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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SE 1/4 NW 1/4; SW 1/4 NE 1/4; SE 1/4 NE 1/4
SECTION 23, T 75N, R 27W, MADISON COUNTY, IOWA

OWNER: TOWN FAMILY TRUST
2387 CARVER ROAD, WINTERSET IA 50273

SURVEY FOR: (OWNER)

✓ PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — Road Easement

— — — — Section line

— x x — Fence line

Monuments

▲ - Found section corner

● - Set 1/2" red plastic
capped rebar, #17532

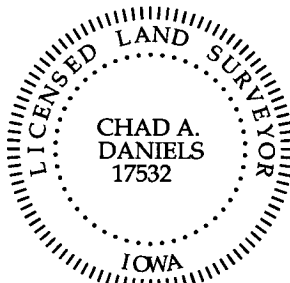
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 44 minutes 12 seconds West, 875.80 feet along the East line of said Southeast Quarter of the Northeast Quarter; thence North 84 degrees 53 minutes 37 seconds West, 169.61 feet; thence South 49 degrees 49 minutes 32 seconds West, 76.17 feet; thence North 84 degrees 58 minutes 55 seconds West, 274.88 feet; thence North 77 degrees 29 minutes 42 seconds West, 225.15 feet to the Centerline of Jones Creek; thence along the Centerline of Jones Creek for the following courses until the Creek intersects with the South line of said Southeast Quarter of the Northwest Quarter; thence North 55 degrees 18 minutes 04 seconds West, 119.74 feet; thence with a curve turning to the right with an arc length of 128.94 feet, with a radius of 65.00 feet, with a chord bearing of North 01 degrees 31 minutes 40 seconds East, with a chord length of 108.82 feet; thence North 58 degrees 21 minutes 24 seconds East, 85.67 feet; thence with a curve turning to the left with an arc length of 84.40 feet, with a radius of 95.00 feet, with a chord bearing of North 32 degrees 54 minutes 16 seconds East, with a chord length of 81.65 feet; thence North 07 degrees 27 minutes 08 seconds East, 84.10 feet; thence with a curve turning to the left with an arc length of 79.44 feet, with a radius of 65.00 feet, with a chord bearing of North 27 degrees 33 minutes 37 seconds West, with a chord length of 74.59 feet; thence North 62 degrees 34 minutes 22 seconds West, 96.19 feet; thence with a curve turning to the left with an arc length of 168.57 feet, with a radius of 95.00 feet, with a chord bearing of South 66 degrees 35 minutes 40 seconds West, with a chord length of 147.31 feet; thence South 15 degrees 45 minutes 42 seconds West, 116.94 feet; thence with a curve turning to the right with an arc length of 202.45 feet, with a radius of 105.00 feet, with a chord bearing of South 70 degrees 59 minutes 50 seconds West, with a chord length of 172.52 feet; thence North 53 degrees 46 minutes 03 seconds West, 101.90 feet; thence with a curve turning to the right with an arc length of 64.98 feet, with a radius of 145.00 feet, with a chord bearing of North 40 degrees 55 minutes 46 seconds West, with a chord length of 64.44 feet; thence North 28 degrees 05 minutes 28 seconds West, 76.12 feet; thence with a curve turning to the left with an arc length of 34.27 feet, with a radius of 95.00 feet, with a chord bearing of North 38 degrees 25 minutes 27 seconds West, with a chord length of 34.08 feet; thence