

INDEX LEGEND

COUNTY: Madison
SITE ADDRESS:
CITY: Winterset
SECTION: 7 TOWNSHIP: 75 RANGE: 27
ALIQUOT PART: W1/2 NW1/4
PARCEL DESIGNATION:
SUBDIVISION NAME:
BLOCK:
LOT(S):
PROPRIETOR: Philip & Patricia Barry Family Trust & Dunn Family Trust
REQUESTED BY: Steve Dunn
SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY OF PARCELS "K", "L", "M", "N", "P" IN THE NORTHWEST FRACTIONAL QUARTER SECTION 7-75-27

Legal Description of Parcel "N"

Part of the Northwest Fractional Quarter of the Northwest Quarter of Section 7 and part of Parcel "E" of the Southwest Fractional Quarter of the Northwest Quarter of Section 7, recorded in Book 2012, Page 2919 in the Office of the Madison County, Iowa Recorder, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; Thence North 0°10'43" East, 72.66 feet on the West line of the Northwest Fractional Quarter of the Northwest Quarter of Section 7 to a point on the centerline of 230th Lane extended; Thence South 87°36'41" East, 278.10 feet on said centerline of 230th Lane extended to a point on the centerline of 230th Lane being the Point of Beginning; Thence continuing South 87°36'41" East, 258.82 feet on said centerline of 230th Lane; Thence 173.34 feet Southeast on said centerline of 230th Lane, on a 4,644.86 foot radius curve concave Northeasterly, having a delta of 2°08'18", a chord bearing South 88°40'44" East and a chord of 173.33 feet; Thence South 0°15'32" West, 215.92 feet to a point on the South line of said Parcel "E"; Thence South 74°56'48" West, 143.51 feet on the South line of said Parcel "E"; Thence South 55°22'32" West, 186.11 feet on the South line of said Parcel "E"; Thence North 3°37'20" West, 426.80 feet to the Point of Beginning, containing 3.00 acres, including 0.25 acres of county road right of way, more or less.

Legal Description of Parcel "L"

Part of the Northwest Fractional Quarter of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; Thence South 0°10'43" West, 355.00 feet on the West line of said Section 7 to the Point of Beginning; Thence North 89°36'43" East, 955.00 feet; Thence South 0°10'43" West, 912.07 feet to a point on the centerline of 230th Lane; Thence 418.58 feet Southeast on said centerline of 230th Lane, on a 4,644.86 foot radius curve concave Northeasterly, having a delta of 5°09'48", a chord bearing South 89°48'31" West and a chord of 418.44 feet; Thence North 87°36'41" West, 536.92 feet on said centerline of 230th Lane and the extension of said centerline thereof, to a point on the West line of said Section 7; Thence North 0°10'43" East, 884.62 feet on the West line of said Section 7 to the Point of Beginning, containing 19.84 acres, including 0.41 acres of county road right of way, more or less.

Legal Description of Parcel "M"

Part of the Northwest Fractional Quarter of the Northwest Quarter of Section 7 and part of Parcel "E" of the Southwest Fractional Quarter of the Northwest Quarter of Section 7, recorded in Book 2012, Page 2919 in the Office of the Madison County, Iowa Recorder, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; Thence North 0°10'43" East, 72.66 feet on the West line of the Northwest Fractional Quarter of the Northwest Quarter of Section 7 to a point on the centerline of 230th Lane extended; Thence South 87°36'41" East, 278.10 feet on said centerline of 230th Lane extended to a point on the centerline of 230th Lane; Thence South 3°37'20" East, 426.80 feet to a point on the South line of said Parcel "E"; Thence South 75°43'25" West, 119.75 feet on the South line of said Parcel "E"; Thence North 84°38'48" West, 193.64 feet on the South line of said Parcel "E" to the Southwest corner of said Parcel "E"; Thence North 0°34'44" East, 376.36 feet to the Point of Beginning, containing 3.03 acres, including 0.02 acres of county road right of way, more or less.

SPACE ABOVE FOR USE BY RECORDER OFFICE

PARCEL "M"

Table with 4 columns: NW Fr. 1/4 NW 1/4, GROSS AREA, ROAD ROW, NET AREA. Values: 2.61 AC, 0.00 AC, 2.61 AC.

Table with 4 columns: SW Fr. 1/4 NW 1/4, GROSS AREA, ROAD ROW, NET AREA. Values: 2.61 AC, 0.00 AC, 2.61 AC.

Table with 4 columns: TOTAL, GROSS AREA, ROAD ROW, NET AREA. Values: 3.03 AC, 0.02 AC, 3.01 AC.

PARCEL "N"

Table with 4 columns: NW Fr. 1/4 NW 1/4, GROSS AREA, ROAD ROW, NET AREA. Values: 0.48 AC, 0.25 AC, 0.23 AC.

Table with 4 columns: SW Fr. 1/4 NW 1/4, GROSS AREA, ROAD ROW, NET AREA. Values: 2.52 AC, 0.00 AC, 2.52 AC.

Table with 4 columns: TOTAL, GROSS AREA, ROAD ROW, NET AREA. Values: 3.00 AC, 0.25 AC, 2.75 AC.

PARCEL "P"

Table with 4 columns: NW Fr. 1/4 NW 1/4, GROSS AREA, ROAD ROW, NET AREA. Values: 1.89 AC, 0.43 AC, 1.46 AC.

Table with 4 columns: SW Fr. 1/4 NW 1/4, GROSS AREA, ROAD ROW, NET AREA. Values: 1.11 AC, 0.00 AC, 1.11 AC.

Table with 4 columns: TOTAL, GROSS AREA, ROAD ROW, NET AREA. Values: 3.00 AC, 0.43 AC, 2.57 AC.

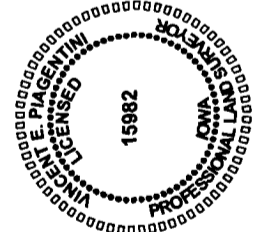
NOTES:

- 1. Chapter 125 of the Territory of Iowa law, approved February 1, 1843, set a sixty feet width for county roads.
2. Section 515, Code of Iowa, 1851, approved December 5, 1851, provided: County and state roads hereafter established must be sixty-six feet in width unless otherwise specifically directed, but the court may for good reasons fix a different width not less than thirty-three feet
3. 230TH Street is located on a drawing in Book A, pages 140 - 141 of the Madison County Engineers Office, dated November 8th, 1858. At the time this road was the highway between Osceola and Winterset. No width is given in document. Date of road creation is June 18, 1864.
4. Highway between Osceola and Winterset is vacated along this portion and relocated to its current location.
5. Parcel G in Book 2012 page 2920 of the Madison County Recorders Office, states that the North line as being the centerline of the county road and gives a 25-foot half right-of-way, as shown on the drawing. The actual road centerline is between the north line of the parcel and the shown right-of-way line. It is believed that the intent was to have a 50-foot right-of-way for the road.
6. The Private Ingress-Egress Easements extending west from the end of the existing road, shall remain private, until such time that it is presented to and accepted by the Madison County Engineers Office for road purposes.
7. Farm silo located in Private Ingress-Egress Easement, to be removed as needed for usage purposes.

Notes 1 and 2 are copied from the manual distributed by the Society of Land Surveyors of Iowa, titled Laws & Administrative Rules Relating to Land Surveying in the State of Iowa 2013 page 283.

Legal Description of Private 50' Wide Ingress-Egress Easement

Part of the Northwest Fractional Quarter of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; Thence North 0°10'43" East, 47.64 feet on the West line of said Northwest Fractional Quarter of the Northwest Quarter of Section 7 to the Point of Beginning; Thence continuing North 0°10'43" East, 50.04 feet on the West line of said Northwest Fractional Quarter of the Northwest Quarter of Section 7; Thence South 87°36'41" East, 243.25 feet to the Northwest corner of the 50' wide county road right of way of 230th Lane; Thence South 3°37'20" East, 50.28 feet to the Southwest corner of the 50' wide county road right of way of 230th Lane; Thence North 87°36'41" West, 246.59 feet to the Point of Beginning, containing 0.28 acres, more or less.



DATE OF SURVEY FIELDWORK: 1/29/2018 DRAWING DATE: 2/28/2018
REVISION DATE: DRAFTER: CTA PROJECT NO: 18009

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 2/28/18

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) 2 OF 2

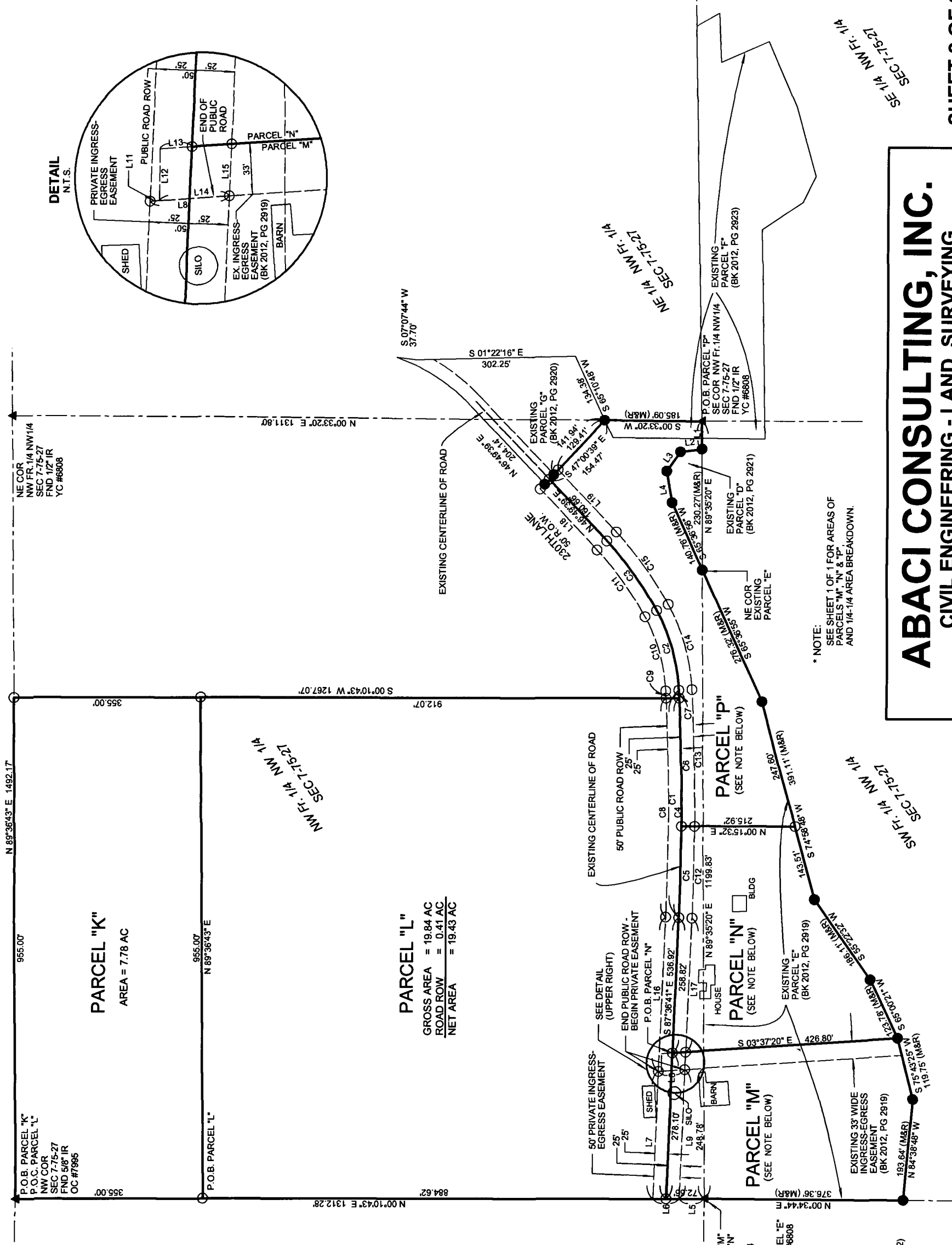
**PLAT OF SURVEY  
OF PARCELS "K", "L", "M", "N", "P"  
IN THE NORTHWEST FRACTIONAL QUARTER  
SECTION 7-75-27**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	4644.86'	05°20'54"	433.58'	433.43'	216.95'	N 89°42'58" E
C2	358.38'	25°34'47"	160.00'	158.67'	81.36'	N 74°15'00" E
C3	641.11'	14°37'49"	163.71'	163.26'	82.30'	N 54°08'35" E
C4	4644.86'	05°09'48"	418.58'	418.44'	209.43'	S 89°48'31" W
C5	4644.86'	02°08'18"	173.34'	173.33'	86.68'	S 88°40'44" E
C6	4644.86'	03°12'37"	260.24'	260.21'	130.15'	N 88°38'49" E
C7	4644.86'	00°11'06"	15.00'	15.00'	7.50'	N 87°08'04" E
C8	4619.86'	05°10'45"	417.62'	417.47'	208.95'	N 89°48'02" E
C9	4619.86'	00°10'09"	13.63'	13.63'	6.82'	N 87°07'35" E
C10	333.38'	25°34'47"	148.84'	147.60'	75.68'	N 74°15'00" E
C11	616.11'	14°37'49"	157.32'	156.89'	79.09'	N 54°08'35" E
C12	4669.86'	02°08'18"	174.28'	174.27'	87.15'	S 88°40'44" E
C13	4669.86'	03°12'37"	261.64'	261.61'	130.86'	N 88°38'49" E
C14	383.38'	25°34'47"	171.16'	169.74'	87.03'	N 74°15'00" E
C15	666.11'	14°37'49"	170.09'	169.63'	85.51'	N 54°08'35" E

