

**INDEX LEGEND**

COUNTY: Madison  
 PARCEL DESIGNATION: Parcel "A"  
 SECTION: 11 TOWNSHIP: 75 RANGE: 29  
 ALIQUOT PART: NE1/4 SE1/4  
 SITE ADDRESS: 235th Trail  
 CITY: Winterset  
 PROPRIETOR: Kenneth Klingaman  
 REQUESTED BY: Kenneth Klingaman  
 2377 Francesca Avenue, Winterset, Iowa  
 515-360-8201  
 SURVEYOR NAME: Vincent E. Piagentini



Document 2017 1979

Book 2017 Page 1979 Type 06 026 Pages 1  
 Date 6/26/2017 Time 1:50:39PM  
 Rec Amt \$7.00

INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

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

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

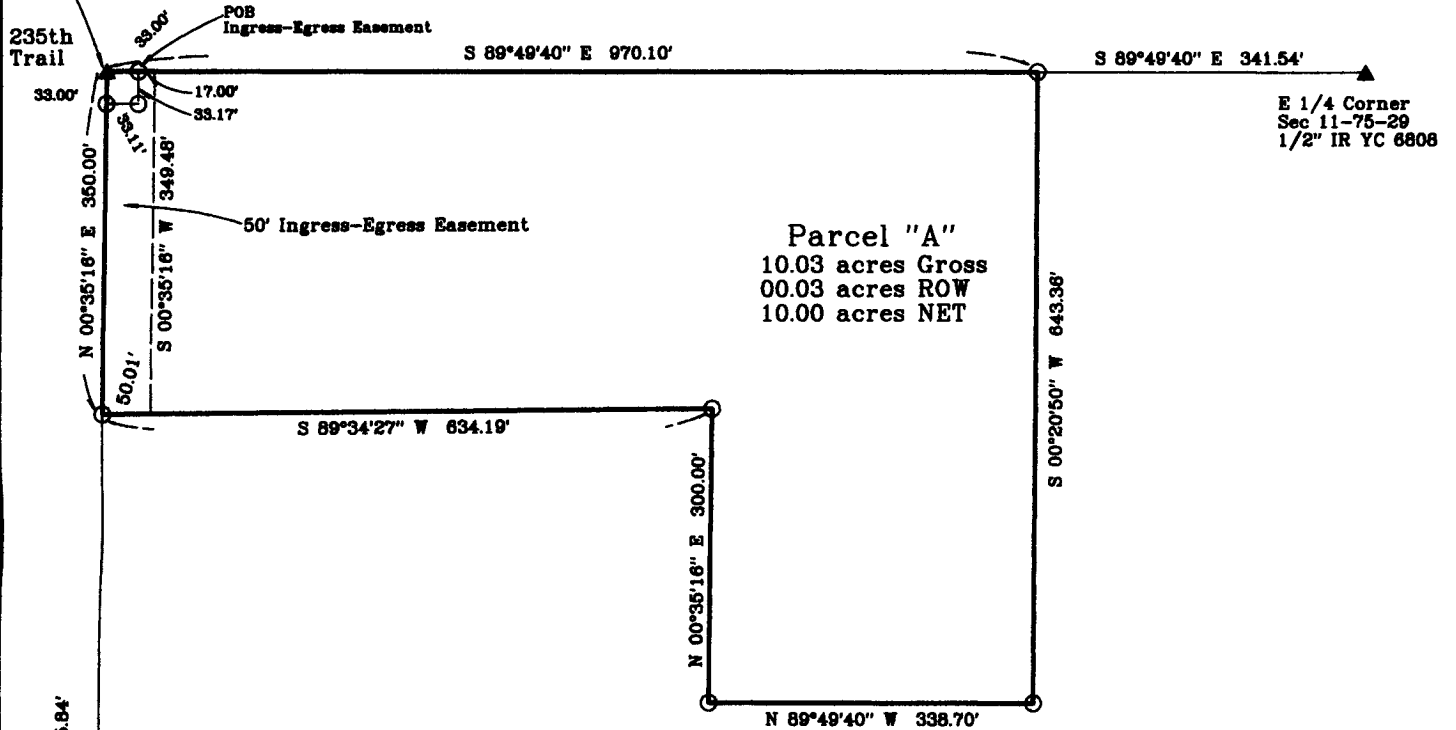
✓ PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY**  
**Parcel "A" of the NE1/4 of the SE1/4**  
**Section 11-75-29**

**Legal Description - Parcel "A"**

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of said NE 1/4 of the SE 1/4, thence South 89°49'40" East, along the North line of said NE 1/4 of the SE 1/4, a distance of 970.10 feet; thence South 00°20'50" West, a distance of 643.36 feet; thence North 89°49'40" West, a distance of 338.70 feet; thence North 00°35'16" East, a distance of 300.00 feet; thence South 89°34'27" West, a distance of 634.19 feet, to a point on the West line of said NE 1/4 of the SE 1/4; thence North 00°35'16" East, along the West line of said NE 1/4 of the SE 1/4, a distance of 350.00 feet to the Point of Beginning, and containing 10.03 acres of land, more or less, including 0.03 acres of road easement.

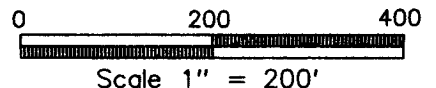
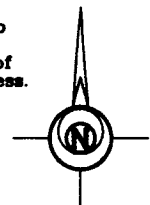
NW Cor NE1/4 SE1/4  
 Sec 11-75-29  
 1/2" IR YC 6808  
 POB Parcel "A"  
 POC I-E Easement.



Parcel "A"  
 10.03 acres Gross  
 00.03 acres ROW  
 10.00 acres NET

**Legal Description - Ingress-Egress Easement**

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said NE 1/4 of the SE 1/4, thence South 89°49'40" East, along the North line of said NE 1/4 of the SE 1/4, a distance of 33.00 feet, to the Point of Beginning; thence continuing South 89°49'40" East, a distance of 17.00 feet; thence South 00°35'16" West, a distance of 349.48 feet; thence South 89°34'27" West, a distance of 50.01 feet, to a point on the West line of the NE 1/4 of the SE 1/4; thence North 00°35'16" East, along said West line, a distance of 317.00 feet, to a point on the Right of Way of 235th Trail; thence South 89°31'58" East, along said Right of Way, a distance of 33.17 feet; thence North 00°23'56" East, continuing along said Right of Way, a distance of 33.17 feet to Point of Beginning, and containing 16,393 square feet or 0.38 acres of land, more or less.



DATE OF SURVEY FIELDWORK: 5/26/17 DRAWING DATE: 6/14/17 DRAFTER: VP PROJECT NO: 17222

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* 6/22/17  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

**REVISION DATE:**



**SYMBOLS LEGEND:**

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- 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
- YC YELLOW CAP
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE