



Document 2016 358

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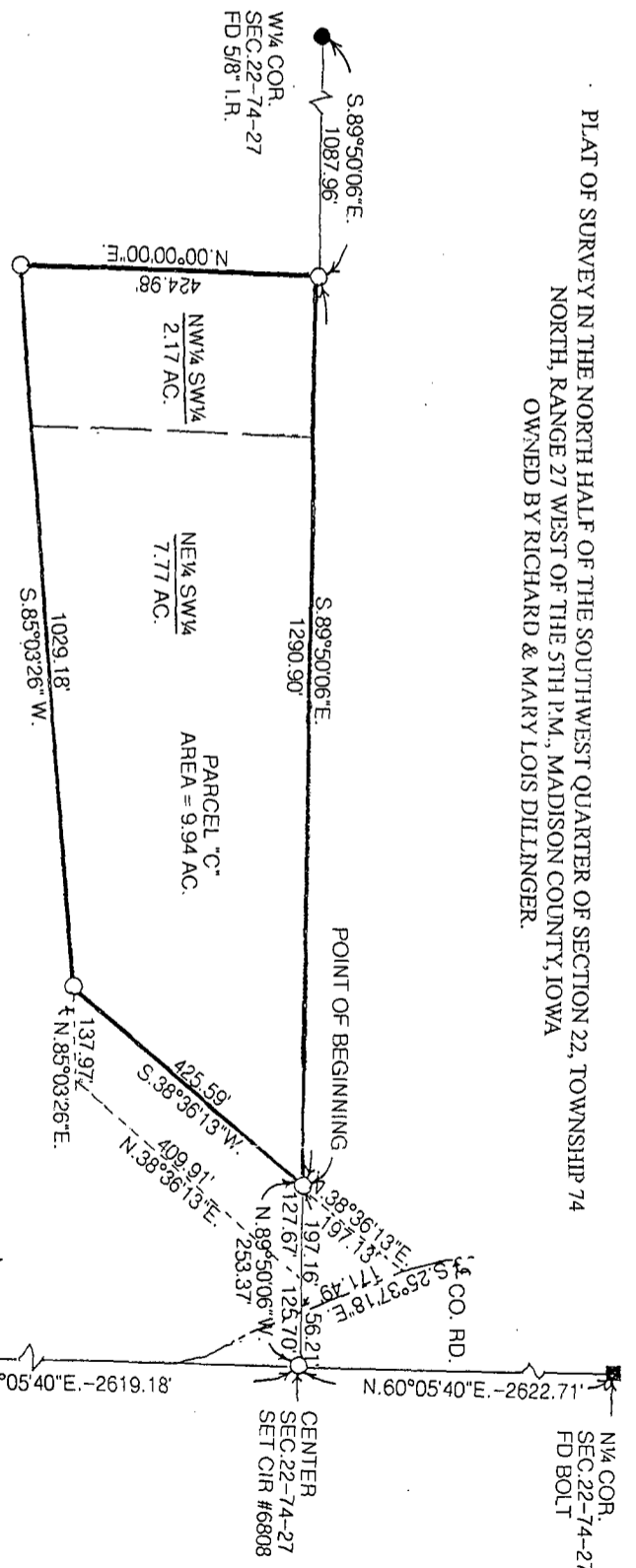
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
JAMES M. HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

PLAT OF SURVEY IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA  
OWNED BY RICHARD & MARY LOIS DILLINGER.



**LEGAL DESCRIPTION:**

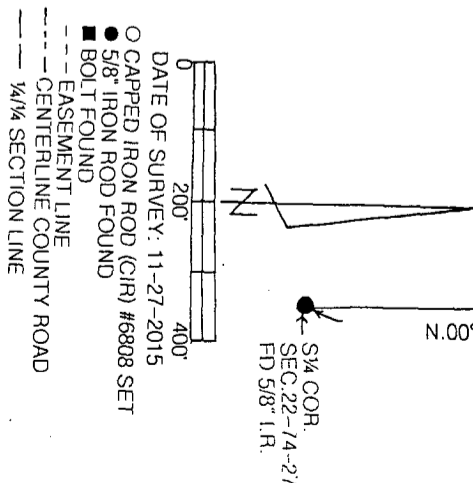
Parcel "C" a part of the North Half of the Southwest Quarter of Section 22, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:  
Commencing at the Center of Section 22, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 89°50'06" West 253.37 feet along the North line of the Southwest Quarter of said Section 22 to the Point of Beginning; thence South 38°36'13" West 425.59 feet along the Westerly line of the former railroad right-of-way; thence South 85°03'26" West 1029.18 feet; thence North 00°00'00" East 424.98 feet to a point on the North line of said Southwest Quarter; thence South 89°50'06" East 1290.90 feet to the Point of Beginning containing 9.94 acres.

**ACCESS EASEMENT ON PROPERTY OWNED BY RICHARD & MARY LOIS DILLINGER:**

An Ingress/Egress and Public Utility Easement on the former railroad right-of-way along the Easterly line of Parcel "C" the perimeter of which is described as follows:  
Commencing at the Center of Section 22, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 89°50'06" West 125.70 feet along the North line of the Southwest Quarter of said Section 22 to the Point of Beginning; thence continuing North 89°50'06" West 127.67 feet to the Northeast Corner of Parcel "C"; thence South 38°36'13" West 425.59 feet to the Southeast Corner of Parcel "C"; thence North 85°03'26" East 137.97 feet; thence North 38°36'13" East 409.91 feet to the Point of Beginning.

**ACCESS EASEMENT ON PROPERTY OWNED BY FREDERICK C. JAMES:**

An Ingress/Egress and Public Utility Easement on the former railroad right-of-way located in the Southeast Quarter of the Northwest Quarter of Section 22, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa the perimeter of which is described as follows:  
Commencing at the Center of said Section 22 thence North 89°50'06" West 56.21 feet to the centerline of a County Road which is the Easement Point of Beginning; thence continuing North 89°50'06" West 197.16 feet to the Northeast Corner of Parcel "C"; thence North 38°36'13" East 197.13 feet along the Northwestern line of the former railroad right-of-way to the centerline of a County Road; thence South 25°37'18" East 171.49 feet to the Point of Beginning.



**LICENSED LAND SURVEYOR**  
IOWA  
J. M. HOCHSTETLER  
#6808

Thereby 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  
License number 6808 Date 11/9/16  
My license renewal date is December 31, 2016  
Pages or sheets covered by this seal: 1