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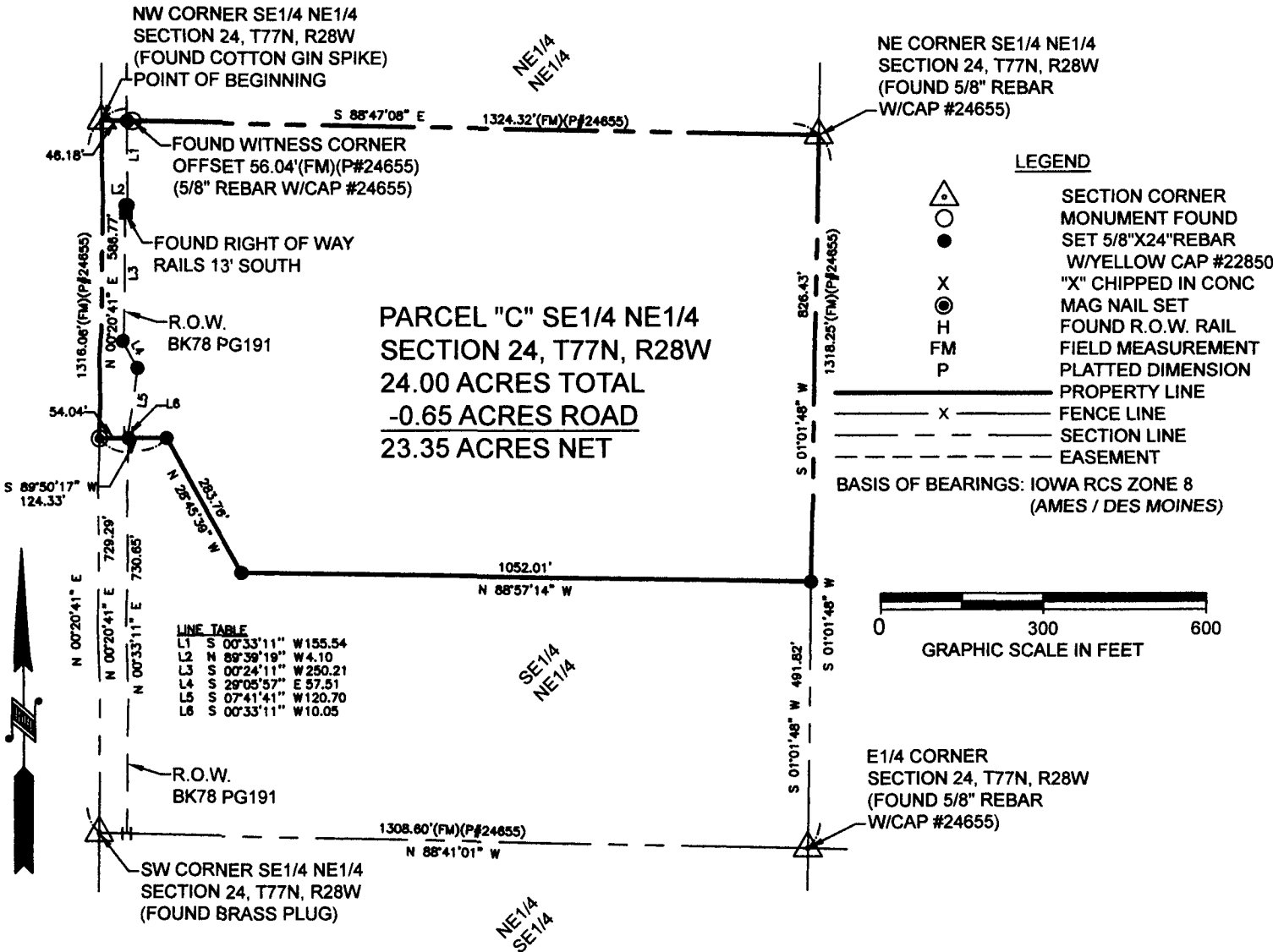
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

INDEX LEGEND	PLAT OF SURVEY
COUNTY: MADISON	
DESIGNATION: PARCEL "C" SE1/4 NE1/4	
LOCATION: SECTION 24, T77N, R28W	
SITE ADDRESS: 1328 US HWY 169, WINTERSET, IOWA 50273	
OWNER: BK NORTH BRANCH LAND, LLC	
SURVEY REQUESTED BY: MATT BENGTSON	
SURVEYOR: ROBERT B. BILLS	

PREPARED BY AND RETURN TO: JACOB C. CASE CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (712)438-1442



FIELD NOTES:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T77N, R28W OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°47'08"E ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1324.32 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S01°01'48"W ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 826.43 FEET; THENCE N88°57'14"W, A DISTANCE OF 1052.01 FEET; THENCE N28°45'39"W, A DISTANCE OF 283.76 FEET; THENCE S89°50'17"W, A DISTANCE OF 124.33 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°20'41"E ON SAID WEST LINE, A DISTANCE OF 586.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "C" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T77N, R28W OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 24.00 ACRES AND IS SUBJECT TO 0.65 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

	I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. <u>Jacob C. Case</u> Signature 3/21/2023 Date Jacob C. Case License number #26265 My license renewal date is Dec, 31, 2023 Pages or sheets covered by this seal: 1
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