

FILED NO. 2972

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MICHELLE TUTSLER  
RECORDFR  
MADISON COUNTY, IOWA

Fee \$5.00

PLAT OF SURVEY FOR EDGAR MORSE IN THE  
NW 1/4 AND NE 1/4 OF THE SE  
1/4 OF SECTION 7 T78N R28W OF THE  
5TH P.M., MADISON COUNTY, IOWA

○ FOUND C.I.R. 47866  
○ FOUND 1/2" HIGH ROD  
○ SET G.L.S. 45845  
— EXISTING FENCE  
(R) BOUNDARY DIMENSION  
(D) MEASUREMENT DIMENSION

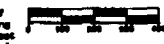
R = 1146.82  
Δ = 12°08'24"  
L = 266.29  
CHB = 262.70  
B.27°04'45"E

NE 1/4  
GROSS = 11.786 AC  
R.O.W. = 1.112 AC  
NET = 10.674 AC

R = 646.55  
Δ = 23°12'36"  
L = 230.20  
CHB = 227.22  
B.22°12'37"E

SE 1/4  
GROSS = 24.188 AC  
R.O.W. = 2.212 AC  
NET = 21.976 AC

GROSS AREA = 89.846 ACRES  
ROAD R.O.W. = 3.524 ACRES  
NET AREA = 86.322 ACRES



SCALE: 1" = 200'

DATE OF SURVEY:  
APRIL 21, 22 & 23, 1993

**DESCRIPTION:**  
A parcel of land in the Northwest Quarter, and in the North Half of the Southwest Quarter of Section 7 Township 78 North Range 28 East of the 5th Principal Meridian, Madison County, Iowa was particularly described as follows:  
Beginning at the South Quarter Corner of Section 7, T78N R28E of the 5th P.M., Madison County, Iowa thence along the East line of the NE 1/4 1/4 of said Section 7, South 00°00'00" East 2 287.44 feet to the Center of said Section 7; thence along the South line of said NE 1/4 1/4, North 00°04'22" East, 654.73 feet; thence along the East line of the NE 1/4 1/4 of said Section 7 South 00°00'00" East, 800.00 feet; thence along the South line of said NE 1/4 NE 1/4 of said Section 7, North 69°44'40" East, 670.58 feet; thence along the East line of the NE 1/4 of the SW 1/4 of said Section 7 South 00°28'42" East, 316.24 feet; thence along the South line of the North 22 Acres of said Section 7; 1/2 of the SW 1/4 North 00°44'22" East, 652.00 feet to the center line of a county road, thence along said center line North 43°13'40" East, 554.00 feet; thence Northwesterly 287.40 feet along a 548.01 foot radius curve concave Northwesterly having a central angle of 27°03'00" and a long chord bearing North 29°44'30" East, 258.10 feet; thence North 10°13'32" East, 215.59 feet; thence Northwesterly 228.02 feet along a 1,202.40 foot radius curve concave Southwesterly having a central angle of 0°28'12" and a long chord bearing North 21°01'00" East, 228.40 feet; thence North 25°48'48" East, 228.17 feet; thence Northwesterly 200.81 feet along a 2816.72 foot radius curve concave Northwesterly having a central angle of 5°31'40" and a long chord bearing North 22°52'00" East, 300.74 feet; thence North 10°30'30" East, 217.99 feet; thence Northwesterly 228.02 feet along a 567.63 foot radius curve concave Southwesterly having a central angle of 22°22'30" and a long chord bearing North 21°28'20" East, 228.11 feet; thence North 42°18'00" East, 224.25 feet; thence Northwesterly 200.26 feet along a 848.63 foot radius curve concave Northwesterly having a central angle of 22°13'20" and a long chord bearing North 25°13'00" East, 227.22 feet; thence North 21°03'20" East, 244.19 feet; thence Northwesterly 200.26 feet along a 1,148.82 foot radius curve concave Southwesterly having a central angle of 13°03'31" and a long chord bearing North 27°39'40" East, 228.73 feet; thence North 24°07'11" East, 424.04 feet to the North line of the NE 1/4 of said Section 7; thence along said North line South 00°00'00" East, 4.10 feet to the point of beginning. Said parcel of land contains 86.322 Acres including 7.208 Acres of County Road Right of Way.

R = 1482.49  
Δ = 00°28'12"  
L = 228.02  
CHB = 228.40  
B.21°01'00"E

SW 1/4  
GROSS = 6.481 AC  
R.O.W. = 2.220 AC  
NET = 4.261 AC

R = 505.87  
Δ = 27°02'30"  
L = 227.40  
CHB = 224.19  
B.22°47'36"E

SW 1/4  
GROSS = 6.410 AC  
R.O.W. = 2.220 AC  
NET = 4.190 AC



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Charles T. Vance* DATE: 6 May 1993  
Charles T. Vance, P.E. & L.S. Iowa Reg. No. 5041  
My Registration Expires December 31, 1995

VANCE & HOCHSTETLER, P.C.  
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