


INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 260th Street
 CITY: Winterset
 SECTION: 20 TOWNSHIP: 75 RANGE: 28
 ALIQUOT PART: ne1/4 se1/4
 PARCEL DESIGNATION: Parcel "B"
 PROPRIETOR: James M Tyler Trust & Dixie L Tyler Trust
 REQUESTED BY: Jim Tyler
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
PARCEL "B" OF THE NE1/4 SE1/4
SEC 20-75-28

AND

25' PRIVATE INGRESS-EGRESS
EASEMENT DESCRIPTION


 Document 2018 886
 Book 2018 Page 886 Type 06 026 Pages 1
 Date 3/23/2018 Time 10:09:20AM
 Rec Amt \$7.00

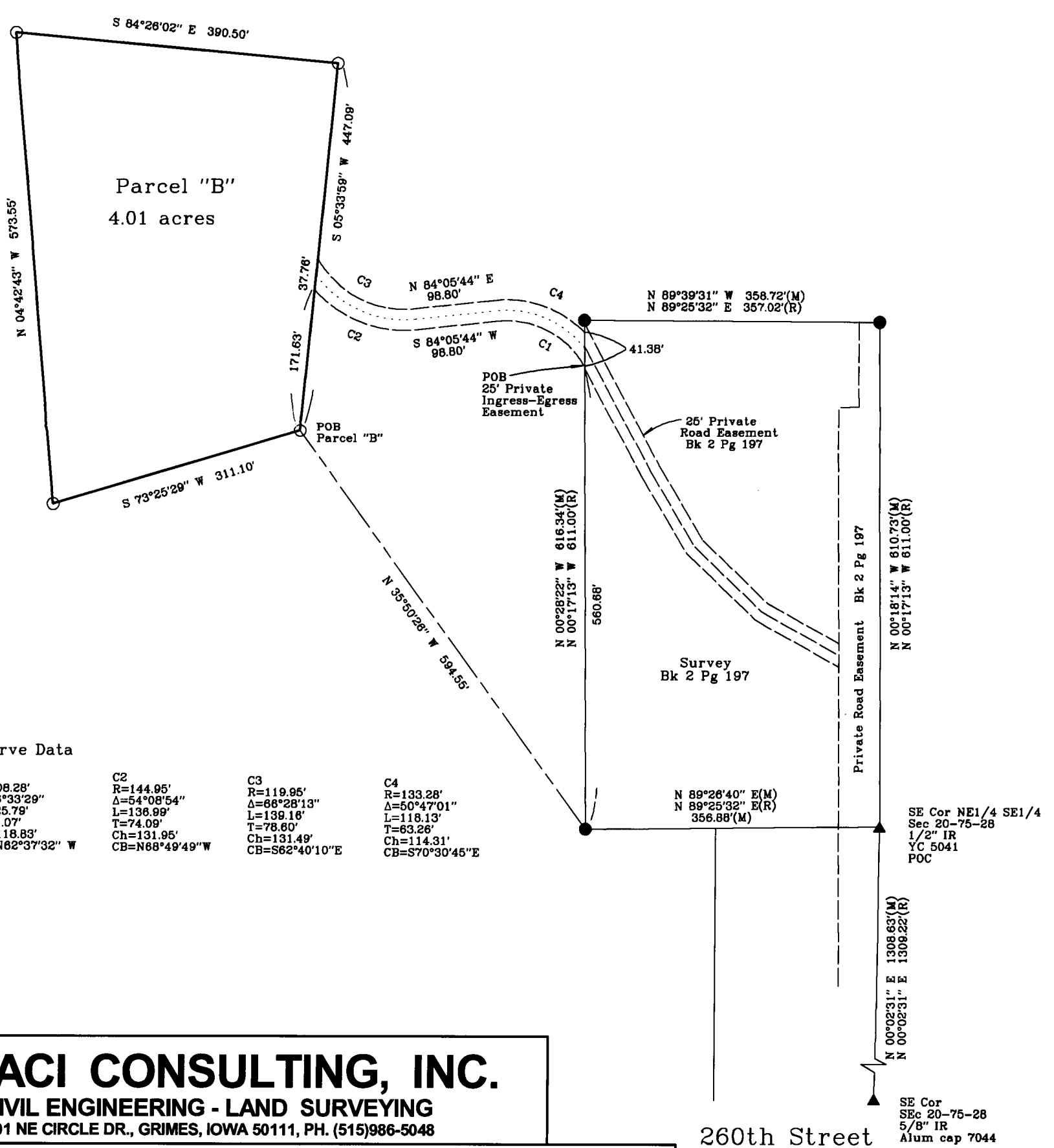
LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHECK

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 "B"
 All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 20, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Southeast corner of said NE1/4 of the SE1/4, thence South 89°26'40" West, a distance of 356.88 feet; thence North 35°50'26" West, a distance of 594.55 feet, to the Point of Beginning; thence South 73°25'29" West, a distance of 311.10 feet; thence North 04°42'43" West, a distance of 573.55 feet; thence South 84°26'02" East, a distance of 390.50 feet; thence South 05°33'59" West, a distance of 447.09 feet to the Point of Beginning, and containing 4.01 acres of land, more or less.

Legal Description - 25' Private Ingress-Egress Easement
 All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 20, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Southeast corner of said NE1/4 of the SE1/4, thence South 89°26'40" West, a distance of 356.88 feet; thence North 00°28'22" West, a distance of 560.68 feet, to the Point of Beginning; thence along a curve to the left having a radius of 108.28 feet, a delta of 66°33'29", an arc length of 125.79 feet, and a chord which bears North 62°37'32" West having a chord distance of 118.83 feet to a point of tangency; thence South 84°05'44" West, a distance of 98.80 feet to a point of curve; thence along a curve to the right having a radius of 144.95 feet, a delta of 54°08'54", an arc length of 136.99 feet, and a chord which bears North 68°49'49" West having a chord distance of 131.95 feet to a point on the East line of Parcel "B"; thence North 05°33'59" East, along said East line, a distance of 37.76 feet to a point on a curve; thence along a curve to the left having a radius of 119.95 feet, a delta of 66°28'13", an arc length of 139.16 feet, and a chord which bears South 82°40'10" East having a chord distance of 131.49 feet to a point of tangency; thence North 84°05'44" East, a distance of 98.80 feet to a point of curve; thence along a curve to the right having a radius of 133.28 feet, a delta of 50°47'01", an arc length of 118.13 feet, and a chord which bears South 70°30'45" East having a chord distance of 114.31 feet; thence South 00°28'22" East, a distance of 41.38 feet to the Point of Beginning, and containing 8,932 square feet or 0.20 acres of land, more or less.




Curve Data

C1 R=108.28' Δ=66°33'29" L=125.79' T=71.07' Ch=118.83' CB=N62°37'32" W	C2 R=144.95' Δ=54°08'54" L=136.99' T=74.09' Ch=131.95' CB=N88°49'49" W	C3 R=119.95' Δ=66°28'13" L=139.16' T=78.60' Ch=131.49' CB=S62°40'10" E	C4 R=133.28' Δ=50°47'01" L=118.13' T=83.26' Ch=114.31' CB=S70°30'45" E
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ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

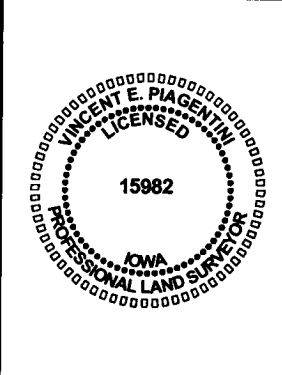
DATE OF SURVEY FIELDWORK: 3/12/18 DRAWING DATE: 3/16/18 REVISION DATE: DRAFTER: VP PROJECT NO: 18053

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, IOWA LIC. NO 15982 DATE 3/20/18

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
 ● FOUND 1/2" IR YC 5041 UNLESS NOTED
 ○ 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