North 48 degrees 45 minutes 26 seconds West, 53.28 feet; thence with a curve turning to the right with an arc length of 79.03 feet, with a radius of 145.00 feet, with a chord bearing of North 33 degrees 08 minutes 37 seconds West, with a chord length of 78.05 feet; thence North 17 degrees 31 minutes 47 seconds West, 16.04 feet; thence with a curve turning to the left with an arc length of 64.18 feet, with a radius of 95.00 feet, with a chord bearing of North 36 degrees 53 minutes 04 seconds West, with a chord length of 62.97 feet; thence North 56 degrees 14 minutes 20 seconds West, 122.25 feet; thence with a curve turning to the left with an arc length of 68.12 feet, with a radius of 55.00 feet, with a chord bearing of South 88 degrees 16 minutes 41 seconds West, with a chord length of 63.85 feet; thence South 52 degrees 47 minutes 43 seconds West, 196.43 feet; thence with a curve turning to the right with an arc length of 259.01 feet, with a radius of 315.00 feet, with a chord bearing of South 76 degrees 21 minutes 05 seconds West, with a chord length of 251.78 feet; thence North 80 degrees 05 minutes 34 seconds West, 487.20 feet; thence with a curve turning to the left with an arc length of 51.88 feet, with a radius of 135.00 feet, with a chord bearing of South 88 degrees 53 minutes 56 seconds West, with a chord length of 51.56 feet; thence South 77 degrees 53 minutes 27 seconds West, 124.39 feet; thence with a curve turning to the left with an arc length of 128.97 feet, with a radius of 65.00 feet, with a chord bearing of South 21 degrees 03 minutes 01 seconds West, with a chord length of 108.83 feet; thence South 35 degrees 47 minutes 26 seconds East, 155.79 feet; thence with a curve turning to the right with an arc length of 104.89 feet, with a radius of 85.00 feet, with a chord bearing of South 00 degrees 26 minutes 21 seconds East, with a chord length of 98.36 feet; thence South 34 degrees 54 minutes 43 seconds West, 73.70 feet; thence with a curve turning to the right with an arc length of 221.65 feet, with a radius of 165.00 feet, with a chord bearing of South 73 degrees 23 minutes 44 seconds West, with a chord length of 205.36 feet; thence North 68 degrees 07 minutes 14 seconds West, 120.40 feet; thence with a curve turning to the left with an arc length of 152.29 feet, with a radius of 95.00 feet, with a chord bearing of South 65 degrees 57 minutes 17 seconds West, with a chord length of 136.50 feet; thence South 20 degrees 01 minutes 48 seconds West, 666.18 feet to said South line of the Southeast Quarter of the Northwest Quarter; thence South 89 degrees 56 minutes 27 seconds West, 630.58 feet to the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 05 minutes 15 seconds East, 1,320.13 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 45 minutes 15 seconds East, 2,620.11 feet to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 14 minutes 11 seconds East, 1,335.15 feet to the Point of Beginning, having an area of 59.58 Acres including 2.09 acres of Madison County Road Easement.

