

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: Highway 169
 CITY: Winterset
 SECTION: 6 TOWNSHIP: 76 RANGE: 27
 ALIQUOT PART: SW 1/4 NE 1/4, SE 1/4 NW 1/4,
 SW FRL 1/4 NW 1/4, NW FRL 1/4 SW 1/4
 & NE 1/4 SW 1/4
 PARCEL DESIGNATION: Parcel 'P'
 PROPRIETOR: Ty Mapes
 REQUESTED BY: Shawn Nigg

**PLAT OF SURVEY
 PARCEL 'P' IN
 NE 1/4, NW 1/4 & SW 1/4
 SEC 6-76-27**



Document 2017 493
 Book 2017 Page 493 Type 06 026 Pages 1
 Date 2/13/2017 Time 1:43:30PM
 Rec Amt \$7.00

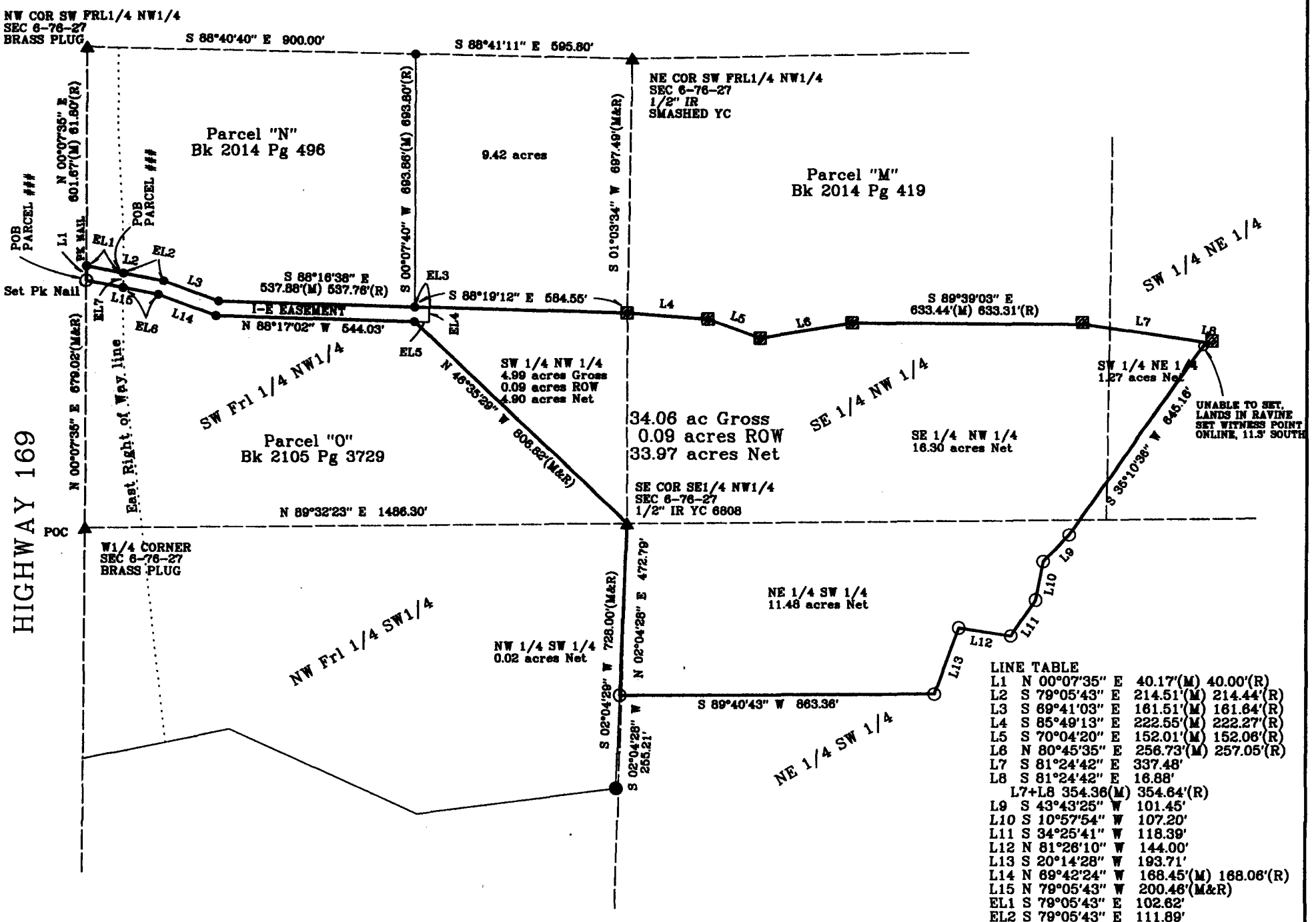
INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048

THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY

Legal Description - Parcel 'P'
 All that part of the Northwest Quarter, the Northeast Quarter and the Southwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the West Quarter corner of said Section 6, thence North 00°07'35" East, along the West line of said Section 6, a distance of 679.02 feet to the Point of Beginning, being also the Northwest corner of Parcel 'O' as shown in Book 2015 Page 3729 of the records of the Madison County Recorder; thence continuing North 00°07'35" East, a distance of 40.17 feet, to the Southwest corner of Parcel 'N' as shown in Book 2014 Page 496 of the records of the Madison County Recorder; thence South 79°05'43" East, along the South line of said Parcel 'N', a distance of 214.51 feet; thence continuing along the South line of said Parcel 'N', South 89°41'03" East, a distance of 161.51 feet; thence continuing along the South line of said Parcel 'N', South 88°16'38" East, a distance of 537.88 feet, to the Southeast corner of said Parcel 'N'; thence South 88°19'12" East, a distance of 584.55 feet, to the Southwest corner of Parcel 'M' as shown in Book 2014 Page 419 of the records of the Madison County Recorder; thence continuing along the South line of said Parcel 'M', South 85°49'13" East, a distance of 222.55 feet; thence continuing along said South line, South 70°04'20" East, a distance of 152.01 feet; thence continuing along said South line, North 80°45'35" East, a distance of 256.73 feet; thence continuing along the said South line, South 89°39'03" East, a distance of 633.44 feet; thence continuing along said South line, South 81°24'42" East, a distance of 337.48 feet; thence South 35°10'38" West, a distance of 645.16 feet; thence South 43°43'25" West, a distance of 101.45 feet; thence South 10°57'54" West, a distance of 107.20 feet; thence South 34°25'41" West, a distance of 118.39 feet; thence North 81°26'10" West, a distance of 144.00 feet; thence South 20°14'28" West, a distance of 193.71 feet; thence South 89°40'43" West, a distance of 868.51 feet, to a point on the East line of said Parcel 'O'; thence North 02°04'28" East, along the East line of said Parcel 'O', a distance of 472.79 feet, to the Northeast corner of said Parcel 'O'; thence North 46°35'29" West, along the North line of said Parcel 'O', a distance of 806.82 feet; thence continuing along said North line, North 88°17'02" West, a distance of 544.03 feet; thence continuing along said North line, North 69°42'24" West, a distance of 168.45 feet; thence continuing along said North line, North 79°05'43" West, a distance of 200.46 feet to the Point of Beginning, and containing 34.06 acres of land, including 0.09 acres of road easement, more or less.



Legal Description - Ingress-Egress Easement
 All that part of the Southwest Fractional Quarter of the Northwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the West Quarter corner of said Section 6, thence North 00°07'35" East, along the West line of said Section 6, a distance of 719.19 feet to the Southwest corner of Parcel 'N', as shown in Book 2014 Page 496 of the records of the Madison County Recorder; thence South 79°05'43" East, along the South line of said Parcel 'N', a distance of 102.62 feet to the Point of Beginning, being a point on the east Right of Way line of Highway 169; thence continuing along the South line of said Parcel 'N', South 88°16'38" East, a distance of 537.88 feet, to the Southeast corner of said Parcel 'N'; thence South 88°19'12" East, a distance of 40.00 feet; thence South 01°43'24" West, a distance of 40.03 feet; thence North 88°17'02" West, a distance of 40.00 feet, to the Northeast corner of said Parcel 'O'; thence North 46°35'29" West, along the North line of said Parcel 'O', a distance of 806.82 feet; thence continuing along said North line, North 88°17'02" West, a distance of 544.03 feet; thence continuing along said North line, North 69°42'24" West, a distance of 168.45 feet; thence continuing along said North line, North 79°05'43" West, a distance of 97.75 feet, to a point on the East Right of Way line of Highway 169; thence North 00°00'21" West, along said Right of Way line, a distance of 40.19 feet to the Point of Beginning, and containing 33,988 square feet or 0.78 acres of land, more or less.

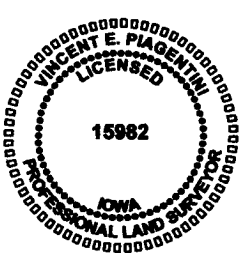
ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

DATE OF SURVEY FIELDWORK: 1/20/17 DRAWING DATE: 2/3/17 REVISION DATE: DRAFTER: VP PROJECT NO: 17007

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 2/13/17
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



- SYMBOLS LEGEND:**
- R RECORDED DISTANCE
 - M MEASURED DISTANCE
 - C CALCULATED DISTANCE
 - FOUND 1/2" IR YC 6808 UNLESS NOTED
 - ⊠ FOUND 1/2" IR RC 17532
 - SET 1/2" IR YC 15982 UNLESS NOTED
 - ▲ SECTION CORNER FOUND
 - △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT

Scale 1" = 350'

YC YELLOW CAP IR IRON ROD
 RC RED CAP IP IRON PIPE