



Document 2016 579

Book 2016 Page 579 Type 06 026 Pages 1
Date 3/09/2016 Time 10:56:38AM
Rec Amt \$7.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Pickup

ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY OF PARCEL "B"
OF THE SE1/4 SW1/4 OF
SECTION 1-75-29**

SURVEY PREPARED FOR: David Avery	DRAFTER: VP
OWNER: David and Coreen Avery 1521 235th Trail Winterset, Iowa 50273	DATE: 3/2/16
DATE OF SURVEY FIELDWORK: 2/22/16	REVISION DATE:
	PROJECT NO: 16051

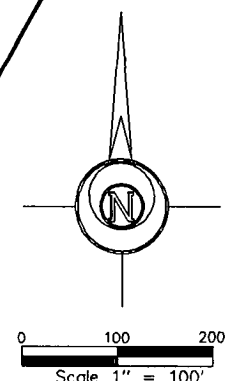
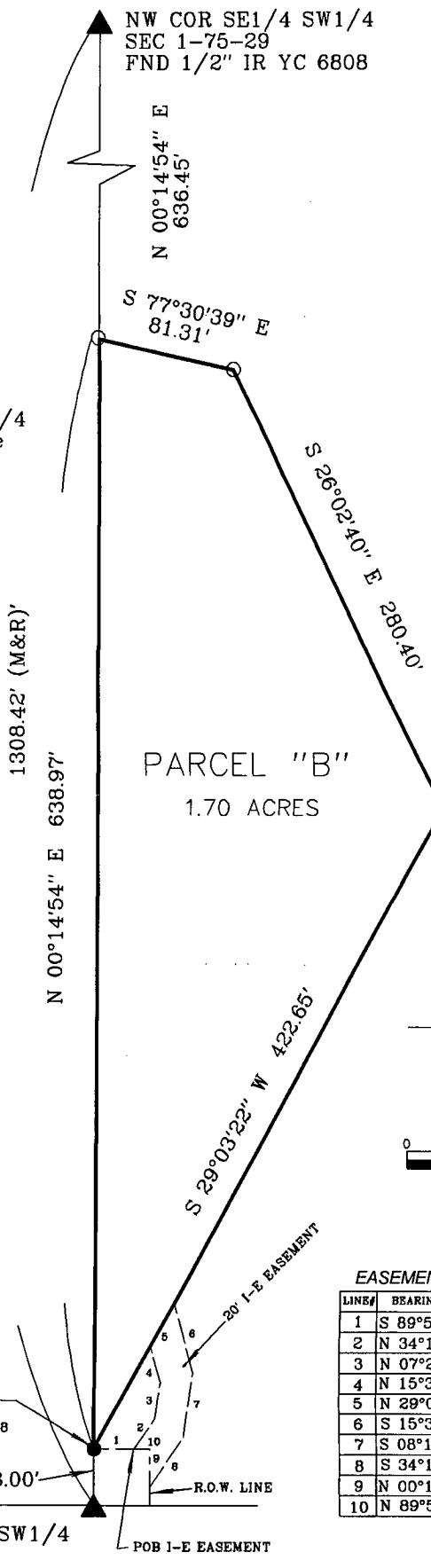
Legal Description

All that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 1, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of said SE1/4 SW1/4 of said Section 1, thence N00°14'54"E, along the west line of said SE1/4 SW1/4, a distance of 33.00 feet, to the Point of Beginning, being also the North right-of-way line of 235th Trail; thence continuing N00°14'54"E, along said west line of the SE1/4 SW1/4, a distance of 638.97 feet; thence S 77°30'39" East, a distance of 81.31 feet; thence S26°02'40" E, a distance of 280.40 feet; thence S 29°03'22" W, a distance of 422.65 feet, to the Point of Beginning. Said parcel contains 1.70 acres.

NOTE:
This parcel is being created to be added to Parcel "A" in Book 2004 Page 1668 to the west, thereby creating a combined tax parcel encompassing the entire house and related structures.

20' INGRESS - EGRESS EASEMENT LEGAL DESCRIPTION
A twenty foot wide easement, being a part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 1, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of said SE1/4 SW1/4 of said Section 1, thence N00°14'54"E, along the west line of said SE1/4 SW1/4, a distance of 33.00 feet to a point on the North right-of-way line of 235th Trail; thence S 89°57'09" E, along said North right-of-way line, a distance of 24.01 feet, to the Point of Beginning; thence N 34°19'03" E, a distance of 21.93 feet to a point; thence N 07°22'47" E, a distance of 21.26 feet to a point; thence N 15°37'50" W a distance of 21.55 feet to a point, on the southerly line of Parcel "B"; thence N 29°03'22" E, along the southerly line of said Parcel "B", a distance of 28.44 feet to a point; thence S 15°37'50" E, a distance of 41.77 feet to a point; thence S 08°14'58" W, a distance of 38.15 feet to a point; thence S 34°19'03" W, a distance of 35.45 feet to a point on the east right-of-way line of 235th Trail; thence N 00°14'54" E, along said East right-of-way, a distance of 22.44 feet to a point at the intersection of the north right-of-way line and the East right-of-way line of 235th Trail; thence N 89°57'09" W, a distance of 8.99 feet to the Point of Beginning, and containing 1,644.35 square feet or 0.038 acres of land, more or less.

Parcel "A"
Book 2004 Page 1668



EASEMENT LINE TABLE

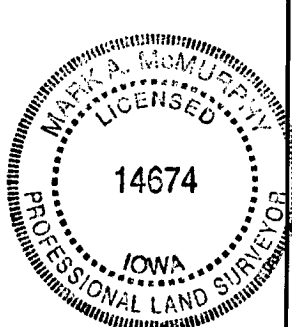
LINE#	BEARING	DIST.
1	S 89°57'09" E	24.01'
2	N 34°19'03" E	21.93'
3	N 07°22'47" E	21.26'
4	N 15°37'50" W	21.55'
5	N 29°03'22" E	28.44'
6	S 15°37'50" E	41.77'
7	S 08°14'58" W	38.15'
8	S 34°19'03" W	35.45'
9	N 00°14'54" W	22.44'
10	N 89°57'09" W	8.99'

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Mark A. McMurry 3/3/16
MARK A. MCMURPHY, IOWA LIC. NO. 14674 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) This sheet only.



SYMBOLS LEGEND:

- R. RECORDED DISTANCE
- M. MEASURED DISTANCE
- CORNER MONUMENT FOUND*
- SET 1/2" DIA.x 24" REBAR W/ CAP*# 14674
- ▲ SECTION CORNER FOUND AS INDICATED
- △ SECTION CORNER SET 1/2" DIA.x 24" REBAR W/ CAP # 14674

* ALL CAPS ARE YELLOW PLASTIC UNLESS OTHERWISE INDICATED.

PROJECT NO: