

INDEX LEGEND

COUNTY: Madiosn
 PARCEL DESIGNATION: Parcel "E"
 SECTION: 21 TOWNSHIP: 76 RANGE: 27
 ALIQUOT PART: NW1/4 SW1/4
 SITE ADDRESS: 1948 Nature Trail
 CITY: Winterset
 PROPRIETOR: Richard & Mary Hanson
 REQUESTED BY: Jim Liechty
 SURVEYOR NAME: Vincent E. Piagentini



Document 2018 1409

Book 2018 Page 1409 Type 06 026 Pages 1
 Date 5/07/2018 Time 10:42:14AM
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INDX
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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

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PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

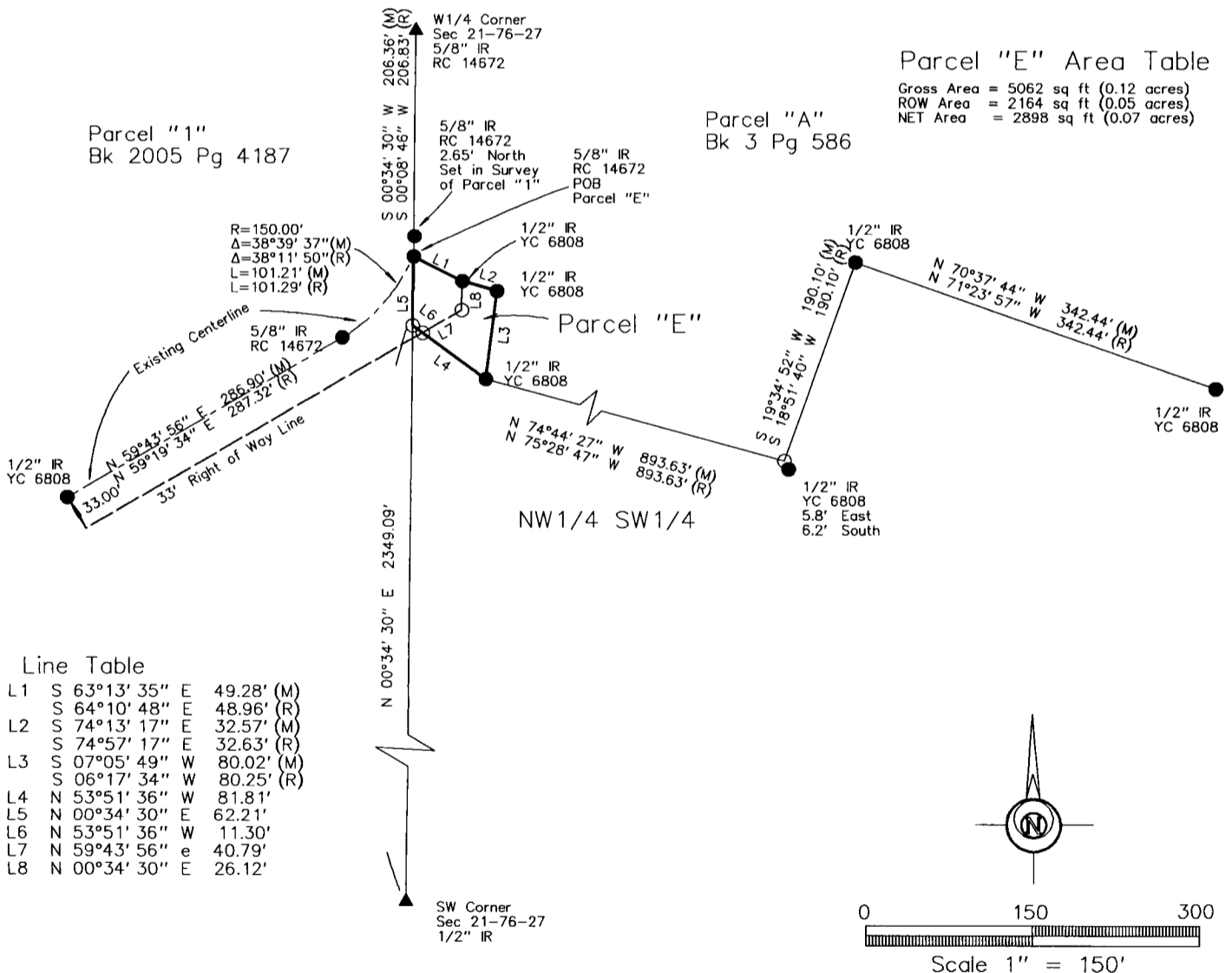
PLAT OF SURVEY
PARCEL "E" IN THE
NW1/4 SW1/4 SEC 21-76-27

Legal Description

All that part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the West Quarter corner of said Section 21; thence South 00°34'30" West, along the West line of the NW1/4 SW1/4 of said Section 21, a distance of 206.38 feet, to the Point of Beginning, also being the Southwest corner of Parcel "A" as filed in Book 3 Page 586 of the Madison County Recorder's Office; thence South 63°13'35" East, along the Southerly line of said Parcel "A", a distance of 49.28 feet, to the East Right of Way line of Nature Trail; thence South 74°13'17" East, along the Southerly line of said Parcel "A", a distance of 32.57 feet; thence South 07°05'49" West, along an Westerly line of said Parcel "A", a distance of 80.02 feet; thence North 53°51'36" West, a distance of 81.81 feet, to a point on the West line of the NW1/4 SW1/4 of said Section 21; thence North 00°34'30" East, along said West line, a distance of 62.21 feet to the Point of Beginning, and containing 5,062 square feet or 0.12 acres of land, more or less.

Parcel "E" Area Table

Gross Area = 5062 sq ft (0.12 acres)
 ROW Area = 2164 sq ft (0.05 acres)
 NET Area = 2898 sq ft (0.07 acres)



Parcel "1"
 Bk 2005 Pg 4187

Parcel "A"
 Bk 3 Pg 586

Line Table

L1	S 63°13' 35"	E 49.28'	(M)
	S 64°10' 48"	E 48.96'	(R)
L2	S 74°13' 17"	E 32.57'	(M)
	S 74°57' 17"	E 32.63'	(R)
L3	S 07°05' 49"	W 80.02'	(M)
	S 06°17' 34"	W 80.25'	(R)
L4	N 53°51' 36"	W 81.81'	
L5	N 00°34' 30"	E 62.21'	
L6	N 53°51' 36"	W 11.30'	
L7	N 59°43' 56"	e 40.79'	
L8	N 00°34' 30"	E 26.12'	

DATE OF SURVEY FIELDWORK: 4/26/18 DRAWING DATE: 5/2/18 DRAFTER: VP PROJECT NO: 18139 DRAWING NO: 18139PS1

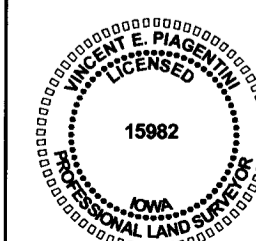
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini 5/3/18
 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