

INDEX LEGEND

COUNTY: Madison
 PARCEL DESIGNATION:
 SECTION: 31 TOWNSHIP: 77 N RANGE: 27 W
 ALIQUOT PART: NE1/4
 SUBDIVISION NAME:
 BLOCK: LOT(S):
 SITE ADDRESS: 2299 152nd Street
 CITY: Winterset
 PROPRIETOR: David and Nancy Forrest
 REQUESTED BY: Nancy Forrest
 SURVEYOR NAME: Vincent E. Piagentini

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



Document 2018 454

Book 2018 Page 454 Type 06 026 Pages 1
 Date 2/12/2018 Time 10:27:43AM
 Rec Amt \$7.00

INDX ✓
 ANNO
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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

BOUNDARY RETRACEMENT SURVEY

Legal Description

The East Half (E1/2) of the Northeast Quarter (NE1/4), Section 31, Township 77 North, Range 27 West, of the 5th P.M., Madison County, Iowa, containing 79.63 acres, including 1.00 acre of road right of way, more or less.

NW CORNER
 NE1/4 NE1/4
 SEC 31-77-27
 FND 5/8" IR
 CAP #7995

NE CORNER
 SEC 31-77-27
 FND STONE

S 89°29'13" E
 1308.55'

NE1/4 NE1/4

E1/2 NE1/4
 GROSS AREA = 79.63 AC
 ROAD ROW = 1.00 AC
 NET AREA = 78.63 AC

NE CORNER
 SE1/4 NE1/4
 SEC 31-77-27
 FND 1/2" IR

N 00°41'05" E 2630.65'

1309.36' (M) 1309.58' (R)
 S 00°13'47" W

LOT 14
 Berglund
 Rural
 Estates

S 00°18'28" W 662.7' (R)
 S 00°55' (M) 662.7' (R)

FND 5/8" IR

LOT 15

S 00°26'25" W 659.27' (M) 662.8' (R)

FND 5/8" IR
 11.89' N &
 0.42' E OF
 SET CORNER

1313.25'
 S 89°23'22" E

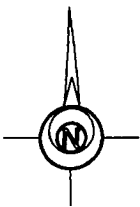
CENTER
 SEC 31-77-27
 FND 1/2" IR

SW CORNER
 SE1/4 NE1/4
 SEC 31-77-27
 FND 1/2" IR

N 89°27'58" W 1326.11'
152nd STREET

E1/4 CORNER
 SEC 31-77-27
 FND RR SPIKE

33' RIGHT OF WAY LINE 33.00'



0 500 1000
 Scale 1" = 500'

DATE OF SURVEY FIELDWORK: 1/25/2018 DRAWING DATE: 2/1/2018 DRAFTER: CTA PROJECT NO: 18010

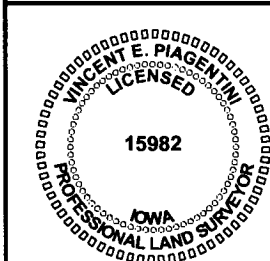
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini 2/5/18
 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