

INDEX LEGEND

LOCATION: NW-SW & NE-SE & SW-NW & SE-NW
 SEC. 4 T76N R28W DOUGLAS TOWNSHIP
 MADISON COUNTY IOWA

REQUESTOR: JAMES KRESS

PROPRIETOR: BEVERLY J. REINHART REVOCABLE TRUST
 P.O. BOX 326
 EARLHAM IOWA 50072

SURVEYOR: JOEL R. ROMEY

COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC
 33235 L AVENUE
 ADEL IOWA 50003
 PHONE: 515.493.8317

PLAT OF SURVEY SEC. 4 T76N R28W

AREAS:

PARCEL "H" = 10.20 ACRES INCLUDING 0.03 ACRES
 PUBLIC ROAD RIGHT-OF-WAY EASEMENT

NW.1/4-SW.1/4 = 0.43 ACRES INCLUDING 0.01 ACRES
 PUBLIC ROAD RIGHT-OF-WAY EASEMENT

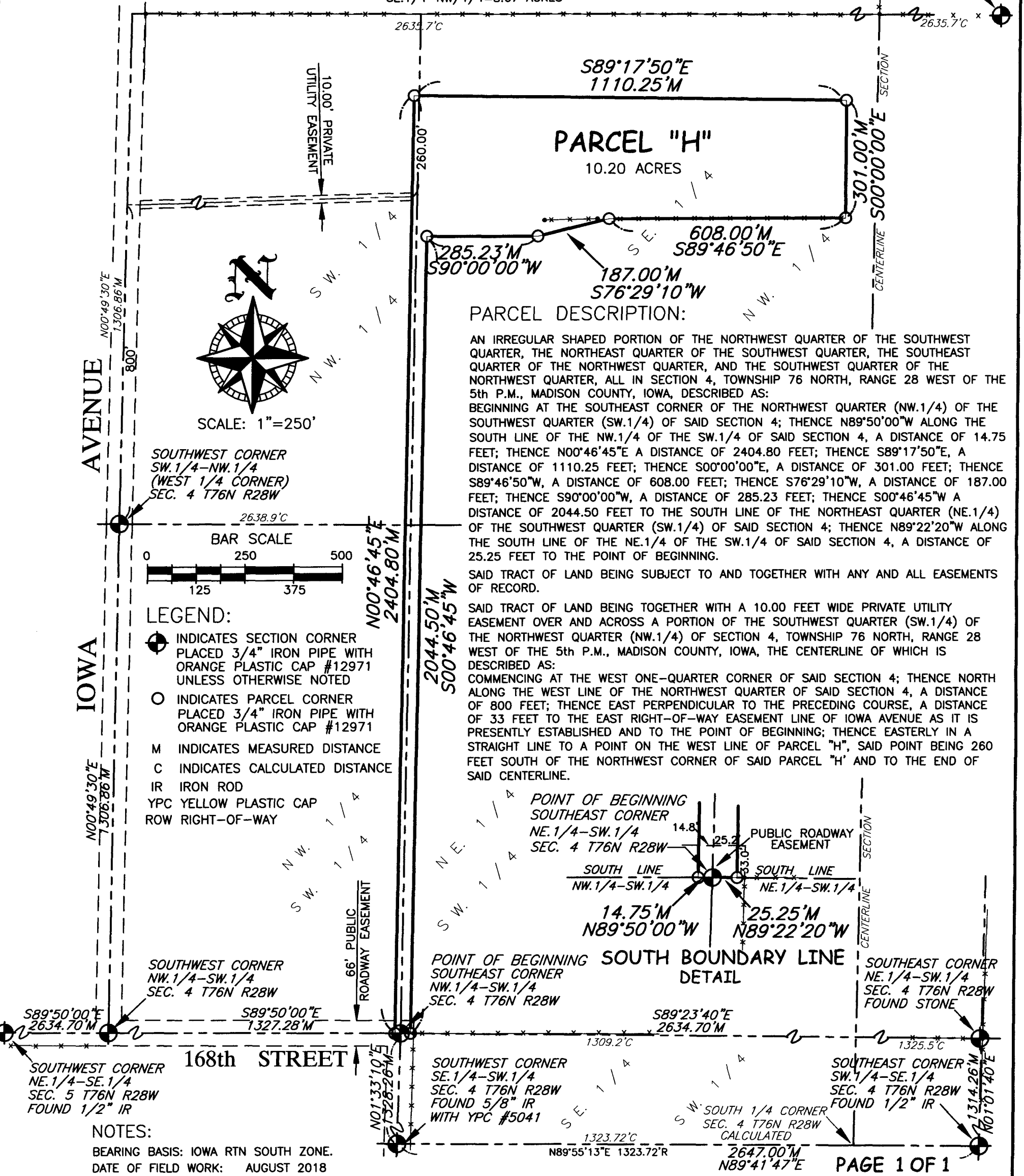
NE.1/4-SW.1/4 = 0.77 ACRES INCLUDING 0.02 ACRES
 PUBLIC ROAD RIGHT-OF-WAY EASEMENT

