

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: 4183
Recorded: 10/8/2021 at 8:24:27.0 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 (CORRECTED) 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 Southeast 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 in Book 2021 Page 3351 mistakenly includes West (1/2) Southwest 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 SE 1/4 in Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence S 89°20'31" E, along the North line of the SW 1/4 SE 1/4 and SE 1/4 SE 1/4 in said Section 21, a distance of 974.66'; thence S 00°06'39" W, along the East line of the W 1/2 SE 1/4 SE 1/4, a distance of 1317.65'; thence N 89°21'13" W, along the South line of the SW 1/4 SE 1/4 and SE 1/4 SE 1/4 in said Section 21, a distance of 984.20'; thence N 00°31'32" E, along the East line of the West 984.02' of the SW 1/4 SE 1/4 in said Section 21, a distance of 1317.79' to the point of beginning.

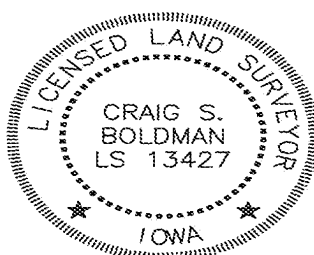
Containing 29.628 acres including 0.633 acres of county road right of way easement.

Surveyor's Notes: This Plat replaces and corrects Plat filed in Book 2021 Page 4123

- A. Found nail 12.1' North of true corner
- B. Found 1/2" yellow capped iron rod N17°36'35"E a distance of 25.32' from true corner
- C. Found 1/2" iron rod S 01°40'13"W 7.89' from true corner
- D. 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: [Signature] Date: 10/7/21

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal 2/1

