

**INDEX LEGEND**

COUNTY: Madison  
 SITE ADDRESS: 1259 Pitzer Road  
 CITY: Earlham  
 SECTION: 16 TOWNSHIP: 77 RANGE: 29  
 ALIQUOT PARTS: NW 1/4 SE 1/4 & NE 1/4 SE 1/4  
 PARCEL DESIGNATIONS: "C", "D" & "E"  
 SUBDIVISION NAME:  
 BLOCK: LOT(S):  
 PROPRIETOR: Bonnie Arnburg  
 REQUESTED BY: Andrew Arnburg  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY  
 OF PARCELS "C", "D" & "E"  
 OF THE NW 1/2 SE 1/4  
 SECTION 16-77-29**

Document 2018 91  
 Book 2018 Page 91 Type 06 026 Pages 1  
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 SCAN  
 CHECK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

**LEGAL DESCRIPTION PARCEL "C"**

Part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 16, in Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the East Quarter (1/4) corner of said Section 16; Thence South 0°13'35" West, 311.69 feet on the East line of said Section 16; Thence South 87°50'07" West, 220.80 feet; Thence South 40°40'30" West, 14.95 feet; Thence South 88°06'19" West, 194.24 feet; Thence North 1°22'21" East, 155.16 feet; Thence North 89°57'43" West, 588.28 feet; Thence North 89°13'38" West, 87.56 feet; Thence South 89°14'00" West, 542.65 feet; Thence South 38°13'28" West, 195.28 feet; Thence South 54°10'57" West, 161.44 feet; Thence South 40°51'31" West, 193.22 feet; Thence South 24°14'15" West, 57.62 feet; Thence South 2°10'36" East, 199.40 feet; Thence South 34°00'33" West, 272.74 feet; Thence South 3°15'04" West, 210.85 feet to a point on the South line of the North Half (1/2) of the Southeast Quarter (1/4) of said Section 16; Thence North 89°05'54" West, 51.91 feet on said South line to the Southwest corner of the Northwest Quarter (1/4) of said Section 16; Thence North 16°12'48" East, 1,319.93 feet on the West line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; Thence North 0°12'48" East, 1,319.93 feet on the West line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16 to the Center of Section 16; Thence South 88°59'33" East, 2,620.98 feet on the North line of said Southeast Quarter (1/4) to the East Quarter (1/4) corner, being the Point of Beginning, containing 19.93 acres, including 0.43 acres of road easement, more or less.

**LEGAL DESCRIPTION PARCEL "D"**

Part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 16, in Township 77 North, Range 29 West, of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Commencing at the East Quarter (1/4) corner of said Section 16; Thence South 0°13'35" West, 683.68 feet on the East line of said Section 16 to the Point of Beginning; Thence continuing South 0°13'35" West, 631.41 feet on the East line of said Section 16 to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 16; Thence North 89°05'54" West, 296.07 feet on the South line of the North Half (1/2) of the Southeast Quarter (1/4) of said Section 16 to the Southeast corner of a Cemetery; Thence North 1°51'59" West, 185.12 feet on the East line of said Cemetery to the Northwest corner of the Cemetery; Thence North 89°37'17" West, 165.00 feet on the North line of said Cemetery to the Northwest corner of said Cemetery; Thence South 1°53'13" East, 183.61 feet on the West line of said Cemetery to the Southwest corner of said Cemetery, being a point on the South line of the North Half (1/2) of the Southeast Quarter (1/4) of said Section 16; Thence North 89°05'54" West, 2,107.62 feet on the South line of the North Half (1/2) of the Southeast Quarter (1/4) of said Section 16; Thence North 3°15'04" East, 210.85 feet; Thence North 34°00'33" East, 272.74 feet; Thence North 2°10'36" West, 199.40 feet; Thence North 24°14'15" East, 57.62 feet; Thence North 40°51'31" East, 193.22 feet; Thence North 54°10'57" West, 161.44 feet; Thence North 38°13'28" East, 195.28 feet; Thence North 89°14'00" East, 542.65 feet; Thence North 89°13'38" East, 87.56 feet; Thence South 89°57'43" East, 588.28 feet; Thence South 1°22'21" West, 155.16 feet; Thence South 40°40'30" East, 14.95 feet; Thence South 88°06'19" East, 194.24 feet to the Point of Beginning, containing 55.31 acres, including 0.89 acres of road easement, more or less.

**LEGAL DESCRIPTION PARCEL "E"**

Part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 16, in Township 77 North, Range 29 West, of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Commencing at the East Quarter (1/4) corner of said Section 16; Thence South 0°13'35" West, 311.69 feet on the East line of said Section 16 to the Point of Beginning; Thence continuing South 0°13'35" West, 371.99 feet on the East line of said Section 16; Thence North 85°08'31" West, 278.62 feet; Thence North 80°20'24" West, 154.52 feet; Thence North 1°22'21" East, 286.46 feet; Thence North 88°06'19" East, 194.24 feet; Thence North 40°40'30" East, 14.95 feet; Thence North 87°50'07" East, 220.80 feet to the Point of Beginning, containing 3.32 acres, including 0.44 acres of road easement, more or less.

