

INDEX LEGEND



Document 2018 3109

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 Date 9/26/2018 Time 3:36:22PM
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INDX
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

COUNTY: Madison
 PARCEL DESIGNATION: Parcel "E"
 SECTION: 21 TOWNSHIP: 76 RANGE: 26
 ALIQUOT PART: SE1/4 NW1/4
 SITE ADDRESS: Upland Trail
 CITY: Winterset
 PROPRIETOR: Brent Sharon
 REQUESTED BY: Brent Sharon
 SURVEYOR NAME: Vincent E. Piagentini

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

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

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

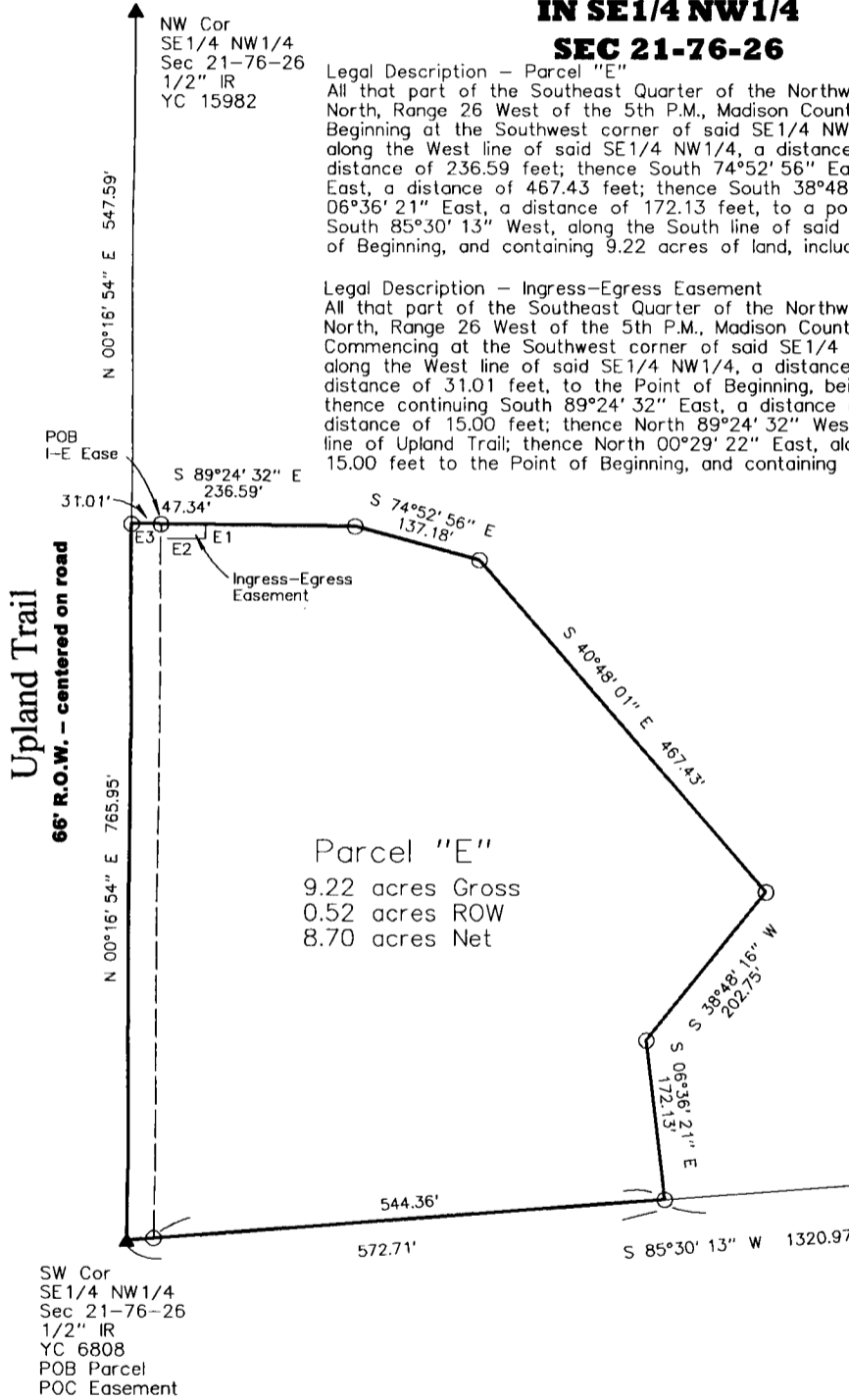
PLAT OF SURVEY
PARCEL "E"
IN SE1/4 NW1/4
SEC 21-76-26

Legal Description - Parcel "E"

All that part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 21, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of said SE1/4 NW1/4 of said Section 21, thence North 00°16' 54" East, along the West line of said SE1/4 NW1/4, a distance of 765.95 feet; thence South 89°24' 32" East, a distance of 236.59 feet; thence South 74°52' 56" East, a distance of 137.18 feet; thence South 40°48' 01" East, a distance of 467.43 feet; thence South 38°48' 16" West, a distance of 202.75 feet; thence South 06°36' 21" East, a distance of 172.13 feet, to a point on the South line of said SE1/4 NW1/4; thence South 85°30' 13" West, along the South line of said SE1/4 NW1/4, a distance of 572.71 feet to the Point of Beginning, and containing 9.22 acres of land, including 0.52 acres of road easement, more or less.

Legal Description - Ingress-Egress Easement

All that part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 21, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of said SE1/4 NW1/4 of said Section 21, thence North 00°16' 54" East, along the West line of said SE1/4 NW1/4, a distance of 765.95 feet; thence South 89°24' 32" East, a distance of 31.01 feet, to the Point of Beginning, being at the East Right-of-Way line of Upland Trail; thence continuing South 89°24' 32" East, a distance of 47.34 feet; thence South 00°35' 28" West, a distance of 15.00 feet; thence North 89°24' 32" West, a distance of 47.31 feet, to the East Right-of-Way line of Upland Trail; thence North 00°29' 22" East, along said East Right-of-Way line, a distance of 15.00 feet to the Point of Beginning, and containing 710 square feet or 0.016 acres of land, more or less.

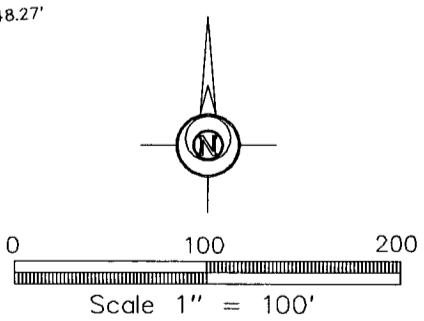


Parcel "E"
 9.22 acres Gross
 0.52 acres ROW
 8.70 acres Net

Easement Line Table

E1	S 00°35' 28" W	15.00'
E2	N 89°24' 32" W	47.31'
E3	N 00°29' 22" E	15.00'

Center of Section
 Sec. 21-76-26
 1/2" IR
 YC 6808



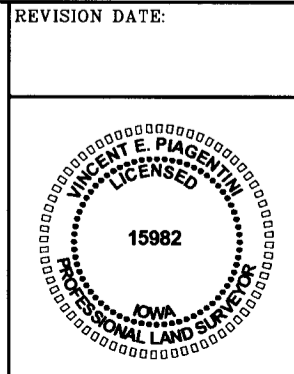
DATE OF SURVEY FIELDWORK: 9/18/18 DRAWING DATE: 9/18/18 DRAFTER: VP PROJECT NO: 18319

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 9/25/18
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



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