



Document 2018 1596

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND

COUNTY: MADISON COUNTY
PARCEL DESIGNATION: PARCEL "C"
SECTION: 33 TOWNSHIP: 76 NORTH RANGE: 29 WEST
ALIQUOT PART: SW 1/4 SW 1/4 & SE 1/4 SW 1/4
SITE ADDRESS: 1231 220th STREET
CITY: WINTERSET
PROPRIETOR: CHANCE & MARY BERRY
REQUESTED BY: CHANCE BERRY
SURVEYOR NAME: VINCENT E. PIAGENTINI

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

GRIMES 101 NE CIRCLE DR. GRIMES, IA 50111 (515) 986-5048
WINTERSET 110 W. GREEN ST. WINTERSET, IA 50273 (515) 462-3995

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

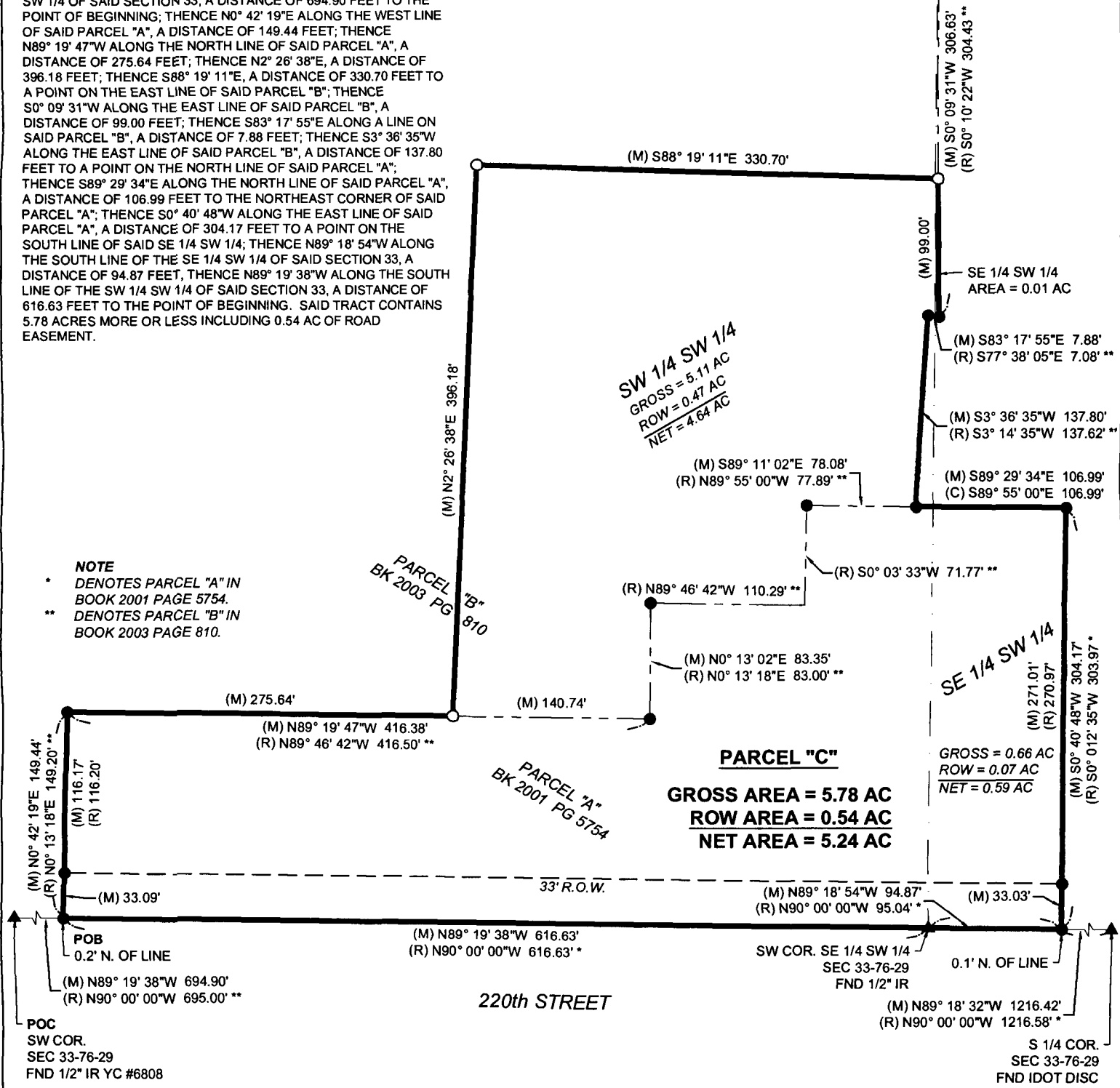
LEGAL DESCRIPTION

ALL OF PARCEL "A" AS FILED IN BOOK 2001 PAGE 5754 AND PART OF PARCEL "B" AS FILED IN BOOK 2003 PAGE 810 OF THE MADISON COUNTY RECORDER'S OFFICE, BOTH BEING PART OF THE SE 1/4 OF THE SW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 76 NORTH, RANGE 29 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N89° 19' 38"W ALONG THE SOUTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 33, A DISTANCE OF 694.90 FEET TO THE POINT OF BEGINNING; THENCE N0° 42' 19"E ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 149.44 FEET; THENCE N89° 19' 47"W ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 275.64 FEET; THENCE N2° 26' 38"E, A DISTANCE OF 396.18 FEET; THENCE S88° 19' 11"E, A DISTANCE OF 330.70 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "B"; THENCE S0° 09' 31"W ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 99.00 FEET; THENCE S83° 17' 55"E ALONG A LINE ON SAID PARCEL "B", A DISTANCE OF 7.88 FEET; THENCE S3° 36' 35"W ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 137.80 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE