

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 1516 Prairieview Avenue
 CITY: Van Meter
 SECTION: 33 TOWNSHIP: 77 RANGE: 27
 ALIQUOT PART: NE1/4
 PARCEL DESIGNATION: Parcel "M"
 PROPRIETOR: Steve & Cynthia Florer
 REQUESTED BY: Steve Florer
 SURVEYOR NAME: Vincent E. Piagentini

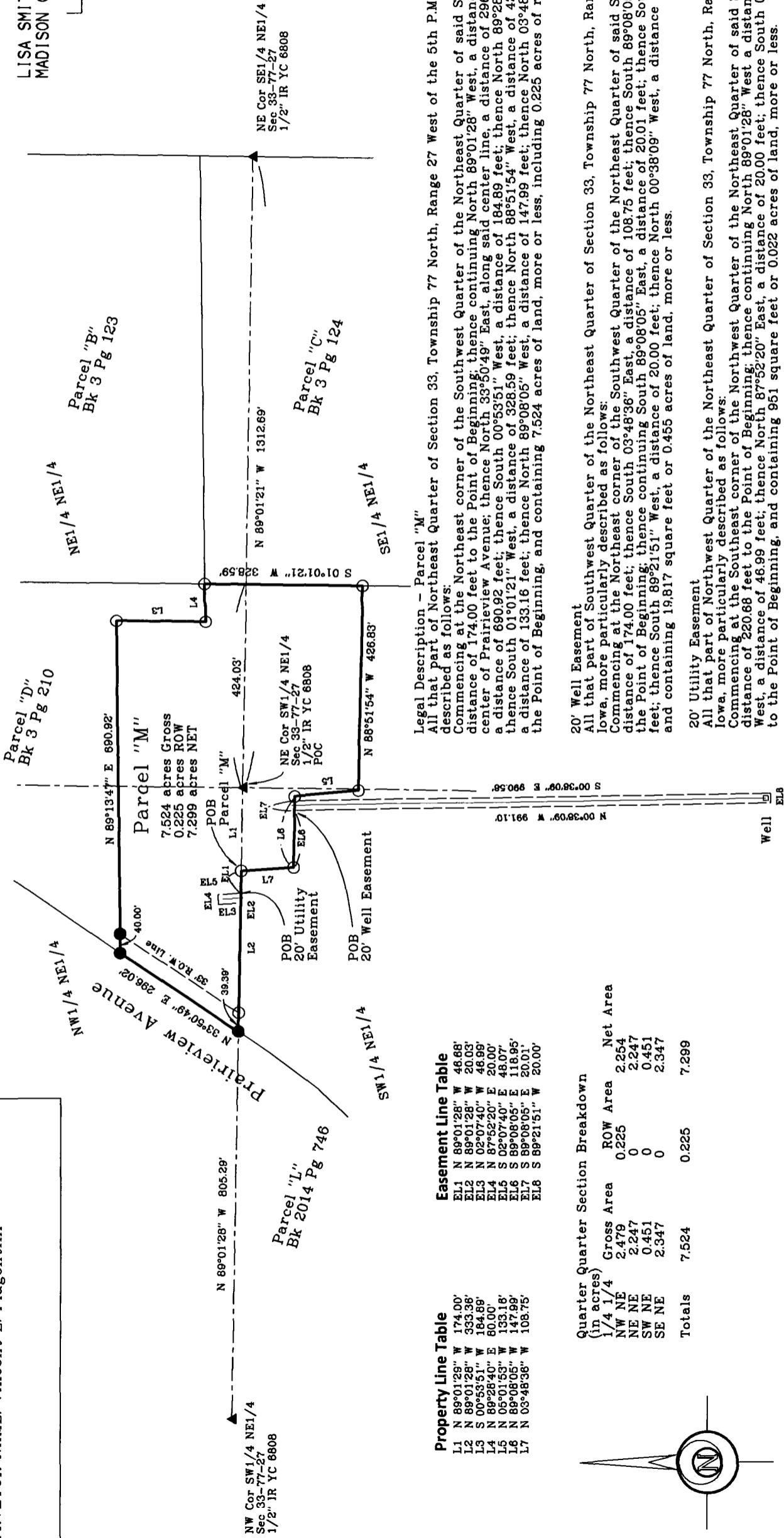
**PLAT OF SURVEY
 PARCEL "M" OF THE
 NORTHEAST QUARTER OF
 SEC 33-77-27**

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INDEX
 ANNO
 SCAN
 CHECK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

