

INDEX LEGEND

Location:: 21-75-28 of the 5th P.M.
 Requestor: Homefront Realty
 Proprietor: Eric and Julie Rooney
 Project: 21052 Date of Survey: 8/19/2021
 Surveyor Co: Boldman Surveying & Consulting
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

BK: 2021 PG: 4123
Recorded: 10/5/2021 at 7:59:04.0 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

BOUNDARY RETRACEMENT from Warranty Deed Book 2021 Page 3351)

The Southwest Quarter (1/4) of the Southeast Quarter (1/4), EXCEPT the West 984.02 feet thereof; AND the West Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Twenty-one (21), Township Seventy-five(75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Note: legal should state West Half (1/2) Southeast Quarter (1/4) of the Southeast Quarter (1/4)

Description as surveyed:

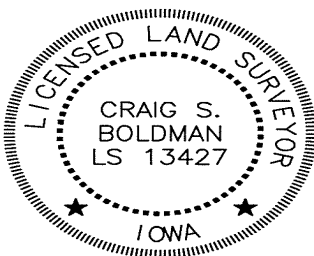
Beginning at an iron pin at the NE corner of the West 984.02' of the SW 1/4 of the SE 1/4 of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence N 89°21'13" W a distance of 984.20' to a 1/2" iron rod; thence N 00°31'32" E a distance of 1317.79' to a 1/2" iron rod; thence S 89°20'31" E a distance of 974.66' to a 1/2" iron rod; thence S 00°06'39" W a distance of 1317.65' to the point of beginning. Containing 29.628 acres including 0.633 acres of county road right of way easement.

Surveyor's Notes:

- Found nail 12.1' North of true corner
- Found 1/2" yellow capped iron rod N17°36'35"E a distance of 25.32' from true corner
- Found 1/2" iron rod S 01°40'13"W 7.89' from true corner
- Found 1/2" yellow capped iron rod is on line and 6.8' South of right of way line

FENCE	==
ROAD EASEMENT	---
PROPERTY	---
IRON ROD OR PIPE SET	○
IRON ROD FOUND	●
PLSS CORNER SET	▲
NOT SET	x
PLSS CORNER FOUND	▲

ALL SET IRON RODS WITH ORANGE PLASTIC CAP #13427



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 9/16/21

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal 1/1

