

INDEX LEGEND

Location:: S16-T77-R28 of the 5th P.M.

Requestor: Chance Dullard

Proprietor: Anne E. Schafer

Project: 22011 Date of Survey: 3/15/22

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: 2768

Recorded: 9/20/2022 at 2:28:27.0 PM

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County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.22

Combined Fee: \$15.22

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

PLAT OF SURVEY

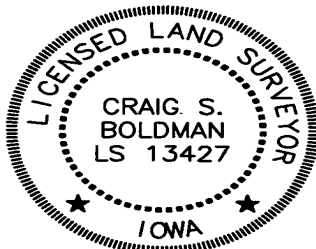
Parcel "A" being a tract of land in part of the SW 1/4 of the NE 1/4 (SW 1/4 NE 1/4) and part of the SE 1/4 of the NW 1/4 (SE 1/4 NW 1/4) lying East of the East right of way line of the former Chicago, Rock Island & Pacific Railroad in Section 16, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, said tract described as follows:

Beginning at a 5/8" iron rod at the Center of said Section 16; thence S 89°56'19" W, along the South line of the SE 1/4 NW 1/4 of said Section 16, a distance of 380.03' to a 1/2" iron rod; thence N 00°48'23" W, along said East right of way line, a distance of 726.45'; thence continuing along said East right of way line along a 6743.28' radius curve, concave Westerly, an arc length of 592.27' and whose chord bears N 03°11'39" W, a chord length of 592.08', to a 1/2" iron rod; thence S 89°57'17" E, along the North line of the SE 1/4 NW 1/4 of said Section 16, a distance of 426.52' to a 1/2" iron rod at the NE corner thereof; thence S 00°08'33" W, along the East line of the NW 1/4 of said Section 16, a distance of 201.32' to a 1/2" iron rod; thence S 89°42'06" E a distance of 611.85' to a 1/2" iron rod; thence S 01°52'32" E a distance of 1110.22' to a 1/2" iron rod; thence S 89°45'56" W, along the South line of the SW 1/4 NE 1/4 of said Section 16, a distance of 650.96' to the point of beginning.

Containing 28.056 acres including 4.105 acres of county right of way easement.

PLSS CORNER FOUND ▲
1/2" O.C.I.R. SET ○
1/2" Y.C.I.R. FOUND ●
PLSS CORNER SET △
(xxxx) FROM RECORD DEED OR PLAT
Y.C.I.R.=YELLOW CAPPED IRON ROD
O.C.I.R.=ORANGE CAPPED IRON ROD

Update No changes



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 *9/20/22*

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal *1/1*

