

INDEX LEGEND

Location:: S24-T77-R27 of the 5th P.M.
 Requestor: Rob Sterner
 Proprietor: Rob Sterner Jr. Trust
 Project: 22018 Date of Survey: 4/11/2022
 Surveyor Co: Boldman Surveying & Consulting
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

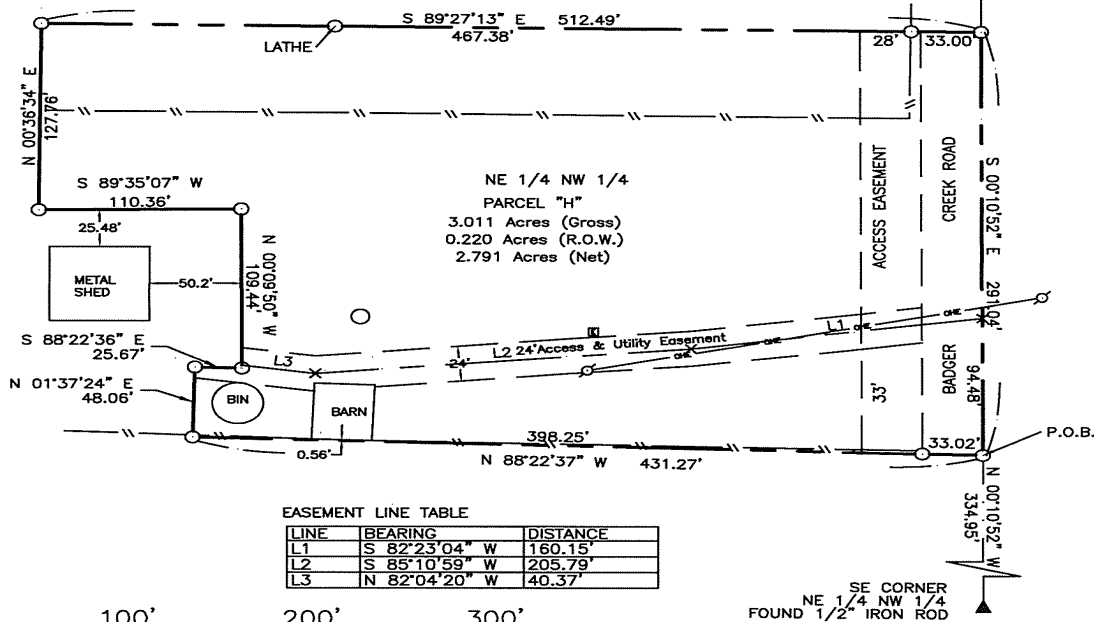
BK: 2022 PG: 1123
 Recorded: 4/19/2022 at 8:26:35.0 AM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

PLAT OF SURVEY

Parcel "H" a tract of land in part of the NE 1/4 of the NW 1/4 (NE 1/4 NW 1/4) of Section 24, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the SE corner of the NE 1/4 NW 1/4 of said Section 24; thence N 00°10'52" W, along the East line of the NE 1/4 NW 1/4, a distance of 334.95' to the Point of Beginning; thence N 88°22'37" W a distance of 431.27'; thence N 01°37'24" E a distance of 48.06'; thence S 88°22'36" E a distance of 25.67'; thence N 00°09'50" W a distance of 109.44'; thence S 89°35'07" W a distance of 110.36'; thence N 00°36'34" E a distance of 127.76'; thence S 89°27'13" E a distance of 512.49' to a point on the East line of the NE 1/4 NW 1/4; thence S 00°10'52" E, along the East line thereof, a distance of 291.04' to the point of beginning.

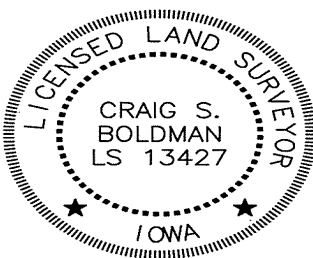
Containing 3.011 acres INCLUDING 0.220 acres of county road right of way easement. Subject to an Access Easement described as the West 33' of the East 66' of said described tract. ALSO an Access and Utility Easement whose centerline is described as beginning N 00°10'52" W a distance of 94.48' from the SE corner of said Parcel "H"; thence S 82°23'04" W a distance of 160.15'; thence S 85°10'59" W a distance of 205.79'; thence N 82°04'20" W a distance of 40.37' to a point on the West line of said Parcel "H".

EX. FENCE " " " "
 RIGHT OF WAY EASEMENT " " " "
 PROPERTY BOUNDARY " " " "
 1/2" O.C.I.R. #13427 SET O
 NOT SET x
 PLSS CORNER FOUND ▲
 O.C.I.R.=ORANGE CAPPED IRON ROD



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°23'04" W	160.15'
L2	S 85°10'59" W	205.79'
L3	N 82°04'20" W	40.37'



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 4/14/22

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal _____