

**PLAT OF SURVEY
PARCEL "L" OF PARCEL "H"
& PARCEL "M"
NE1/4 NE1/4 SEC 2-75-28**

SURVEY PREPARED FOR:
Chris Davis

DRAFTER: VP

DATE: 8/31/2016

REVISION DATE:

PROJECT NO: 16458

DATE OF SURVEY FIELDWORK: 8/9/16

N 1/4 CORNER
SEC 2-75-28
FND IDOT DISC

N 89°54'16" E 2341.34'

N 89°54'16" E
2634.01' (M)
2385.26' (R)

S 89°54'16" W 282.50'

NE CORNER
SEC 2-75-28
FND NAIL SHAFT
POC

Summit Street / Old Highway 92

S 89°58'05" E 158.72'

S 89°58'05" E 78.30'

ROW RAIL

FOB Parcel "M"

Parcel "M"
7322 sq ft

Michael & Karen Pommier, Winterset, Iowa of
Remnants of N 100 ac NW Cor W 16 rods of
NE1/4 NE1/4 sec 2-75-28

EXISTING BUILDING
TO BE DEMOLISHED

1/2" IR
YC 8608

Parcel "J"
BK 2013
PG 3538

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

Parcel "L"
345 sq ft

Parcel "A"
BK 2009 PG 33

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

Parcel "H"
BK 2013
PG 3538

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

Parcel "T"
BK 2013
PG 3538

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

1/2" IR
YC 8608

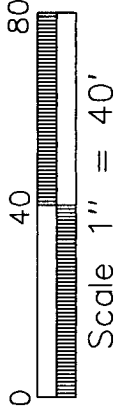
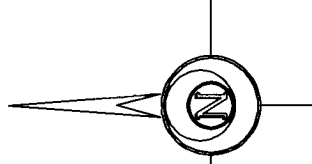
1/2" IR
YC 8608

1/2" IR
YC 8608

LINE	BEARING	DISTANCE	(M&R)
L1	S 53°37' 23" W	42.34'	(M&R)
L2	S 00°12' 14" W	25.00'	(M&R)
L3	S 89°48' 47" W	34.00'	(M&R)
L4	S 89°48' 47" W	19.41'	(M&R)
L5	S 44°59' 32" W	51.67'	(M&R)
L6	N 33°24' 12" E	21.01'	(M&R)
L7	N 00°12' 11" E	18.92'	(M&R)
L8	N 89°48' 47" E	24.90'	(M&R)
L9	N 89°48' 47" E	11.51'	(M&R)
L10	S 00°11' 14" W	36.42'	(M&R)
L11	S 00°11' 32" W	17.30'	(M&R)

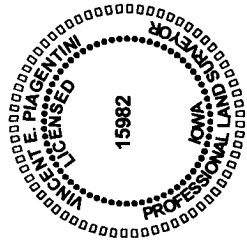
Legal Description - Parcel "L"
All that part of Parcel "H" as shown in Book 2013 Page 3538 of the Madison County Recorder's Office, being part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Northeast Corner of said Section 2, thence South 89°54'16" West, along the North line of said Section 2, a distance of 292.50 feet; thence South 00°12'10" West, a distance of 131.39 feet, to the Southeast corner of Parcel 'J' as filed in Book 2013 page 3538 of the Madison County Recorder's Office; thence South 89°48'47" West, a distance of 53.41 feet, to the Northeast corner of said Parcel "H", also being the Point of Beginning; thence South 44°59'32" West, along the Southeast line of said Parcel "H", a distance of 51.67 feet; thence North 33°24'12" East a distance of 21.01 feet; thence North 00°12'11" East, a distance of 18.92 feet, to the North line of said Parcel "H"; thence North 89°48'47" East, along the North line of said Parcel "H", a distance of 24.90 feet to the Point of Beginning, and containing 345 square feet of land, more or less.

Legal Description - Parcel "M"
All that part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Northeast Corner of said Section 2, thence South 89°54'16" West, along the North line of said Section 2, a distance of 292.50 feet; thence South 00°12'10" West, a distance of 32.61 feet, to the Point of Beginning; thence South 00°12'10" West a distance of 73.78 feet to the North corner of Parcel 'J' as filed in Book 2013 Page 3538 of the Madison County Recorder's Office; thence South 53°37'23" West, along the Northwest line of said Parcel "J", a distance of 42.34 feet, to the Southwest corner of said Parcel "J"; thence South 89°48'47" West, a distance of 44.31 feet; thence North 00°12'11" East, a distance of 99.08 feet, to the South Right-of-way line of Summit Street; thence South 89°58'05" East, along the said South Right-of-way line, a distance of 78.30 feet, to the Point of Beginning, and containing 7,322 square feet or 0.17 acres of land, more or less.



SYMBOLS LEGEND:

- R. RECORDED DISTANCE
- M. MEASURED DISTANCE
- CORNER MONUMENT FOUND*
- SET 1/2" IR YC 15982
- ▲ UNLESS NOTED
- △ SECTION CORNER FOUND
- POB SECTION CORNER SET
- POC 1/2" IR YC 15982
- * UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- * ALL CAPS ARE YELLOW PLASTIC UNLESS OTHERWISE INDICATED.



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.

Vincent E. Piagentini
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 10/12/16

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

SPACE ABOVE FOR USE BY RECORDER OFFICE

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Document 2016 3070

Book 2016, Page 3070 Type 06 026 Pages 1
Date 10/17/2016 Time 8:28:11AM

INDEX
ANNO
SCAN
CHECK