**LINE TABLE**

#	Bearing	Length
L1	S 89°35'22" W	53.45' (M&R)
L2	N 06°46'23" W	41.18' (M&R)
L3	N 54°45'21" W	45.24' (M&R)
L4	S 80°04'42" W	61.17' (M&R)
L5	N 00°10'43" E	47.64'
L6	N 00°10'43" E	50.04'
L7	S 87°36'41" E	243.25'
L8	S 03°37'20" E	50.28'
L9	N 87°36'41" W	246.59'
L10	S 75°43'25" E	33.58'

#	Bearing	Length
L11	S 03°37'20" E	5.99'
L12	S 89°45'46" E	33.08'
L13	S 03°37'20" E	20.40'
L14	S 03°37'20" E	44.29'
L15	S 87°36'41" E	33.18'
L16	S 87°36'41" E	294.64'
L17	S 87°36'41" E	256.19'
L18	N 46°49'39" E	158.98'
L19	N 46°49'39" E	162.34'



\* NOTE:  
SEE SHEET 1 OF 1 FOR AREAS OF  
PARCELS "M", "N" & "P",  
AND 1/4-1/4 AREA BREAKDOWN.

**SYMBOLS LEGEND:**  
R RECORDED DISTANCE  
M MEASURED DISTANCE  
C CALCULATED DISTANCE  
● FOUND 1/2" IR YC #6608  
○ 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  
OC ORANGE CAP  
IR IRON ROD  
IP IRON PIPE

**ABACI CONSULTING, INC.**  
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