SW.1/4-NW.1/4 = 0.33 ACRES

SE.1/4-NW.1/4 = 8.67 ACRES

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

NORTHEAST CORNER
 SE.1/4-NE.1/4
 SEC. 4 T76N R28W
 FOUND 1/2" IR
 WITH YPC #5041



PARCEL DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW.1/4) OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 4; THENCE N89°50'00"W ALONG THE SOUTH LINE OF THE NW.1/4 OF THE SW.1/4 OF SAID SECTION 4, A DISTANCE OF 14.75 FEET; THENCE N00°46'45"E A DISTANCE OF 2404.80 FEET; THENCE S89°17'50"E, A DISTANCE OF 1110.25 FEET; THENCE S00°00'00"E, A DISTANCE OF 301.00 FEET; THENCE S89°46'50"W, A DISTANCE OF 608.00 FEET; THENCE S76°29'10"W, A DISTANCE OF 187.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 285.23 FEET; THENCE S00°46'45"W A DISTANCE OF 2044.50 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE.1/4) OF THE SOUTHWEST QUARTER (SW.1/4) OF SAID SECTION 4; THENCE N89°22'20"W ALONG THE SOUTH LINE OF THE NE.1/4 OF THE SW.1/4 OF SAID SECTION 4, A DISTANCE OF 25.25 FEET TO THE POINT OF BEGINNING.

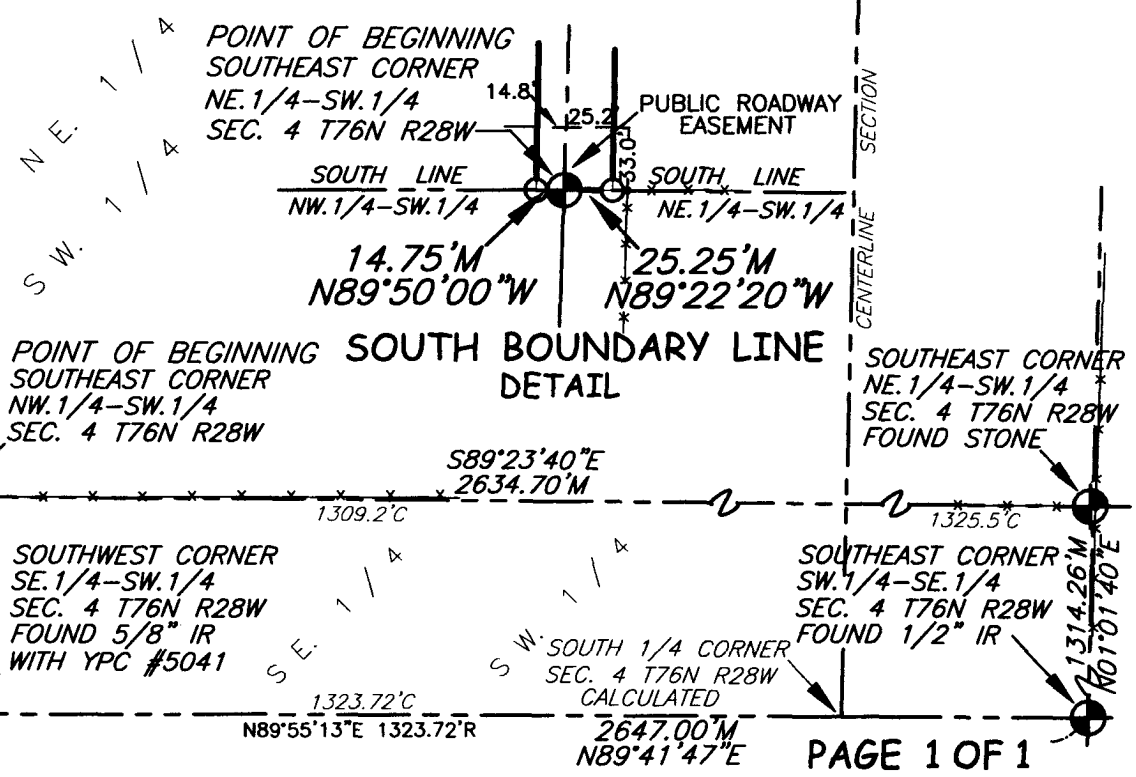
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND BEING TOGETHER WITH A 10.00 FEET WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS A PORTION OF THE SOUTHWEST QUARTER (SW.1/4) OF THE NORTHWEST QUARTER (NW.1/4) OF SECTION 4, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, THE CENTERLINE OF WHICH IS DESCRIBED AS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 800 FEET; THENCE EAST PERPENDICULAR TO THE PRECEDING COURSE, A DISTANCE OF 33 FEET TO THE EAST RIGHT-OF-WAY EASEMENT LINE OF IOWA AVENUE AS IT IS PRESENTLY ESTABLISHED AND TO THE POINT OF BEGINNING; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF PARCEL "H", SAID POINT BEING 260 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL "H" AND TO THE END OF SAID CENTERLINE.

LEGEND:

- INDICATES SECTION CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
- INDICATES PARCEL CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- C INDICATES CALCULATED DISTANCE
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- ROW RIGHT-OF-WAY



NOTES:

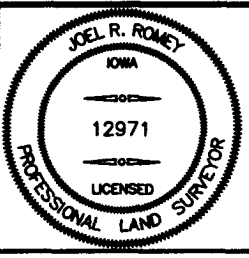
BEARING BASIS: IOWA RTN SOUTH ZONE.
 DATE OF FIELD WORK: AUGUST 2018

Raccoon Valley Land Surveying

33235 L Avenue Adel Iowa 50003
 Phone: 515.439.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2019 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: *Joel R. Romey* DATE: 08/13/18
 JOEL R. ROMEY P.L.S. 12971



PN:18044