

COUNTY: Madison
 SITE ADDRESS: 2428 Knolls Ridge Trail
 CITY: Winterset
 SECTION: 13 TOWNSHIP: 75 RANGE: 28
 ALIQUOT PART: NW1/4 NW1/4
 PARCEL DESIGNATIONS: "B" & "C"
 SUBDIVISION NAME:
 BLOCK: LOT(S)
 PROJECTOR: Bill Rhoads
 REQUESTED BY: Bill Rhoads
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY
 OF PARCELS "B" & "C"
 OF THE NW1/4 NW1/4,
 SECTION 13 T-75-N R-28-W**

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 Date 1/25/2018 Time 11:01:05AM
 Rec Amt \$7.00
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA
 INDX ANNO SCAN
 CHEK

Legal Description of Parcel "B"

Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 13, Township 75 North, Range 28 West, of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Northwest corner of said Section 13; Thence South 0°34'06" West, 1,109.46 feet on the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the Point of Beginning; Thence South 89°25'54" East, 158.40 feet; Thence North 55°19'06" East, 455.40 feet; Thence North 24°29'54" West, 125.40 feet; Thence North 89°07'09" East, 348.00 feet; Thence North 15°52'51" East, 242.66 feet; Thence South 1°39'23" West, 245.47 feet to a point on the South line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 89°26'04" West, 594.35 feet to the Southeast corner of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 0°34'06" East, 215.61 feet on the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the Point of Beginning, containing 4.30 acres, including 0.16 acres of road right of way, more or less.

Legal Description of Parcel "C"

Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 13, Township 75 North, Range 28 West, of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Northwest corner of said Section 13; Thence South 0°34'06" West, 1,109.46 feet on the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the Point of Beginning; Thence North 55°19'06" East, 158.40 feet; Thence North 24°29'54" West, 125.40 feet; Thence North 89°07'09" East, 348.00 feet; Thence North 15°52'51" East, 242.66 feet; Thence South 1°39'23" West, 245.47 feet to a point on the South line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 89°26'04" West, 594.35 feet to the Southeast corner of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 0°34'06" East, 215.61 feet on the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the Point of Beginning, containing 12.88 acres, more or less.

Legal Description of Ingress-Egress Easement #1

Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 13, Township 75 North, Range 28 West, of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Northwest corner of said Section 13; Thence South 0°34'06" West, 1,109.46 feet on the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the Point of Beginning; Thence North 55°19'06" East, 158.40 feet; Thence North 24°29'54" West, 125.40 feet; Thence North 89°07'09" East, 348.00 feet; Thence North 15°52'51" East, 242.66 feet; Thence South 1°39'23" West, 245.47 feet to a point on the South line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 89°26'04" West, 594.35 feet to the Southeast corner of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Thence North 0°34'06" East, 215.61 feet on the West line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the Point of Beginning, containing 10,825 square feet, more or less.

