



Document 2016 1538

Book 2016 Page 1538 Type 06 026 Pages 2

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Rec Amt \$12.00

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

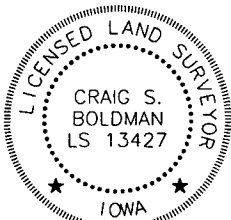
PLAT OF SURVEY

RETRACEMENT SURVEY of a parcel of ground described by deed in Book 2015 Page 2319 and further described as follows:

The East 20 acres of the Northwest Fractional Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, Iowa, except Parcel "B", located therein, containing 3.323 acres, as shown in Plat of Survey filed in Book 2014, Page 2339 on September 17, 2014 in the Office of the Recorder of Madison County, Iowa.

Surveyor comments:

The deed calls for the East 20 acres of the Northwest Fractional Quarter Southeast Quarter. It is the opinion of this Surveyor that based on field evidence that the intent of the parties was to divide 40 acres into equal halves. By prorating between existing monuments the West line would reasonably fit existing conditions. An existing fence runs North and South near the surveyed line. If the West line was surveyed as the East 20 acres the line would be about 15' West of the existing fence which in the opinion of this Surveyor does not express the intent of the parties at the time of the division of land. The total area encompassed by the survey including Parcel "B" is 19.7 acres which when round up is 20 acres deed. Therefore the survey as shown satisfies the deed and the intent of the parties.



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 6/3/16

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

Renewal date is December 31, 2016

Pages or sheets covered by this seal 1, 2

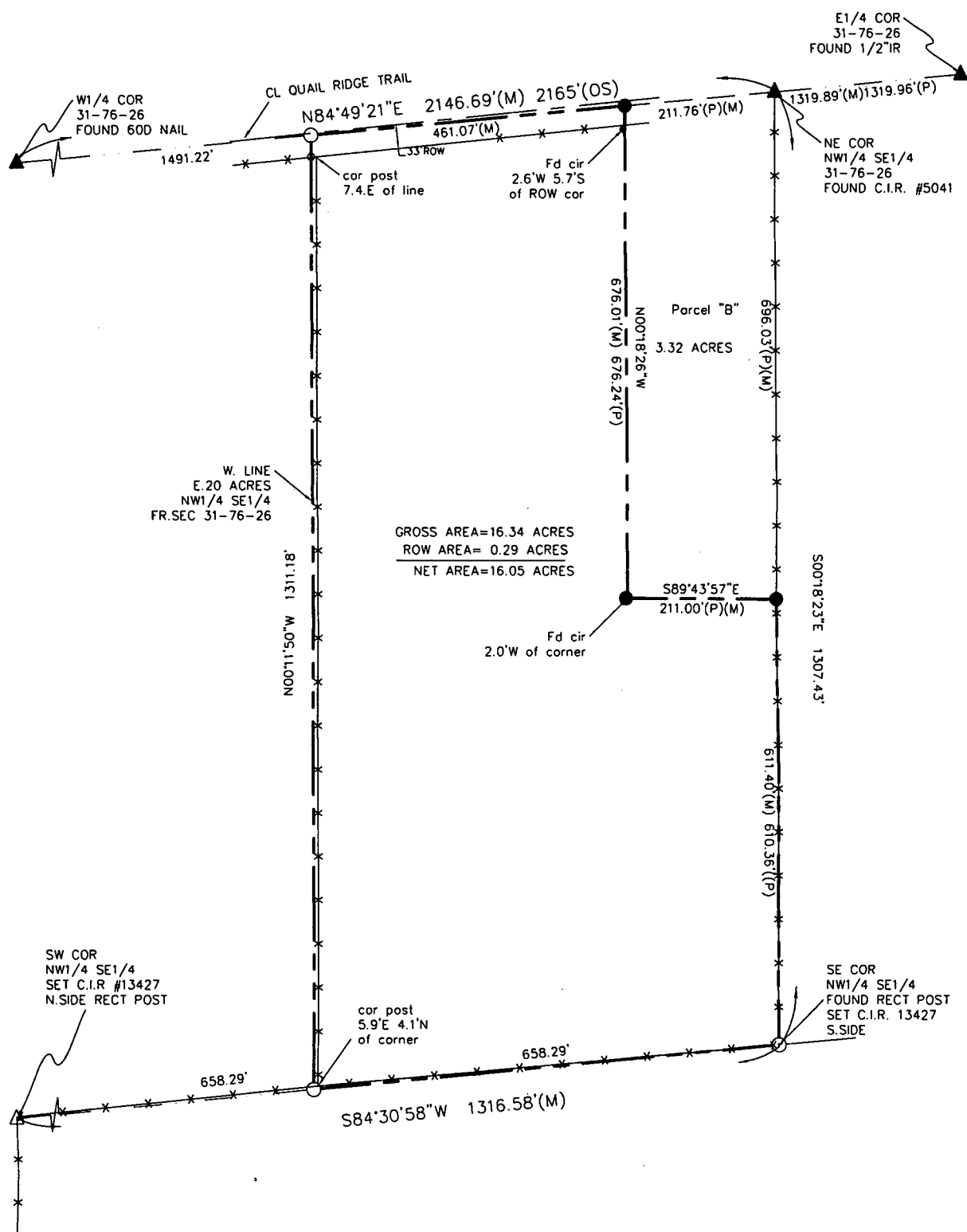
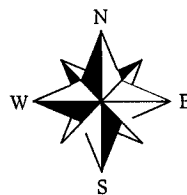
Proprietor: Kevin and
Teresa Branstetter

Requested by: Kevin
Branstetter

Date of Survey: May
25, 2016

Project No: 16025

Sheet 1 of 2



- X—X— FENCE
- SET CAPPED IRON ROD (CIR) #13427
- IRON PIN FOUND
- △ SEC CORNER PLACED
- ▲ SEC CORNER FOUND

