4 1/4 Section

SW 1/4, NW 1/4 Sec 3= 24 97 Acres(R O W = 0 21 Ac)
NW 1/4, SW 1/4 Sec 3= 0 24 Acres(R O W = 0 21 Ac)
SE 1/4, NE 1/4 Sec 4= 37 99 Acres
SW 1/4, NE 1/4 Sec 4= 5 00 Acres

MONUMENTS

▲- found sec. cor (pipe, stone, etc)

●- set - 5/8" rebar with cap RLS 7995

O- no monument found or set

■- found lot cor (pipe, stone, etc)

LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
J BRIAN MORRISSEY
7995
IOWA

I hereby certify that this plan, specification, plat, map, survey, or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Iowa My license renewal date is 12/31/97.

Signed J Brian Morrissey Date 5/2/97
Iowa Lic No 7995

SURVEY FOR AND OWNER. MARVIN COX, 2432 OSAGE DR., WINTERSET, IA 50273

PROJ NO 180-974A DATE OF SURVEY 3/13-17/97, 4/3-4/97 PAGE 2