



BK: 2021 PG: 1671

Recorded: 4/26/2021 at 8:18:36.0 AM

Pages 2

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.22

Combined Fee: \$15.22

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDEX LEGEND

Location:: S13-T77N-R26W of the 5th P.M.

Requestor: Amy Hughes

Proprietor: John and Amy Hughes

Project: 21005 Date of Survey: 2/27/21

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BOUNDARY RETRACEMENT SURVEY (From Warranty Deed Book 2021 Page 1520)

The South (1/2) of the Southwest Quarter (1/4) of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts to-wit:

1. All that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 683 on May 22, 1996 in the Office of the Recorder of Madison County, Iowa
2. Parcel "B" located therein, containing 5.103 acres, as shown in Plat of Survey filed in Book 2, Page 680 on May 13, 1996, in the Office of the Recorder of Madison County, Iowa
3. A parcel of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section (13), containing 5.000 acres, as shown in Plat of Survey filed in Deed Record Book 115, Page 118 on June 9, 1981 in the Office of the Recorder of Madison County, Iowa,
4. That part of Parcel "AE" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirteen (13), as shown in Plat of Survey filed in Book 2021, Page 1144 on March 19, 2021, in the Office of the Recorder of Madison County, Iowa.

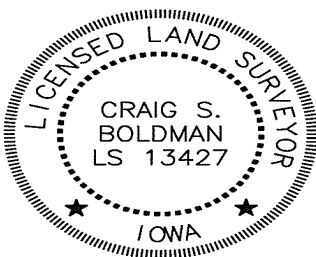
Metes and Bounds Description as Surveyed:

Part of the South (1/2) of the Southwest Quarter (1/4) of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the S ¼ corner of said Section 13; thence S 83°03'00" W a distance of 700.99' to a 1/2" iron rod at the Point of Beginning ; thence N 11°37'10" W a distance of 752.69' to a 1/2" iron rod; thence N 16°23'40" E a distance of 80.60' to a 1/2" iron rod; thence N 18°42'47" W a distance of 426.24' to a 1/2" iron rod; thence N 85°08'44" W a distance of 46.41' to a 1/2" iron rod; thence N 19°55'49" W a distance of 65.53' to a 1/2" iron rod; thence S 83°08'17" W a distance of 1097.48' to a 1/2" iron rod; thence S 00°19'03" W a distance of 807.39' to a 1/2" iron rod; thence N 83°28'16" E a distance of 413.70' to a 1/2" iron rod; thence S 00°20'18" W a distance of 516.85' to a 1/2" iron rod; thence N 83°03'00" E a distance of 1027.87' to the point of beginning.

Containing 34.544 acres including 0.774 acres of county road right of way easement.

- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- X— FENCE
- SET 1/2" IRON ROD w/ OPC #13427
- FOUND MONUMENT (AS DESCRIBED)
- △ PLSS CORNER SET DESCRIBED
- ▲ PLSS CORNER FOUND DESCRIBED



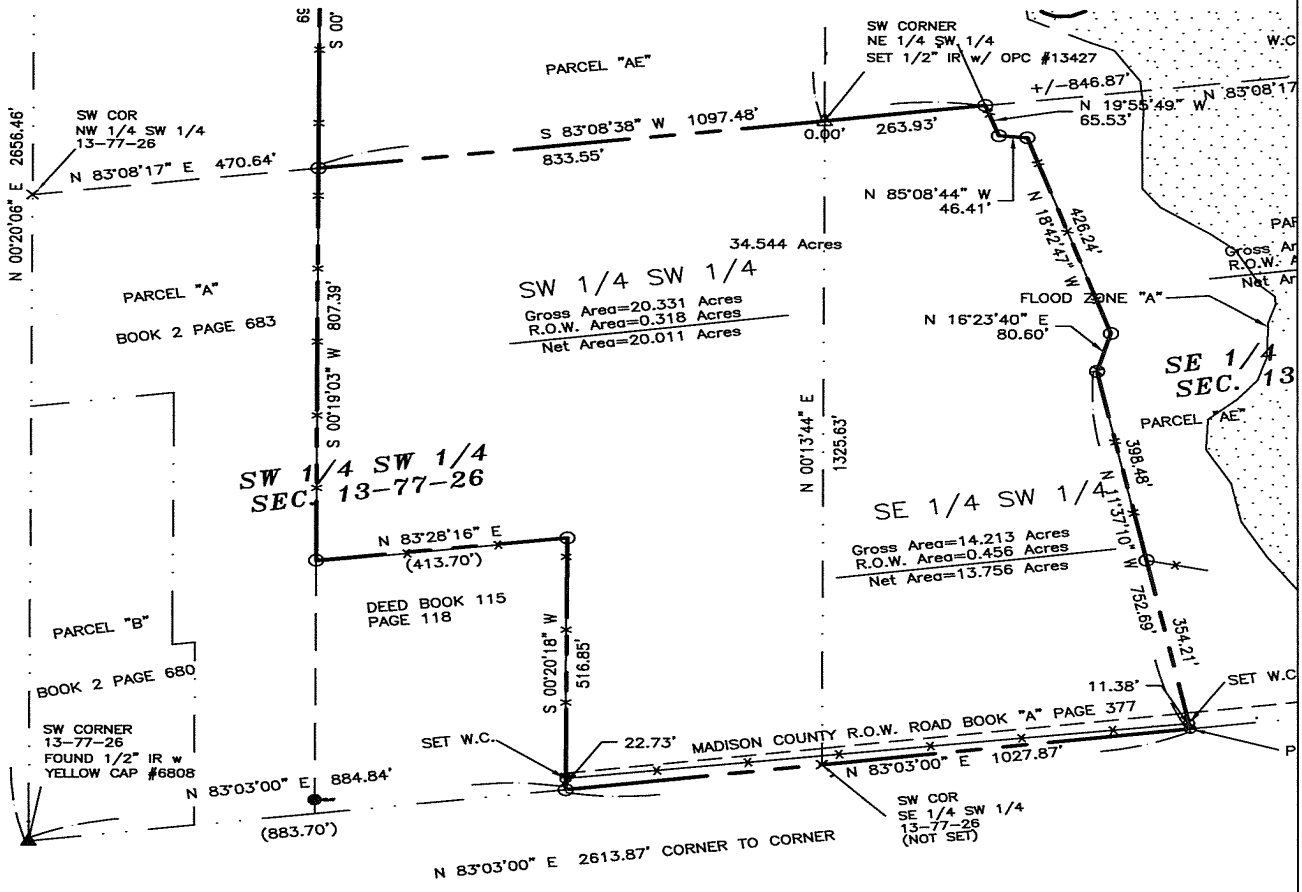
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature *Craig S. Boldman* Date 4/24/21

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal ALL



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- YPC YELLOW PLASTIC CAP
- X FENCE
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- FOUND MONUMENT (AS DESCRIBED)
- △ PLSS CORNER SET DESCRIBED
- ▲ PLSS CORNER FOUND DESCRIBED