S89° 29' 34"E ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 106.99 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE S0° 40' 48"W ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 304.17 FEET TO A POINT ON THE SOUTH LINE OF SAID SE 1/4 SW 1/4; THENCE N89° 18' 54"W ALONG THE SOUTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 33, A DISTANCE OF 94.87 FEET; THENCE N89° 19' 38"W ALONG THE SOUTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 33, A DISTANCE OF 616.63 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.78 ACRES MORE OR LESS INCLUDING 0.54 AC OF ROAD EASEMENT.

**AMENDED PLAT OF SURVEY
PARCEL "C"
SW 1/4 SW 1/4 & SE 1/4 SW 1/4
SEC 33-76-29**

THIS SURVEY IS BEING FILED TO AMEND AND REPLACE THE SURVEY IN BK. 20108, PG. 1004 OFF THE MADISON COUNTY'S RECORDER'S OFFICE. THIS IS CORRECTING TYPOGRAPHICAL ERRORS IN THE LEGAL DESCRIPTION AND IN THE DRAWING.



NOTE
* DENOTES PARCEL "A" IN BOOK 2001 PAGE 5754.
** DENOTES PARCEL "B" IN BOOK 2003 PAGE 810.

PARCEL "B" BK 2003 PG 810
PARCEL "A" BK 2001 PG 5754

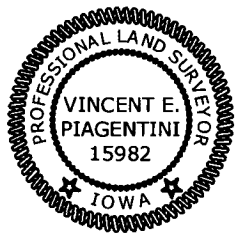
PARCEL "C"
GROSS AREA = 5.78 AC
ROW AREA = 0.54 AC
NET AREA = 5.24 AC

GROSS = 0.66 AC
ROW = 0.07 AC
NET = 0.59 AC

FIELD WORK DATE: 2-22-2018 DRAWING DATE: 3-5-2018 DRAFTER: LCS JOB NUMBER: 18019

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.

SIGNATURE: *Vincent E. Piagentini* DATE: 5/16/18
PRINTED OR TYPED NAME: VINCENT E. PIAGENTINI
IOWA LIC. NO. 15982
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.
THIS SHEET ONLY
PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	FOUND 1/2" IR YC 6908 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
IR	IRON ROD
IP	IRON PIPE
⊙	CALC. POINT, NOT SET

