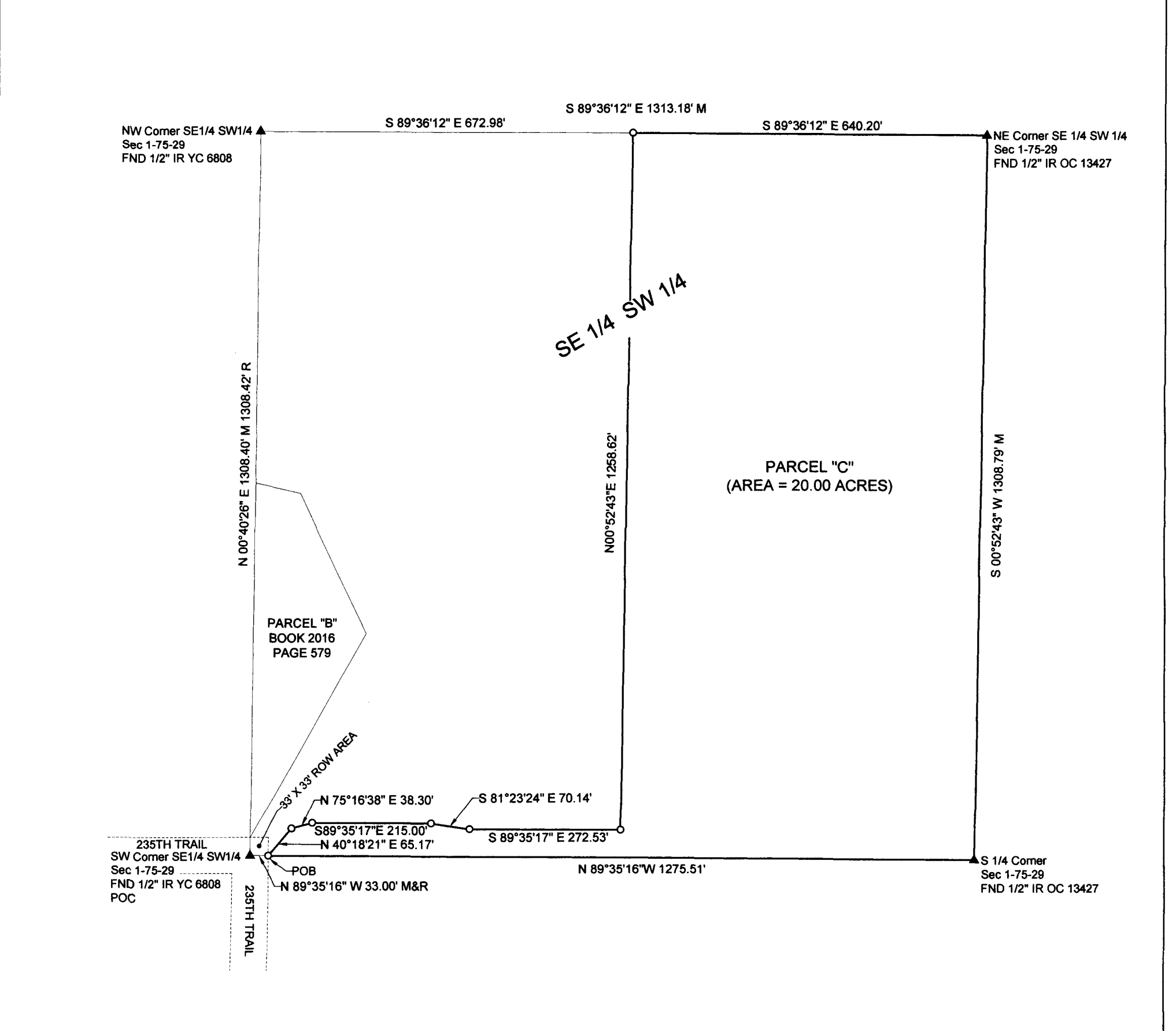


INDEX	LEGEND	PLAT OF SURVEY PARCEL "C" OF THE SE1/4 OF THE SW1/4 OF SECTION 1-75-29	 Document 2022 345 Book 2022 Page 345 Type 06 026 Pages 1 Date 2/02/2022 Time 3:52:28PM Rec Amt \$7.00 LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA	INDX ANNO SCAN CHEK
COUNTY: MADISON SITE ADDRESS: 235TH TRAIL CITY: WINTERSET SECTION: 1 TOWNSHIP: 75 RANGE: 29 ALIQUOT PART: SE 1/4 SW1/4 PARCEL DESIGNATION: PARCEL "C" PROPRIETOR: DAVID & COREEN AVERY REQUESTED BY: DAVID AVERY SURVEYOR NAME: Vincent E. Piagentini				
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048			*THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY*	

LEGAL DESCRIPTION - PARCEL "C"
All that part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 1, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 1, thence S 89°35'16"E, along the South line of the SE 1/4 of the SW 1/4 of said Section 1, a distance of 33.00 feet to the Point of Beginning; thence N 40°18'21" E, a distance of 65.17 feet; thence N 75°16'38" E, a distance of 38.30 feet; thence S 89°35'17" E, a distance of 215.00 feet; thence S 81°23'24" E, a distance of 70.14 feet; thence S 89°35'17" E, a distance of 272.53 feet, thence N 00°52'43" E, a distance of 1258.62 feet, to a point on the North line of the SE 1/4 of the SW 1/4 of said Section 1; thence S 89°36'12" E, a distance of 640.20 feet, to the Northeast corner of the SE 1/4 of the SW 1/4 of said Section 1; thence S 00°52'43" W, a distance of 1308.79 feet, to the S 1/4 corner of said Section 1; thence N 89°35'16" W, along the South line of the SE 1/4 of the SW 1/4 of said Section 1, a distance of 1275.51 feet, to the Point of Beginning, and containing 20.00 acres of land, more or less.



ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

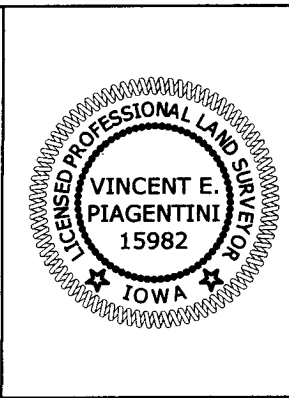
DATE OF SURVEY FIELDWORK: 01/11/2022 DRAWING DATE: 01/31/2022 REVISION DATE: DRAFTER: MB PROJECT NO: 21473

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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

Vincent E. Piagentini 2/2/22
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



SYMBOLS LEGEND:	
R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982
	UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET
	1/2" IR YC 15982
	UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
IR	IRON ROD
IP	IRON PIPE
OC	ORANGE CAP