AREA BY TRACT:

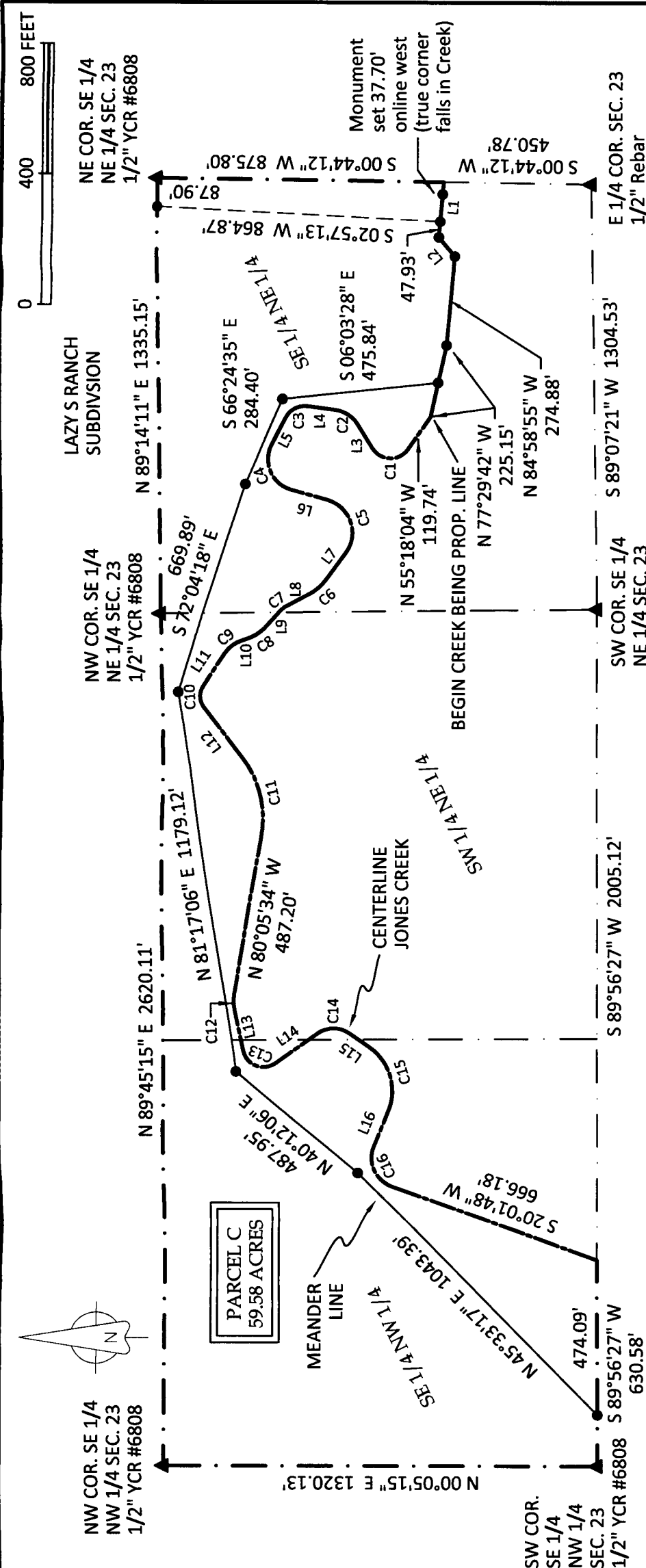
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE NW	31.08	0.00	31.08
SW NE	7.31	0.00	7.31
SE NE	19.10	2.09	21.19
TOTAL	57.49	2.09	59.58



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 7/3/18
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2018
Page No.'s covered by this seal: 1 and 2



LINE	BEARING	DISTANCE
L1	N 84°53'37" W	169.61'
L2	S 49°49'32" W	76.17'
L3	N 58°21'24" E	85.67'
L4	N 07°27'08" E	84.10'
L5	N 62°34'22" W	96.19'
L6	S 15°45'42" W	116.94'
L7	N 53°46'03" W	101.90'
L8	N 28°05'28" W	76.12'
L9	N 48°45'26" W	53.28'
L10	N 17°31'47" W	16.04'
L11	N 56°14'20" W	122.25'
L12	S 52°47'43" W	196.43'
L13	S 77°53'27" W	124.39'
L14	S 35°47'26" E	155.79'
L15	S 34°54'43" W	73.70'
L16	N 68°07'14" W	120.40'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	128.94'	65.00'	113°39'28"	N 01°31'40" E	108.82'
C2	84.40'	95.00'	50°54'16"	N 32°54'16" E	81.65'
C3	79.44'	65.00'	70°01'30"	N 27°33'37" W	74.59'
C4	168.57'	95.00'	101°39'56"	S 66°35'40" W	147.31'
C5	202.45'	105.00'	110°28'14"	S 70°59'50" W	172.52'
C6	64.98'	145.00'	25°40'35"	N 40°55'46" W	64.44'
C7	34.27'	95.00'	20°39'59"	N 38°25'27" W	34.08'
C8	79.03'	145.00'	31°13'40"	N 33°08'37" W	78.05'
C9	64.18'	95.00'	38°42'33"	N 36°53'04" W	62.97'
C10	68.12'	55.00'	70°57'56"	S 88°16'41" W	63.85'
C11	259.01'	315.00'	47°06'43"	S 76°21'05" W	251.78'
C12	51.88'	135.00'	22°00'59"	S 88°53'56" W	51.56'
C13	128.97'	65.00'	113°40'52"	S 21°03'01" W	108.83'
C14	104.89'	85.00'	70°42'08"	S 00°26'21" E	98.36'
C15	221.65'	165.00'	76°58'03"	S 73°23'44" W	205.36'
C16	152.29'	95.00'	91°50'58"	S 65°57'17" W	136.50'