



Document 2013 1057

Book 2013 Page 1057 Type 06 026 Pages 2
Date 4/15/2013 Time 8:40 AM
Rec Amt \$12.00

INDX
ANNO
SCAN
CHK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: BOLDMAN SURVEYING CONSULTANTS, 521 WEST GREEN STREET, WINTERSET, IA 50273 PH 515-462-9242

PLAT OF SURVEY

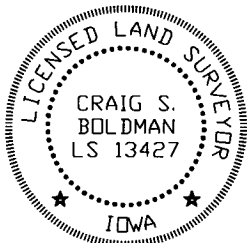
(RETRACEMENT)

Legal description from Deed Book 2013 Page 458

A tract of land in All that part of the North Half of the Northwest Fractional Quarter ($N\frac{1}{2}$ NW Fr $\frac{1}{4}$) of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35. EXCEPT Parcel "A" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter (NW Fr $\frac{1}{2}$ NW $\frac{1}{4}$), containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land described as commencing at the Northwest corner of said Section 1, thence North $85^{\circ}13'$ East along the North line of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section 1 a distance of 543.2 feet (recorded as 536.5 feet and remeasured as 536.95') to the West right of way line of a county road which is the point of beginning; thence South $23^{\circ}51'$ West along said West right of way line 353.8 feet; thence North $71^{\circ}40'$ East 402.3 feet; thence North $17^{\circ}39'$ West 221.8 feet to the North line of said Northwest Fractional Quarter ($\frac{1}{4}$); thence South $65^{\circ}13'$ West 172.1 feet to the point of beginning. Containing 1.384 acres.

Surveyed description:

Commencing at a stone found at the Northwest corner of said Section 1; thence N $84^{\circ}22'27''$ E a distance of 708.36 to a capped iron pin; thence N $84^{\circ}48'18''$ E a distance of 603.44' to a capped iron; thence N $84^{\circ}36'37''$ E a distance of 1311.56' to a capped iron pin; thence S $01^{\circ}20'55''$ E a distance of 1426.83' to a capped iron pin; thence S $82^{\circ}08'14''$ W a distance of 1326.72' to a capped iron pin; thence S $82^{\circ}25'26''$ W a distance of 1297.71' to the centerline of a county road; thence Northeasterly, along a 2,864.79' radius curve concave Southeasterly, an arc length of 551.52' and whose chord bears N $12^{\circ}01'54''$ E a chord distance of 550.67'; thence N $84^{\circ}31'04''$ E a distance of 642.08' to a capped iron pin; thence N $10^{\circ}28'17''$ W a distance of 101.47' to a capped iron pin; thence N $87^{\circ}34'17''$ W a distance of 129.93' to a capped iron pin; thence N $10^{\circ}32'35''$ W a distance of 448.38' to a capped iron pin; thence S $73^{\circ}25'41''$ W a distance of 196.97' to a capped iron pin; thence N $23^{\circ}01'41''$ E a distance of 203.74'; thence N $70^{\circ}21'34''$ E a distance of 338.60'; thence N $19^{\circ}09'56''$ W a distance of 222.56' to the point of Beginning. Containing 73.95 acres including 1.06 acres of county road right of way easement.



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 *[Signature]* Date *4-12-13*

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

Renewal date is December 31, 2014

Pages or sheets covered by this seal *42*

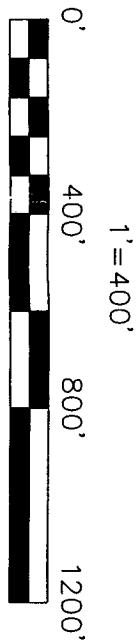
Proprietor: Edna
Lancaster, Thomas
Lancaster

Requested by: Thomas
Lancaster

Date of Survey: March
14, 15 2013

Project No 13014

Sheet 1



- Sheet 2