

INDEX LEGEND

COUNTY: Madison
SITE ADDRESS: 300th Street
SECTION: 9 TOWNSHIP: 74 RANGE: 27
ALIQUOT PART: SW1/4 SW1/4
PARCEL DESIGNATION: Parcel "H" & Parcel "J"
PROPRIETOR: AGAN, JOHN W & BARBARA & DALE W.& PHILLIPS, PEGGY L.
REQUESTED BY: Peggy Phillips
2843 Peru Road, Peru, Iowa
SURVEYOR NAME: Vincent E. Piagentini

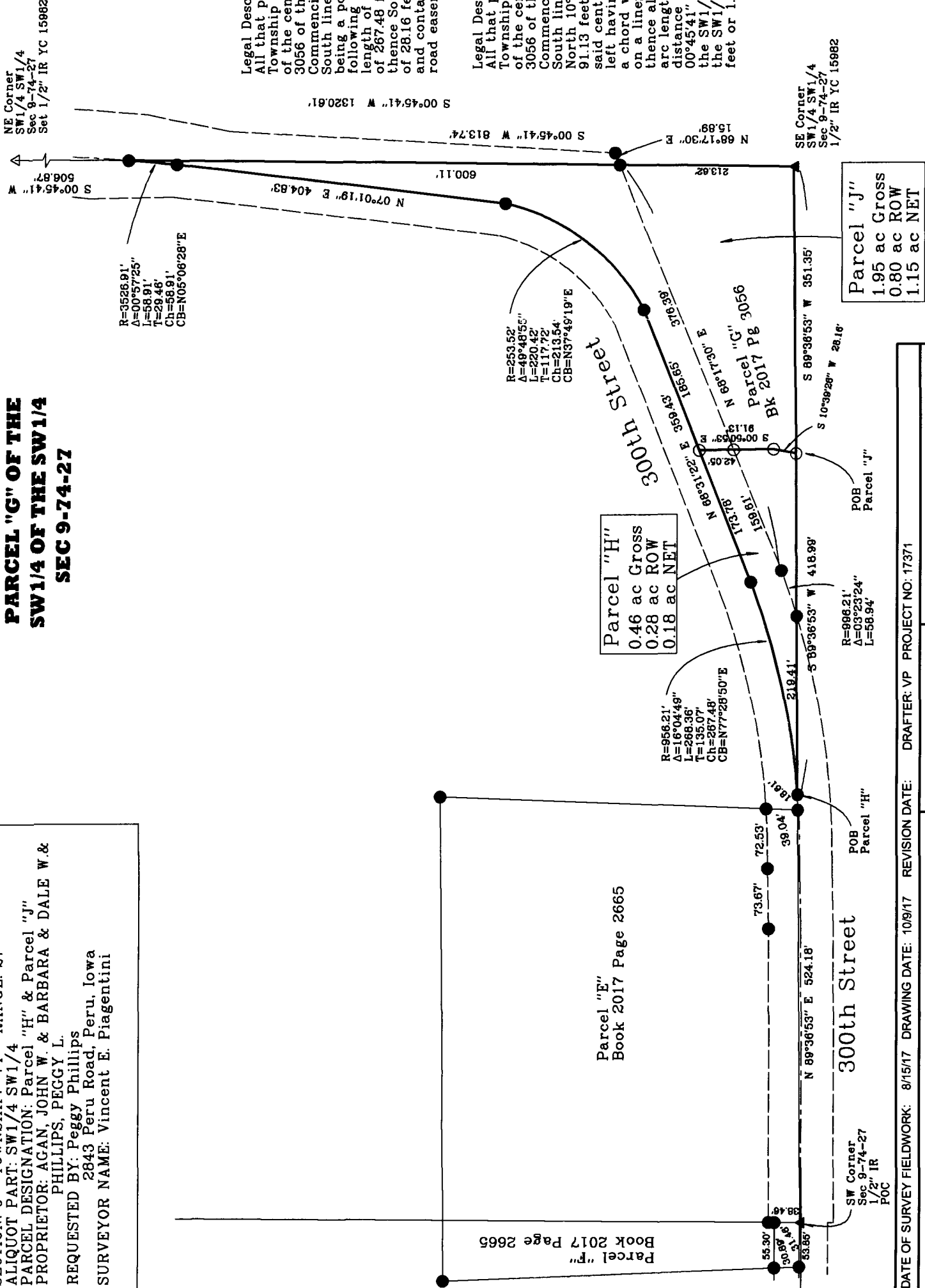
PLAT OF SURVEY
PARCELS "H" & "J" OF
PARCEL "G" OF THE
SW1/4 OF THE SW1/4
SEC 9-74-27



