


INDEX	LEGEND
COUNTY: Madison SITE ADDRESS: 300th Street CITY: Peru SECTION: 16 TOWNSHIP: 74 RANGE: 27 ALIQUOT PART: W1/2 NW1/4 PARCEL DESIGNATION: Parcels "A" & "J" PROPRIETOR: Agan, Mary L.E., C/O PEGGY PHILLIPS REQUESTED BY: JD Schreurs SURVEYOR NAME: Vincent E. Piagentini	

PLAT OF SURVEY
PARCELS "A" & "J" W1/2 NW1/4
SEC 16-74-27



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 Date 10/20/2017 Time 10:07:19AM
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INDX
 ANNO
 SCAN

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

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 "J"

All that part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 16, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the West Quarter (W1/4) corner of said Section 16, thence North 89°54'48" East, along the South line of said W1/2 of the NW1/4, a distance of 1015.04 feet, to the Point of Beginning; thence North 00°31'44" East, a distance of 563.73 feet; thence North 38°20'27" West, a distance of 39.39 feet; thence North 50°49'30" West, a distance of 70.41 feet; thence North 76°03'18" West, a distance of 85.32 feet; thence North 80°06'37" West, a distance of 101.95 feet; thence North 02°56'26" East, a distance of 1,122.80 feet; thence North 10°39'26" East, a distance of 856.11 feet, to a point on the North line of the W1/2 of the NW1/4 of said Section 16; thence North 89°36'53" East, along said North line, a distance of 351.35 feet, to the Northeast corner of the W1/2 of the NW1/4; thence South 00°21'54" West, along the East line of said W1/2 of the NW1/4; a distance of 1,831.80 feet; thence South 20°13'21" West, a distance of 863.67 feet to the Point of Beginning, and containing 23.93 acres of land, more or less.

Legal Description - Parcel "A"

All that part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 16, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the West Quarter (W1/4) corner of said Section 16, thence North 89°54'48" East, along the South line of said W1/2 of the NW1/4, a distance of 1015.04 feet, to the Point of Beginning; thence North 20°13'21" East, a distance of 863.67 feet, to a point on the East line of the W1/2 of the NW1/4 of said Section 16; thence South 00°21'54" West, along the East line of said W1/2 of the NW1/4, a distance of 810.00 feet, to the Southeast of said W1/2 of the NW1/4; thence South 89°54'48" West, a distance of 293.38 feet to the Point of Beginning, and containing 2.73 acres of land, more or less.

LINE TABLE

L1	N 38°20'27" W	39.39'
L2	N 50°49'30" W	70.41'
L3	N 76°03'18" W	85.32'
L4	N 80°06'37" W	101.95'
L5	N 88°43'43" E	71.41'

Owner of Record
 Agan, Mary L.E.
 C/O PEGGY PHILLIPS
 2843 PERU RD
 PERU, IA 50222

Surveyor's Notes

1. Right of way of 300th Street was set from the centerline of the existing road.
2. Parcel "A" is to be accessed from adjacent properties to the East and South.
3. Parcel "J" is to be accessed from a division of Parcel "G", division is designated as Parcel "J" of the SW1/4 of the SW1/4 of Sec 9-74-27.

ABACI CONSULTING, INC.

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

DATE OF SURVEY FIELDWORK: 8/15/17 DRAWING DATE: 10/10/17 DRAFTER: VP PROJECT NO: 17345

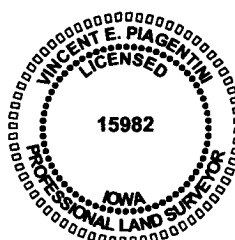
Page 1 of 2

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 10/16/17
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

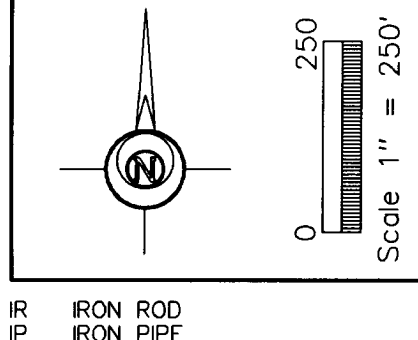
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) 2 pages



