Sec. No. 25, Township 77, Range 26.

REF. TO N. 1/4 COR. SEC. 25-T77N-R26W

"X" NAILS IN COR. PO.

IRON PIN

SEC. LINE

33.88'

9.4.70'

"X" NAILS IN COR. PO.

"X" NAILS IN COR. PO.

1/4 SEC. LINE

PLAT OF
KNOUF'S RURAL ESTATES
A SUBDIVISION IN THE NE 1/4 OF SECTION 25-T77N-R26W OF THE 5TH P.M. MADISON COUNTY, IOWA

FILED NO. 2244 S
BOOK 1 PAGE 136
Plat
1978 APR 20 PM 4:26

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Free 2 50

N. 1/4 COR. SEC. 25-T77N-R26W (FD. IRON PIN)

EVANS RURAL ESTATES

NE. COR. SW. 1/4 NE. 1/4 SEC. 25- T77N-R26W (COR. POST)

POINT OF BEGINNING

NW. COR. SW. 1/4 NE. 1/4 SEC. 25-T77N-R26W

S.00°00' 1,323.08'

S.82°48'W.-1329.20'

23.20'

GROSS AREA = 10.00 AC.
RD R.O.W. = 0.17 AC.
NET AREA = 9.83 AC.

LOT - 1

332.10'

0 100 200 400
SCALE 1" = 200'

1/2" IRON PINS W/CAPS SET
IRON PINS FOUND
FENCE LINES

1/4 SEC. LINE

331.17'

S.82°48'W.-1322.33'
1300.33'

22.00'

GROSS AREA = 9.65 AC.
RD. R.O.W. = 0.16 AC.
NET AREA = 9.49 AC.

LOT - 2

321.02'
N.01°10'36"E.-1326.00'

S.82°44'W.-1315.93'
1295.29'

GROSS AREA = 5.00 AC.
RD. R.O.W. = 0.07 AC.
NET AREA = 4.93 AC.

LOT - 3

187.65'

20.70'

S.00°00' 1324.80'

187.07'

S.82°44'W.-1312.48'
1293.86'

18.80'

GROSS AREA = 15.00 AC.
RD. R.O.W. = 0.19 AC.
NET AREA = 14.81 AC.

LOT - 4

803.39'

EVANS RURAL ESTATES

66' COUNTY ROAD R.O.W.

30' BUILDING SETBACK LINE

30' 5.80'

15.20'

N.82°44'E.-1302.00'

1/4 SEC. LINE

SE. COR. SW. 1/4 NE. 1/4 SEC. 25-T77N-R26W (COR. POST)

CENTER OF SECTION SEC. 25-T77N-R26W

REF. TO CTR. SEC. SEC. 25-T77N-R26W

NOTE: THE WEST LINE OF THE NE. 1/4 OF SEC. 25-T77N-R26W IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

1/2" IRON PIN N. SIDE OF OLD COR. PO.

1/4 SEC. LINE

17.10'

"X" NAILS IN TOP OF POST

"X" NAILS TOP OF BRACE POST

"X" NAILS IN TOP SO. GATE POST

DESCRIPTION: THE SW¼ NE¼ OF SECTION 25-T77N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

SURVEY DESCRIPTION:
COMMENCING AT THE NE¼ COR. OF SEC. 25-T77N-R26W OF THE 5TH P.M., THENCE S.00°00' 1,323.00 FEET TO THE NW. COR. OF THE SW¼ NE¼ OF SAID SEC. 25-T77N-R26W AND BEING THE POINT OF BEGINNING. THENCE CONTINUING S.00°00' 1,324.20 FEET TO THE SW. COR. OF SAID SW¼ NE¼, THENCE N.82°44'E. 1,302.00 FEET TO THE SE. COR. OF SAID SW¼ NE¼, THENCE N.01°10'36"E. 1,326.00 FEET TO THE NE. COR. OF SAID SW¼ NE¼, THENCE S.82°48'W. 1,329.20 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 39.65 ACRES INCLUDING 0.59 ACRES OF COUNTY ROAD RIGHT-OF-WAY AND IS THE SW¼ NE¼ OF SECTION 25-T77N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

In a resurvey of the previously described parcel as now monumented and used, I find the present measurements to differ from the dimensions shown on former plats, descriptions, and conveyances which accounts for the differences shown on this plat, and that this plat is correct and in accordance with said survey.

ZONING CLASSIFICATION: AGRICULTURAL

WATER SUPPLY: INDIVIDUAL WELLS

SEWAGE DISPOSAL: SEPTIC TANKS

KNOUF'S RURAL ESTATES

M. VIRGIL AND HAZEL R. KNOUF
1319 MAIN ST.
NORWALK, IOWA

VANCE & HOCHSTETLER
CONSULTING ENGINEERS
WINTERSET, IOWA