**LINE TABLES**

LINE	BEARING	DISTANCE
L1	N 89°05'54" W	51.91
L2	N 24°14'15" E	57.62
L3	N 54°10'57" E	161.44
L4	S 89°13'38" E	87.56
L5	S 88°06'19" W	194.24
L6	S 40°40'30" W	14.95
L7	S 87°50'07" W	220.80
L8	N 89°37'17" W	165.00
L9	S 85°08'31" E	278.62

LINE	BEARING	DISTANCE
L10	N 00°13'35" E	109.33
L11	N 06°50'25" W	121.33
L12	N 00°13'35" E	135.50
L13	N 00°13'34" E	114.50
L14	S 89°46'25" E	20.00
L15	N 01°51'53" W	185.12
L16	N 89°37'17" W	165.00
L17	S 01°53'13" E	183.61

DATE OF SURVEY FIELDWORK: 12/12/2017 DRAWING DATE: 12/20/2017 REVISION DATE: 12/20/2017 DRAFTER: CTA PROJECT NO: 17513

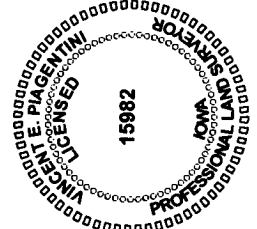
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Vincent E. Piagentini*  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 12/28/17

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
- 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



SPACE ABOVE FOR USE BY RECORDER OFFICE

POB PARCEL "C"  
 E 1/4 CORNER  
 SEC 16-77-29  
 FND PK NAIL

S 88°59'33" E 2620.98'