Document 2017 3297

Book 2017 Page 3297 Type 06 026 Pages 1
Date 10/20/2017 Time 10:06:04AM
Rec Amt \$7.00

INDEX
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CHECK
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Legal Description - Parcel "H"
All that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 9, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, lying South and East of the centerline of the 300th Street, being a part of Parcel "G" as filed in Book 2017 Page 3056 of the Madison County Recorder's Office, more particularly described as follows:
Commencing at the Southwest corner of said Section 9; thence North 89°36'53" East, along the South line of said SW1/4 SW1/4, a distance of 524.18 feet, to the Point of Beginning also being a point on a curve on the centerline of 300th Street; thence along said centerline, following a curve to the left having a radius of 956.21 feet, a delta of 16°04'49", an arc length of 268.36 feet, and a chord which bears North 77°28'50" East having a chord distance of 267.48 feet; thence North 68°31'22" East, a distance of 173.78 feet, along said centerline; thence South 00°50'53" East, a distance of 91.13 feet; thence South 10°39'26" West, a distance of 28.16 feet; thence South 89°36'53" West, a distance of 418.99 feet to the Point of Beginning, and containing 19,839 square feet or 0.46 acres of land, more or less, including 0.18 acres of road easement.

Legal Description - Parcel "J"
All that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 9, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, lying South and East of the centerline of the 300th Street, being a part of Parcel "G" as filed in Book 2017 Page 3056 of the Madison County Recorder's Office, more particularly described as follows:
Commencing at the Southwest corner of said Section 9; thence North 89°36'53" East, along the South line of said SW1/4 SW1/4, a distance of 943.17 feet, to the Point of Beginning; thence North 10°39'26" East, a distance of 28.16 feet; thence North 00°50'53" West, a distance of 91.13 feet, to a point at the centerline of 300th Street; thence North 68°31'22" East, along said centerline, a distance of 185.65 feet to a point on a curve; thence along a curve to the left having a radius of 253.52 feet, a delta of 49°48'55", an arc length of 220.42 feet, and a chord which bears North 37°46'19" East, having a chord distance of 213.54 feet to a point on a line; thence North 07°01'19" East, a distance of 404.83 feet to a point on a curve; thence along a curve to the left having a radius of 3,526.91 feet, a delta of 00°57'25", an arc length of 58.91 feet, and a chord which bears North 05°06'28" East, having a chord distance of 58.91 feet, to a point on the East line of the SW1/4 of the SW1/4; thence South 00°45'41" West, along said East line, a distance of 813.74 feet, to the Southeast corner of the SW1/4 of the SW1/4; thence South 89°36'53" West along the South line of said SW1/4 of the SW1/4, a distance of 351.35 feet to the Point of Beginning, and containing 85,266 square feet or 1.95 acres of land, more or less, including 0.80 acres of road easement.

DATE OF SURVEY FIELDWORK: 8/15/17 DRAWING DATE: 10/9/17 REVISION DATE: DRAFTER: VP PROJECT NO: 17371

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.

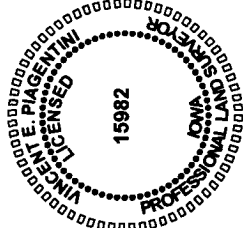
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 10/16/17

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	FOUND 1/2" IR YC 15982
○	SET 1/2" IR YC 15982
▲	UNLESS NOTED SECTION CORNER FOUND
△	SECTION CORNER SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP



IR IRON ROD
IP IRON PIPE

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048