

BK: 2022 PG: 3075
 Recorded: 10/21/2022 at 12:51:20.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 27; E $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SECTION 28
 T 77N, R 27W, MADISON COUNTY, IOWA

OWNER: BAUR FARMS INC., ET AL
 1484 MCBRIDE RD., VAN METER IA 50261

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
 RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — Road Easement

— — — — Section line

— * — * — Fence line

Monuments

▲ - Found section corner

● - Set 1/2" red plastic capped rebar, #17532

○ - Set 12" spike w/ brass washer, #17532

■ - Found 1/2" yellow cr #5041

▣ - Found Cut 'X' in bridge deck

◆ - Found 1/2" rebar

BASIS OF BEARINGS IS IA RCS ZONE 8

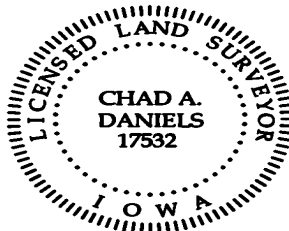
DESCRIPTION - PARCEL F:

That part of the Southwest Quarter of the Southwest Quarter of Section 27, and the East Half of the Southeast Quarter of Section 28, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southeast corner of said Section 28; thence North 89 degrees 40 minutes 42 seconds West, 1225.41 feet along the South line of said Section 28 to the existing West property line; thence North 00 degrees 16 minutes 27 seconds East, 1199.12 feet along said West line to the Centerline of an existing County Road; thence North 78 degrees 46 minutes 50 seconds East, 1016.91 feet along said Centerline; thence with a curve turning to the left with an arc length of 164.77 feet, with a radius of 302.90 feet, with a chord bearing of North 63 degrees 11 minutes 50 seconds East, with a chord length of 162.74 feet along said Centerline; thence South 02 degrees 35 minutes 33 seconds East, 858.71 feet; thence North 90 degrees 00 minutes 00 seconds East, 59.02 feet to the Centerline of North River; thence with a non-tangent curve turning to the right with an arc length of 168.97 feet, with a radius of 99.59 feet, with a chord bearing of North 38 degrees 26 minutes 12 seconds East, with a chord length of 149.42 feet along said Centerline of North River for the following courses until said North River intersects the East line of said Southwest Quarter of the Southwest Quarter of Section 27; thence North 87 degrees 02 minutes 29 seconds East, 53.56 feet; thence with a curve turning to the right with an arc length of 275.20 feet, with a radius of 298.39 feet, with a chord bearing of South 66 degrees 32 minutes 13 seconds East, with a chord length of 265.55 feet; thence South 40 degrees 06 minutes 55 seconds East, 103.80 feet; thence with a curve turning to the left with an arc length of 186.83 feet, with a radius of 140.44 feet, with a chord bearing of South 78 degrees 13 minutes 39 seconds East, with a chord length of 173.36 feet; thence North 63 degrees 39 minutes 38 seconds East, 59.91 feet; thence with a curve turning to the right with an arc length of 161.49 feet, with a radius of 138.36 feet, with a chord bearing of South 82 degrees 54 minutes 13 seconds East, with a chord length of 152.48 feet; thence South 49 degrees 28 minutes 03 seconds East, 225.09 feet; thence with a curve turning to the left with an arc length of 197.61 feet, with a radius of 322.27 feet, with a chord bearing of South 67 degrees 02 minutes 00 seconds East, with a chord length of 194.53 feet; thence South 84 degrees 35 minutes 57 seconds East, 115.83 feet to said East line of the Southwest Quarter of the Southwest Quarter; thence South 00 degrees 38 minutes 59 seconds West, 303.76 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 32 minutes 54 seconds West, 1314.60 feet to the Point of Beginning, having an area of 52.38 Acres including 2.60 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW 27	16.21	0.00	16.21
NE SE 28	0.36	0.37	0.73
SE SE 28	33.21	2.23	35.44
TOTAL	49.78	2.60	52.38



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

Signed Chad A. Daniels 21 OCT 22
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2022
 Page No.'s covered by this seal: 1 and 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.59'	168.97'	149.42'	N 38°26'12" E	97°12'34"
C2	298.39'	275.20'	265.55'	S 66°32'13" E	52°50'36"
C3	140.44'	186.83'	173.36'	S 78°13'39" E	76°13'26"
C4	138.36'	161.49'	152.48'	S 82°54'13" E	66°52'18"
C5	322.27'	197.61'	194.53'	S 67°02'00" E	35°07'54"