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



IR IRON ROD
 IP IRON PIPE

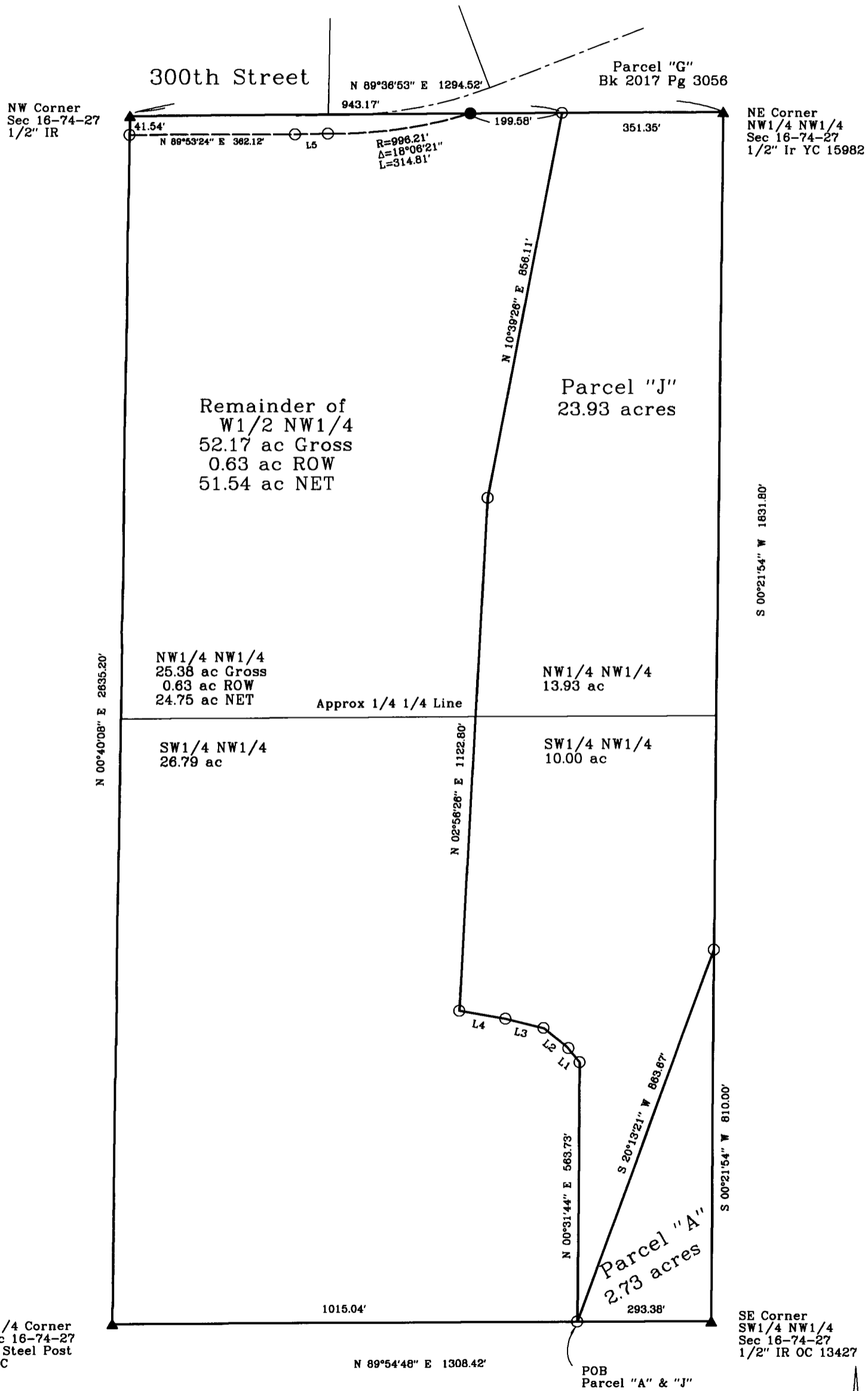
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