

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: Rustic Lane
 CITY: Winterset
 SECTION: 2 TOWNSHIP: 75 RANGE: 27
 ALIQUOT PART: NW1/4 NE1/4
 PARCEL DESIGNATION: Parcel "C"
 PROPRIETOR: Benjamin & Terri Johnson
 REQUESTED BY: Ben Johnson
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
 PARCEL "C"
 IN NW1/4 NE1/4
 SEC 2-75-27



Document 2018 4102

Book 2018 Page 4102 Type 06 026 Pages 1
 Date 12/14/2018 Time 10:53:02AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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

THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY

Legal Description - Parcel "C"

All that part of the Fractional Northwest Quarter (Frc NW1/4) of the Northeast Quarter (NE1/4) of Section 2, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the North Quarter Corner of said Section 2, thence South 89°20'13" East, along the North line of the Frc NW1/4 of the NE1/4 of said Section 2, a distance of 61.96 feet; thence South 36°26'09" East, a distance of 475.71 feet; thence South 00°17'55" East, a distance of 342.40 feet; thence North 86°29'16" East, a distance of 704.03 feet; thence South 12°25'20" East, a distance of 93.84 feet; thence South 43°50'39" East, a distance of 59.53 feet; thence South 77°15'15" East, a distance of 68.66 feet; thence South 89°32'45" East, a distance of 126.42 feet, to a point on the East line of the Frc NW1/4 of the NE1/4 of said Section 2; thence South 00°43'41" West, along the East line of the Frc NW1/4 of the NE1/4 of said Section 2, a distance of 415.56 feet, to the Southeast Corner of the Frc NW1/4 of the NE1/4 of said Section 2; thence North 88°28'48" West, along the South line of the Frc NW1/4 of the NE1/4 of said Section 2, a distance of 1,312.31 feet, to the Southwest Corner of the Frc NW1/4 of the NE1/4 of said Section 2; thence North 00°37'47" East, along the West line of the Frc NW1/4 of the NE1/4 of said Section 2, a distance of 1,214.22 feet to the Point of Beginning, and containing 19.62 acres of land, more or less.

Legal Description - Access Easement

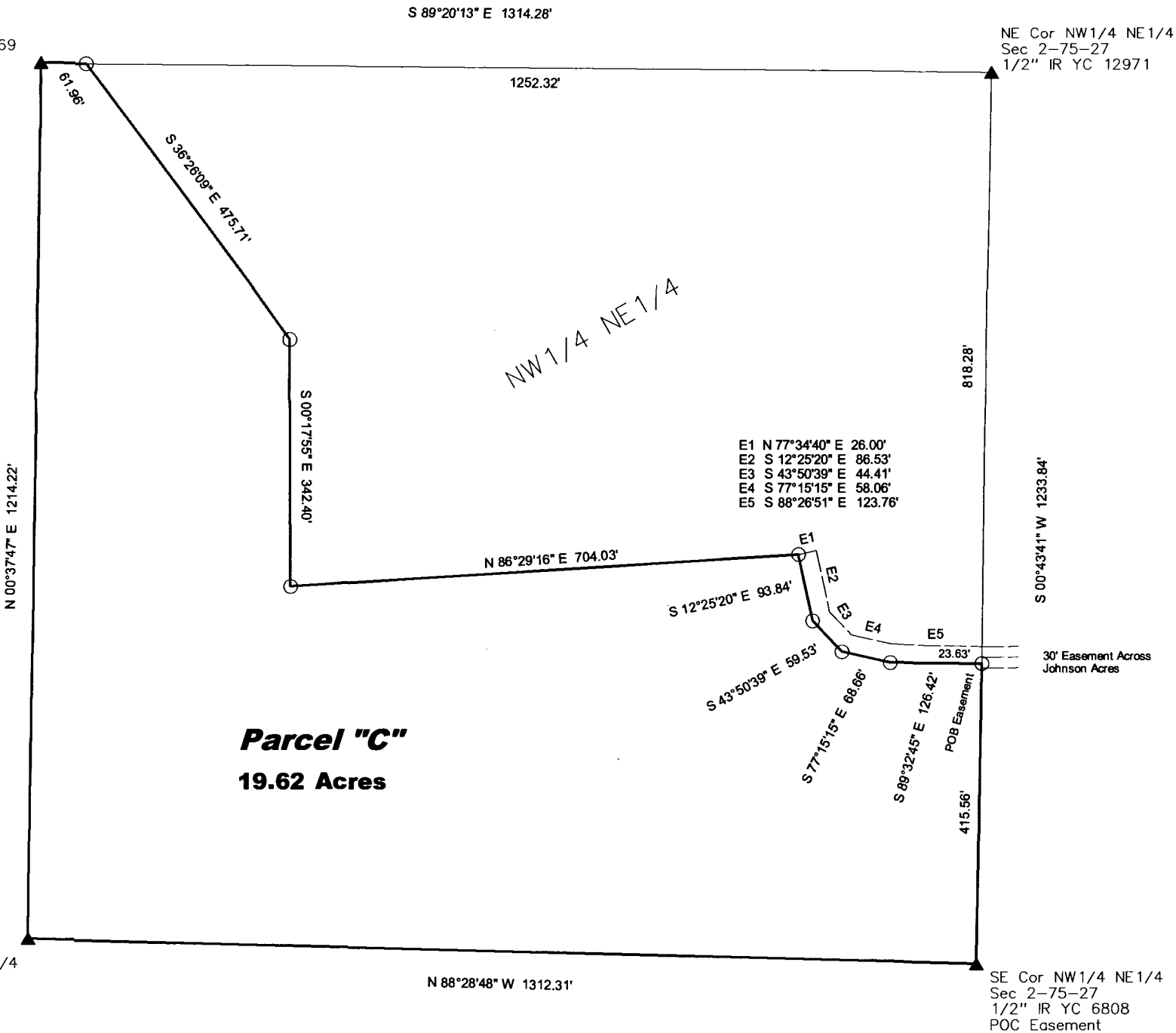
All that part of the Fractional Northwest Quarter (Frc NW1/4) of the Northeast Quarter (NE1/4) of Section 2, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Frc NW1/4 of the NE1/4 of said Section 2, thence North 00°43'41" West, along the East line of the Frc NW1/4 of the NE1/4 of said Section 2, a distance of 415.56 feet, to the Point of Beginning; thence North 89°32'45" West, a distance of 126.42 feet; thence North 77°15'15" West, a distance of 68.66 feet; thence North 43°50'39" West, a distance of 59.53 feet; thence North 12°25'20" West, a distance of 93.84 feet; thence North 77°34'40" East, a distance of 26.00 feet; thence South 12°25'20" East, a distance of 86.53 feet; thence South 43°50'39" East, a distance of 44.41 feet; thence South 77°15'15" East, a distance of 58.06 feet; thence South 88°26'51" East, a distance of 123.76 feet, to a point on the East line of the Frc NW1/4 of the NE1/4 of said Section 2; thence South 00°43'41" East, along the East line of the Frc NW1/4 of the NE1/4 of said Section 2, a distance of 23.63 feet to the Point of Beginning, and containing 8,444 square feet or 0.19 acres of land, more or less.

N1/4 Corner
 Sec 2-75-27
 1/2" IP YC 3169
 POB Parcel "C"

S 89°20'13" E 1314.28'

NE Cor NW1/4 NE1/4
 Sec 2-75-27
 1/2" IR YC 12971



Parcel "C"
19.62 Acres

SW Cor NW1/4 NE1/4
 Sec 2-75-27
 Bridge Spike

SE Cor NW1/4 NE1/4
 Sec 2-75-27
 1/2" IR YC 6808
 POC Easement

ABACI CONSULTING, INC.

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

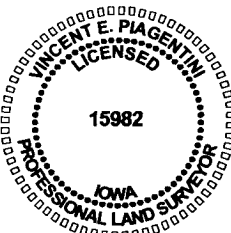
DATE OF SURVEY FIELDWORK: 11/27/18 DRAWING DATE: 12/10/18 DRAFTER: VP PROJECT NO: 18097

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 12/14/18
 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
- IR IRON ROD
- IP IRON PIPE

