

PREPARED BY/RETURN TO: FOWLER CONSULTING, L.L.C. , 2425 240TH STREET DALLAS CENTER, 10WA 50063

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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Book 2016 Page 3663 Type 06 026 Pages 2 Date 12/02/2016 Time 10:21:54AM INDX Rec Amt \$12.00

> **ANNO SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

#### 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"3"OO"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"3"300"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 lowa.

"Unterf 11-30-16

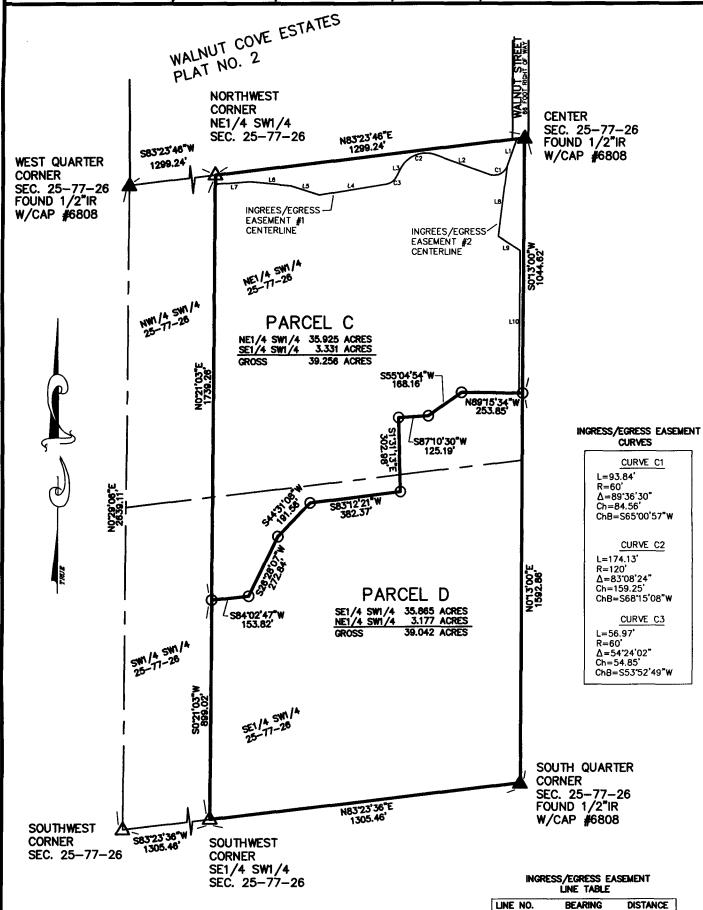
License number 14074 Mark A. Fowler My license renewal date is December 31, 2016. Pages or sheets covered by this seal: 1 of 2 and 2 of 2.

SHEET 1 OF

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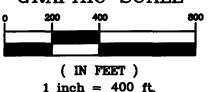
2425 240th Street Dallas Center, Iowa 50063 (515) 992-3759 www.fowlerconsultinglic.com

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



#### **LEGEND**

GRAPHIC SCALE



SECTION CORNER SET-24" X 5/8" REBAR WITH YELLOW CAP #14074 Δ

FOUND SECTION CORNER AS NOTED

SET 5/8" X 24" REBAR WITH YELLOW CAP #14074 0

IRON ROD IR

S2012'42"W 116.15 L2 N70'10'48"W 236.06 S26'40'48"W 283.53 S81'04'50"W N72'15'56"W 124.62 N84°25'26"W L6 S86°02'13"W 144.42 S776'49"W 291.35 L8

S57\*30'50"E S013'00"W

> SHEET 2 OF 2

584.60'

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