

BK: 2020 PG: 2841
Recorded: 8/6/2020 at 8:13:37.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 1, T 76N, R 28W
 SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 6, T 76N, R 27W
 MADISON COUNTY, IOWA

OWNER: SHAREE COSTLOW, ETAL
 1673 HIGHWAY 169, 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
 - Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" YCR #6808
- - Found IA DOT R.O.W. Mon.
- - Set 60D Nail in Driveway

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL S:

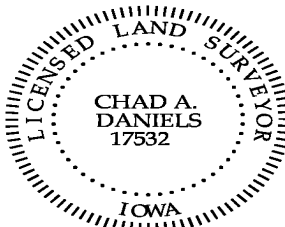
That part of Parcel A, recorded in Book 3 Page 530, of the Southeast Quarter of the Southeast Quarter of Section 1, Township 76 North, Range 28 West and the Southwest Quarter of the Southwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;
 Commencing at the Southeast corner of said Section 1; thence North 00 degrees 17 minutes 35 seconds East, 351.33 feet to the North line of Parcel B, recorded in Book 3 Page 469 and to the Point of Beginning; thence North 78 degrees 06 minutes 31 seconds West, 464.17 feet to a corner of said Parcel B; thence South 26 degrees 23 minutes 27 seconds West, 36.76 feet along the West line of said Parcel B; thence North 54 degrees 20 minutes 25 seconds West, 20.74 feet; thence North 19 degrees 49 minutes 49 seconds East, 55.07 feet; thence North 76 degrees 25 minutes 41 seconds West, 335.58 feet; thence North 02 degrees 41 minutes 05 seconds East, 171.43 feet; thence North 89 degrees 31 minutes 11 seconds East, 847.99 feet to the East line of said Parcel A also being the West line of US Highway 169; thence with a non-tangent curve turning to the right with an arc length of 392.41 feet, with a radius of 2744.79 feet, with a chord bearing of South 03 degrees 40 minutes 37 seconds West, with a chord length of 392.08 feet along said East line of Parcel A to the Northeast corner of said Parcel B; thence North 78 degrees 06 minutes 31 seconds West, 36.71 feet to the Point of Beginning, having an area of 5.64 Acres.

DESCRIPTION - INGRESS/EGRESS EASEMENT:

That part of Parcel A, recorded in Book 3 Page 530, of the Southeast Quarter of the Southeast Quarter of Section 1, Township 76 North, Range 28 West and the Southwest Quarter of the Southwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;
 Beginning at the Northeast corner of Parcel S; thence with a non-tangent curve turning to the left with an arc length of 68.76 feet, with a radius of 2744.79 feet, with a chord bearing of North 01 degrees 08 minutes 11 seconds West, with a chord length of 68.75 feet along the East line of said Parcel A also being the West line of US Highway 169 to a corner of said Parcel A; thence North 02 degrees 45 minutes 32 seconds East, 237.46 feet to a corner of said Parcel A; thence North 08 degrees 27 minutes 52 seconds West, 140.29 feet to a corner of Parcel D, recorded in Book 3 Page 505; thence North 87 degrees 27 minutes 50 seconds West, 32.54 feet to a corner of said Parcel D; thence South 13 degrees 09 minutes 04 seconds West, 143.81 feet to a corner of said Parcel D; thence South 00 degrees 54 minutes 42 seconds East, 193.60 feet; thence South 24 degrees 42 minutes 49 seconds West, 125.00 feet to the North line of said Parcel S; thence North 89 degrees 31 minutes 07 seconds East, 125.00 feet to the Point of Beginning, having an area of 0.80 Acres.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE SE 1	5.17	0.00	5.17
SW SW 6	0.47	0.00	0.47
TOTAL	5.64	0.00	5.64



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 8/5/20
 Date

Iowa License No. 17532
 My license renewal date is 12-31-2020
 Page No.'s covered by this seal: 1 and 2

0 150 300 FEET

E 1/4 COR. SEC. 1
Brass Plug