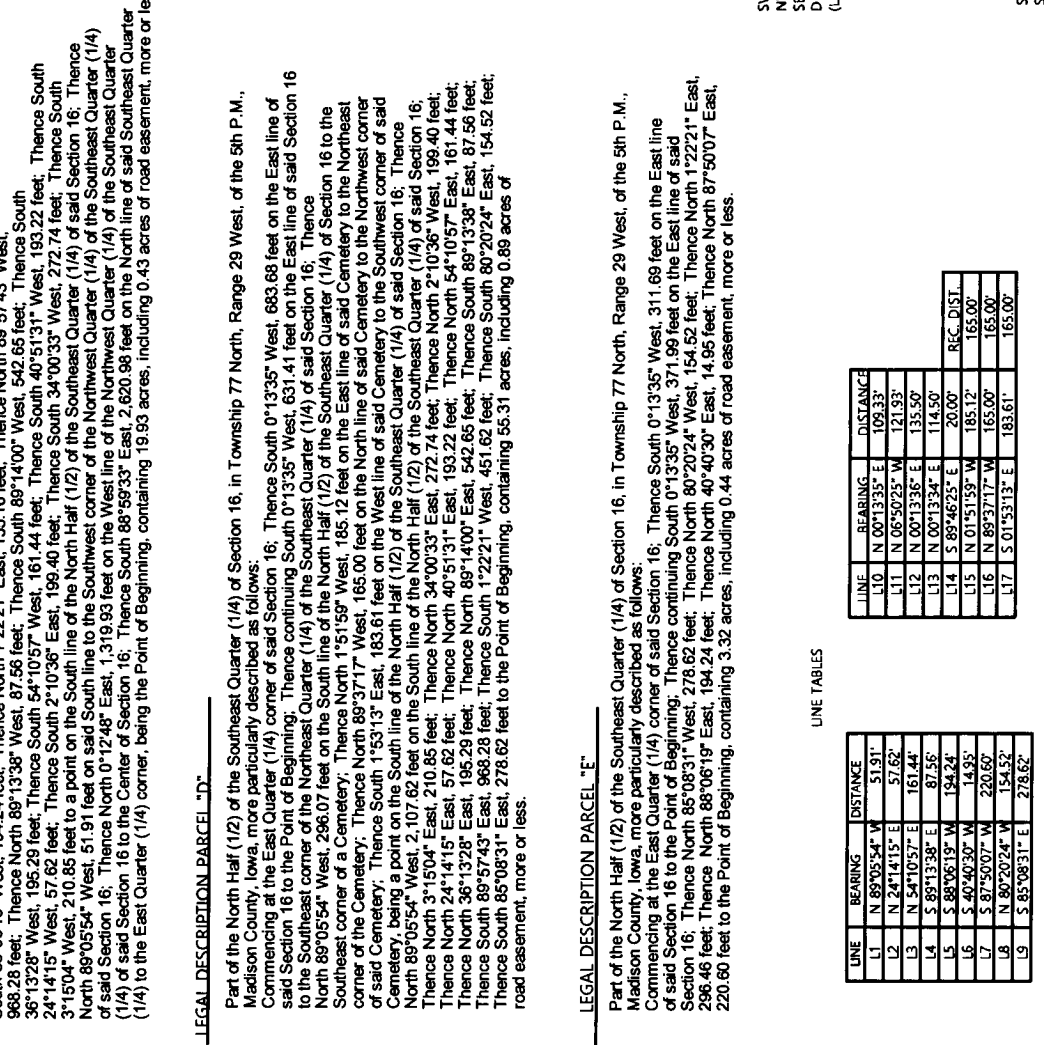
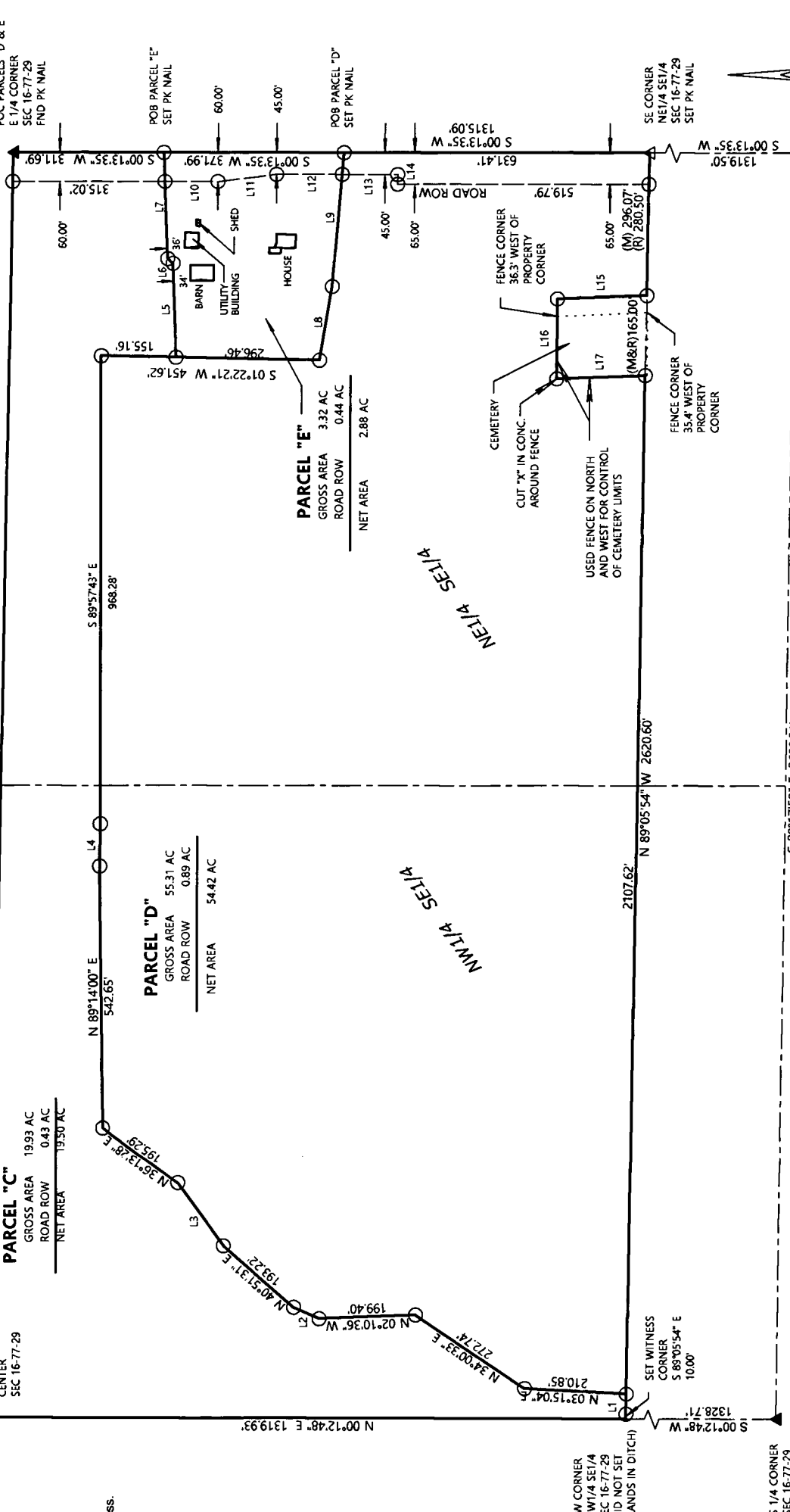
S 89°14'00" E 542.65'

S 89°05'54" W 2620.60'

S 89°17'59" E 2620.21'

S 89°57'43" E 968.28'

S 00°13'35" W 311.69'



**AREA TABLES**

PARCEL	NW 1/4 SE 1/4		NE 1/4 SE 1/4	
	GROSS	ROAD ROW	GROSS	ROAD ROW
"C"	12.72 AC	0 AC	7.21 AC	0.43 AC
"D"	26.95 AC	0 AC	28.36 AC	0.89 AC
"E"	0 AC	0 AC	3.32 AC	0.44 AC
				2.88 AC

PARCEL	NW 1/4 SE 1/4		NE 1/4 SE 1/4	
	GROSS	ROAD ROW	GROSS	ROAD ROW
"C"	12.72 AC	0 AC	7.21 AC	0.43 AC
"D"	26.95 AC	0 AC	28.36 AC	0.89 AC
"E"	0 AC	0 AC	3.32 AC	0.44 AC
				2.88 AC

- IR IRON ROD
- IP IRON PIPE
- FND FOUND



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