SPACE ABOVE FOR USE BY RECORDER OFFICE



Property Line Table

L1	N 89°01'28" W	174.00'
L2	N 89°01'28" W	333.36'
L3	S 00°53'51" W	184.99'
L4	N 89°28'40" E	80.00'
L5	S 02°07'40" E	48.07'
L6	S 89°08'05" E	118.95'
L7	N 03°48'36" W	108.75'
L8	S 89°21'51" W	20.01'

Easement Line Table

EL1	N 89°01'28" W	46.68'
EL2	N 89°01'28" W	20.03'
EL3	N 02°07'40" W	46.99'
EL4	N 87°52'20" E	20.00'
EL5	S 02°07'40" E	48.07'
EL6	S 89°08'05" E	118.95'
EL7	N 89°08'05" E	118.95'
EL8	S 89°21'51" W	20.01'

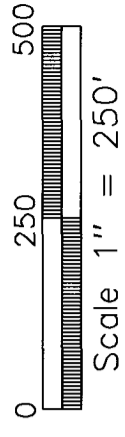
Quarter Quarter Section Breakdown

(in acres)	Gross Area	ROW Area	Net Area
1/4 1/4	2.479	0.225	2.254
NW NE	2.247	0	2.247
NE NE	0.451	0	0.451
SW NE	2.347	0	2.347
SE NE	7.524	0.225	7.299
Totals			

Legal Description - Parcel "M"
 All that part of Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Northeast corner of the Southwest Quarter of said Section 33, thence North 89°01'28" West a distance of 174.00 feet to the Point of Beginning; thence continuing North 89°01'28" West, a distance of 333.36 feet, to a point at the center of Prairieview Avenue; thence North 33°50'49" East, along said center line, a distance of 296.02 feet; thence North 89°13'47" East, a distance of 890.92 feet; thence South 00°53'51" West, a distance of 184.89 feet; thence North 89°28'40" East, a distance of 80.00 feet; thence South 01°01'21" West, a distance of 328.59 feet; thence North 88°51'54" West, a distance of 426.83 feet; thence North 05°01'53" West, a distance of 133.16 feet; thence North 89°08'05" West, a distance of 147.99 feet; thence North 03°48'36" West, a distance of 108.75 feet to the Point of Beginning, and containing 7.524 acres of land, more or less, including 0.225 acres of road easement.

20' Well Easement
 All that part of Southwest Quarter of the Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Northeast corner of the Southwest Quarter of said Section 33, thence North 89°01'28" West, a distance of 174.00 feet; thence South 03°48'36" East, a distance of 108.75 feet; thence South 89°08'05" East, a distance of 118.95 feet to the Point of Beginning; thence continuing South 89°08'05" East, a distance of 20.01 feet; thence South 00°38'09" East, a distance of 990.58 feet; thence South 89°21'51" West, a distance of 20.00 feet; thence North 00°38'09" West, a distance of 991.10 feet to the Point of Beginning, and containing 19,817 square feet or 0.455 acres of land, more or less.

20' Utility Easement
 All that part of Northwest Quarter of the Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Southeast corner of the Northwest Quarter of said Section 33, thence North 89°01'28" West a distance of 220.68 feet to the Point of Beginning; thence continuing North 89°01'28" West a distance of 20.03 feet; thence North 02°07'40" West, a distance of 46.99 feet; thence North 87°52'20" East, a distance of 20.00 feet; thence South 02°07'40" East, a distance of 48.07 feet to the Point of Beginning, and containing 951 square feet or 0.022 acres of land, more or less.



SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 6808 UNLESS NOTED
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND UNLESS NOTED
- △ SECTION CORNER SET UNLESS NOTED
- POB POINT OF BEGINNING UNLESS NOTED
- POC POINT OF COMMENCEMENT UNLESS NOTED
- YC YELLOW CAP UNLESS NOTED



DATE OF SURVEY FIELDWORK: 10/31/17 DRAWING DATE: 10/31/17 REVISION DATE: DRAFTER: VP PROJECT NO: 17452

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
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 11/27/2017

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

IR IRON ROD
 IP IRON PIPE

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