

INDEX LEGEND

Location:: S24-T76N-R28W of the 5th P.M.
 Requestor: Winterset Airport Authority
 Proprietor: Robert M. Casper Rev Trust
 Project: 21065 Date of Survey: 11/19/21
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S. Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

BK: 2022 PG: 2477
 Recorded: 8/18/2022 at 11:56:08.0 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

CORRECTED PLAT OF SURVEY

Corrects Plat of Survey filed in Book 2022 Page 94

Parcel "F" being a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$, lying North of the Northeasterly line of the Winterset Airport Authority property in Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County described as follows:

Beginning at a found 1/2" iron pin at the Center of said Section 24; thence S 89°37'47" E, along the North line of the SE $\frac{1}{4}$ of said Section 24, a distance of 1070.17' to a set 1/2" iron pin with orange cap stamped "LS 13427"; thence S 04°29'11" W a distance of 1449.97' to a set 1/2" iron pin with orange cap stamped "LS 13427"; thence N 37°06'45" W a distance of 1585.81' to a set 1/2" iron pin with orange cap stamped "LS 13427"; thence N 00°02'12" E a distance of 187.84' to the point of beginning.

Containing 19.83 acres including 0.65 acres of county road right of way easement.

Parcel "Q" a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 24 and a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, lying South of the Southwesterly line of the Winterset Airport Authority property, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

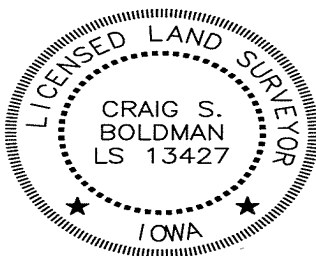
Commencing at a found 1/2" iron pin with orange cap at the corner of Parcel "C" according to Plat of Survey filed in Book 2016 at Page 2737; thence S 37°07'09" E a distance of 349.39' to a 1/2" iron pin with orange cap stamped "LS 13427" at the Point of Beginning; thence S 37°07'09" E, along the Southwesterly line of said Winterset Airport Authority, a distance of 1054.22' to a 1/2" iron pin with orange cap stamped "LS 13427"; thence S 04°29'11" W a distance of 969.89' to a 1/2" iron pin with orange cap stamped "LS 13427"; thence N 85°30'49" W a distance of 700.00' to a 1/2" iron pin with orange cap stamped "LS 13427"; thence N 04°29'11" E a distance of 1758.17' to the point of beginning.

Containing 21.92 acres

ALSO

A 540'x700'x800' Easement for a Runway Protection Zone (RPZ) described as follows:

A tract of land in part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 76 North, Range 28 West of the 5th P.M. described as follows: Commencing at the SW corner of the aforementioned Parcel "Q"; thence S 85°30'49" E, along the Southerly line of said Parcel "Q" line, a distance of 80.00' to the Point of beginning; thence S 85°30'49" E, along said Southerly line, a distance of 540.00'; thence S 02°38'19" E a distance of 803.99'; thence N 85°30'49" W a distance of 700.00'; thence N 11°36'41" E a distance of 803.99' to the point of beginning. Containing 11.387 acres. INCLUDING a tract in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as Commencing at the NW corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S 89°34'11" E, along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 72.41' to the Point of Beginning; thence continuing S 89°34'11" E along said North line, a distance of 687.76'; thence S 01°13'27" E, a distance of 48.89'; thence N 85°30'49" W a distance of 690.91' to the Point of Beginning. Containing 0.386 acres.



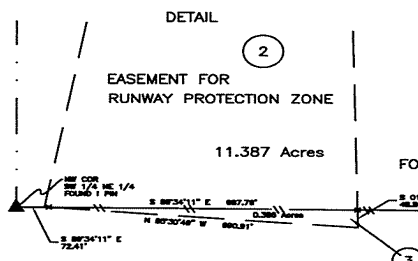
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 8/18/22

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal 11



Area	Lot Description	Acres
A4	NW 1/4 NE 1/4	8.74
A1	NW 1/4 SE 1/4	19.68
A2	SW 1/4 SE 1/4	0.15
A3	SW 1/4 SE 1/4	13.18
Total		41.75

- 1 WINTerset AIRPORT AUTHORITY
Rec Book 138 Page 364
Rec Book 2014 Page 3041
Rec Book 2014 Page 3042
Parcel "C" Book 2016 Page 2737
- 2 ROBERT M.CASPER AND MARGARET M. CASPER
OR THEIR SUCCESSOR(S) AS CO-TRUSTEES OF THE
ROBERT M. CASPER REVOCABLE TRUST
u/a/d September 23, 2021 (5/6) AND
JOHN AND LYNEE CASPER FAMILY TRUST
under TRUST AGREEMENT DATED July 26, 2017 (1/6)
- 3 ROBERT M.CASPER AND MARGARET M. CASPER
OR THEIR SUCCESSOR(S) AS CO-TRUSTEES OF THE
ROBERT M. CASPER REVOCABLE TRUST
u/a/d September 23, 2021 (11/18) AND
JOHN AND LYNEE CASPER FAMILY TRUST
under TRUST AGREEMENT DATED July 26, 2017 (5/18) AND
DOROTHY SUE BAKER LIVING TRUST
dated May 21, 2019 (2/18)

Surveyor's note:

Basis for bearings is NAD83 (2011) Epoch 2010.00 using the Iowa Real Time Network. N,E coordinate values were computed from the Iowa Regional Coordinate System for Area 8