Legal Description of Ingress-Egress Easement #2

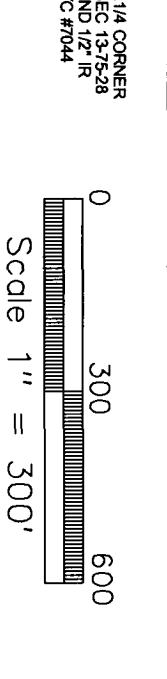
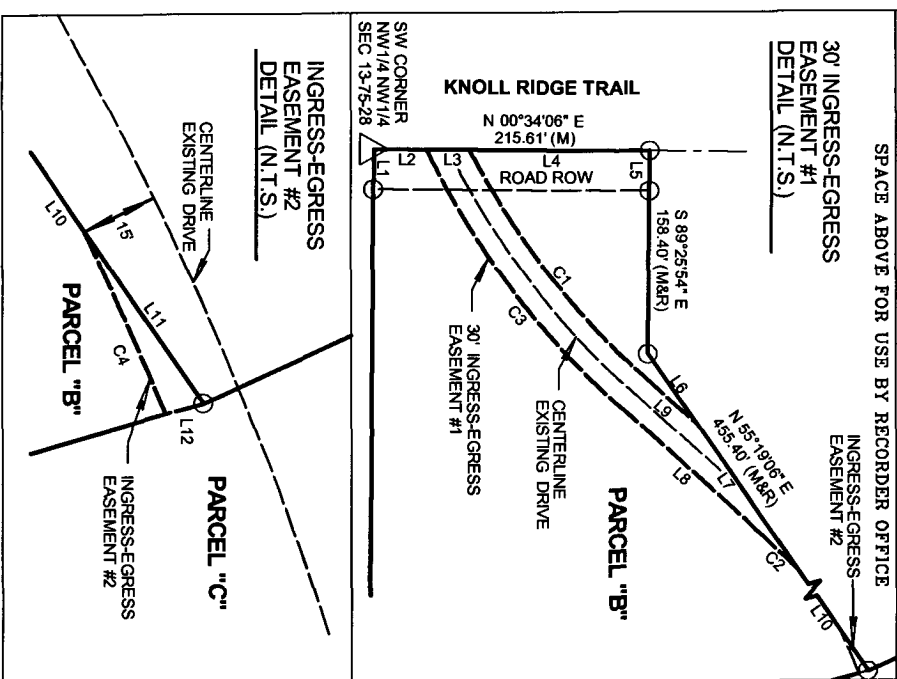
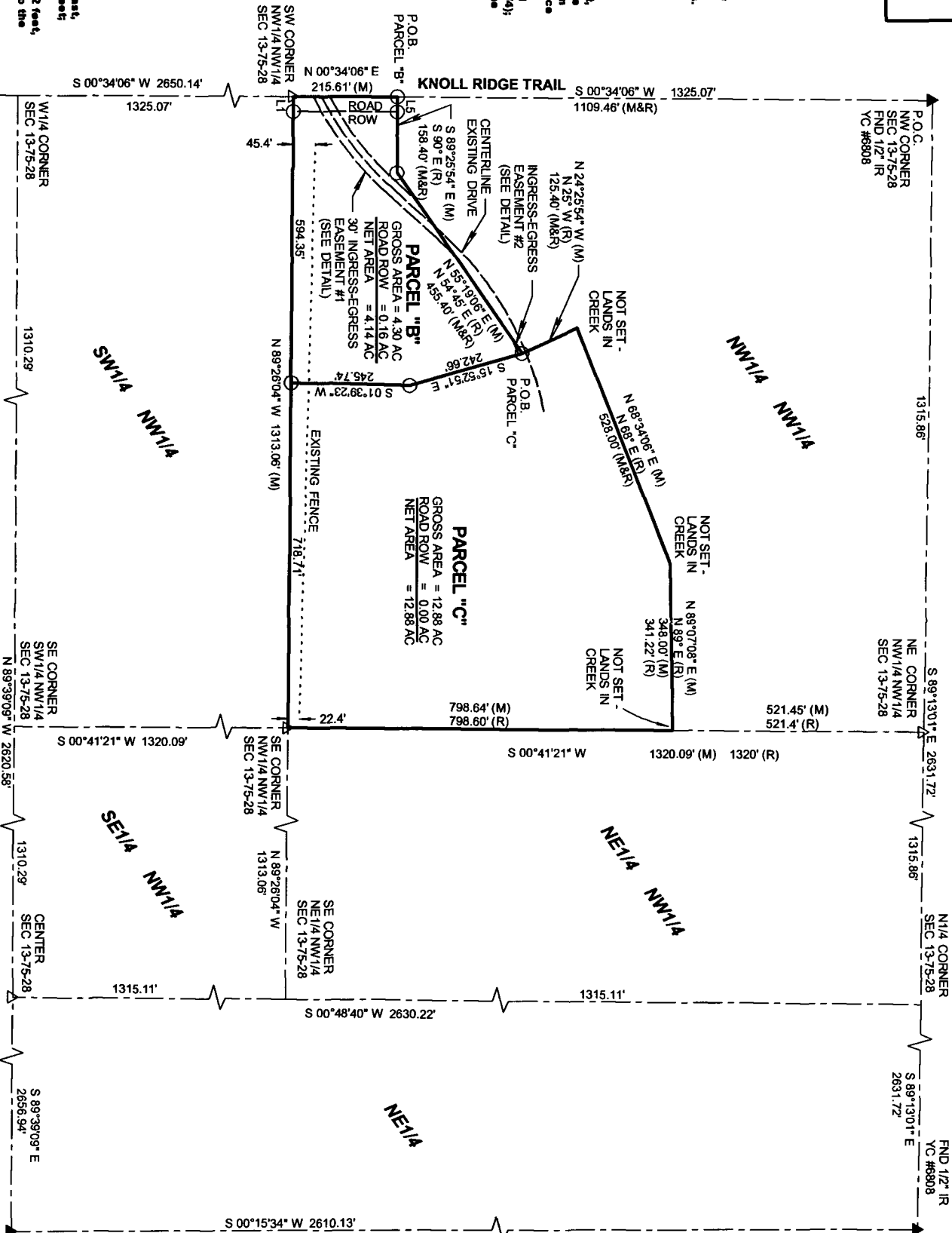
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LINE TABLES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°26'04" W	31.81	L7	N 55°19'06" E	140.59
L2	N 00°34'06" E	40.87	L8	S 42°19'29" W	150.18
L3	N 00°34'06" E	33.86	L9	N 42°19'29" E	89.20
L4	N 00°34'06" E	141.08	L10	N 55°19'06" E	205.59
L5	S 89°25'54" E	31.81	L11	N 89°25'54" E	40.90
L6	N 55°19'06" E	68.32	L12	S 15°52'51" E	7.66

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	620.86	20°34'06"	222.88	221.87	112.84	N 52°38'29" E
C2	688.19	04°00'30"	46.04	23.03	4.47	S 44°19'42" W
C3	680.86	21°56'35"	249.21	241.75	128.18	S 53°17'47" W
C4	688.19	03°24'19"	39.12	39.11	19.56	S 66°00'22" W



DATE OF SURVEY FIELDWORK: 12/21/2017 DRAWING DATE: 1/15/2018 REVISION DATE: DRAFTER: CTA PROJECT NO: 17337

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 1/15/18

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
 O CORNER MONUMENT FOUND
 ● UNLESS NOTED
 ○ SECTION CORNER FOUND
 ▲ SECTION CORNER SET
 ▲ UNLESS NOTED
 ▲ 1/2" IR YC 15982
 ▲ POB POINT OF BEGINNING
 ▲ YC YELLOW CAP
 ▲ FND FOUND
 IR IRON ROD
 IP IRON PIPE

ABACI CONSULTING, INC.
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