

PLAT OF SURVEY OF PARCEL C AND PARCEL D OF THE NE1/4 SW1/4 AND THE SE1/4 SW 1/4 OF SECTION 25-T77N-R26W MADISON COUNTY, IOWA

PROPRIETORS - NICHOLAS D. CAIN
SURVEY REQUESTED BY NICHOLAS D. CAIN
SURVEY FIELD WORK WAS PERFORMED NOVEMBER 17-28, 2016.



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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

LEGAL DESCRIPTION OF PARCEL C

PART OF THE NE1/4 SW1/4 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 25, THENCE S0°13'00"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1044.62 FEET; THENCE N89°15'34"W, 253.85 FEET; THENCE S55°04'54"W, 168.16 FEET; THENCE S87°10'30"W, 125.19 FEET; THENCE S1°31'13"E, 302.98 FEET; THENCE S83°12'21"W, 382.37 FEET; THENCE S44°31'08"W, 191.56 FEET; THENCE S26°28'07"W, 272.84 FEET; THENCE S84°02'47"W, 153.82 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N0°21'03"E ALONG SAID LINE, 1739.26 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 25; THENCE N83°23'46"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1299.24 FEET TO THE POINT OF BEGINNING, CONTAINING 39.256 ACRES AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION OF PARCEL D

PART OF THE NE1/4 SW1/4 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25, THENCE S0°13'00"W ALONG THE EAST OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1044.62 FEET TO THE POINT OF BEGINNING; THENCE N89°15'34"W, 253.85 FEET; THENCE S55°04'54"W, 168.16 FEET; THENCE S87°10'30"W, 125.19 FEET; THENCE S1°31'13"E, 302.98 FEET; THENCE S83°12'21"W, 382.37 FEET; THENCE S44°31'08"W, 191.56 FEET; THENCE S26°28'07"W, 272.84 FEET; THENCE S84°02'47"W, 153.82 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE S0°21'03"W, 899.02 FEET TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 25; THENCE N83°23'36"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1305.46 FEET THE THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N0°13'00"E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1592.86 FEET TO THE POINT OF BEGINNING, CONTAINING 39.042 ACRES AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION OF INGRESS/EGRESS EASEMENT #1

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT ACROSS PARCEL C OF THE NE1/4 SW1/4 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL C, THENCE S83°23'46"W ALONG THE NORTH LINE OF SAID PARCEL C, 31.34 FEET TO THE POINT OF BEGINNING; THENCE S20°12'42"W, 116.15 FEET; THENCE 93.84 FEET ALONG A 60 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CHORD IS 84.56 FEET AND BEARS S65°00'57"W; THENCE N70°10'48"W, 236.06 FEET; THENCE 174.13 FEET ALONG A 120 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE CHORD IS 159.25 FEET AND BEARS S68°15'08"W; THENCE S26°40'48"W, 31.31 FEET; THENCE 56.97 FEET ALONG A 60 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CHORD IS 54.85 FEET AND BEARS S53°52'49"W; THENCE S81°04'50"W, 283.53 FEET; THENCE N72°15'56"W, 124.62 FEET; THENCE N84°25'26"W, 172.53 FEET; THENCE S86°02'13"W, 144.42 FEET TO POINT OF TERMINUS, SAID POINT BEING ON THE WEST LINE OF SAID PARCEL C AND BEING S0°21'03"W, 37.40 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL C.

LEGAL DESCRIPTION OF INGRESS/EGRESS EASEMENT #2

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT ACROSS PARCEL C OF THE NE1/4 SW1/4 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL C, THENCE S83°23'46"W ALONG THE NORTH LINE OF SAID PARCEL C, 31.34 FEET TO THE POINT OF BEGINNING; THENCE S20°12'42"W, 116.15 FEET; THENCE S7°16'49"W, 291.35 FEET; THENCE S57°30'50"E, 108.40 FEET; THENCE S0°13'00"W, 584.60 FEET TO THE POINT OF TERMINUS, SAID POINT BEING ON THE SOUTH LINE OF SAID PARCEL C AND BEING N89°15'34"W, 15.00 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL C.



I hereby 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 Professional Land Surveyor under the laws of the State of Iowa.

Mark A. Fowler 11-30-16

Mark A. Fowler License number 14074
My license renewal date is December 31, 2016.
Pages or sheets covered by this seal: 1 of 2 and 2 of 2.

SHEET 1 OF 2

PLAT OF SURVEY OF PARCEL C AND PARCEL D OF THE NE1/4 SW 1/4 & SE1/4 SW1/4 SEC 25-77-26

