

INDEX

LEGEND

COUNTY: Madison
SITE ADDRESS: 2412 St. Charles Road
CITY: Winterset
SECTION: 17 TOWNSHIP: 75 RANGE: 27
ALIQUOT PART: NE1/4 NE1/4
PARCEL DESIGNATION: "D"
SUBDIVISION NAME:
BLOCK: LOT(S):
PROPRIETOR: Anson & Mackenzie Bonte
REQUESTED BY: Anson Bonte
SURVEYOR NAME: Vincent E. Piagentini

Legal Description of Parcel "D"

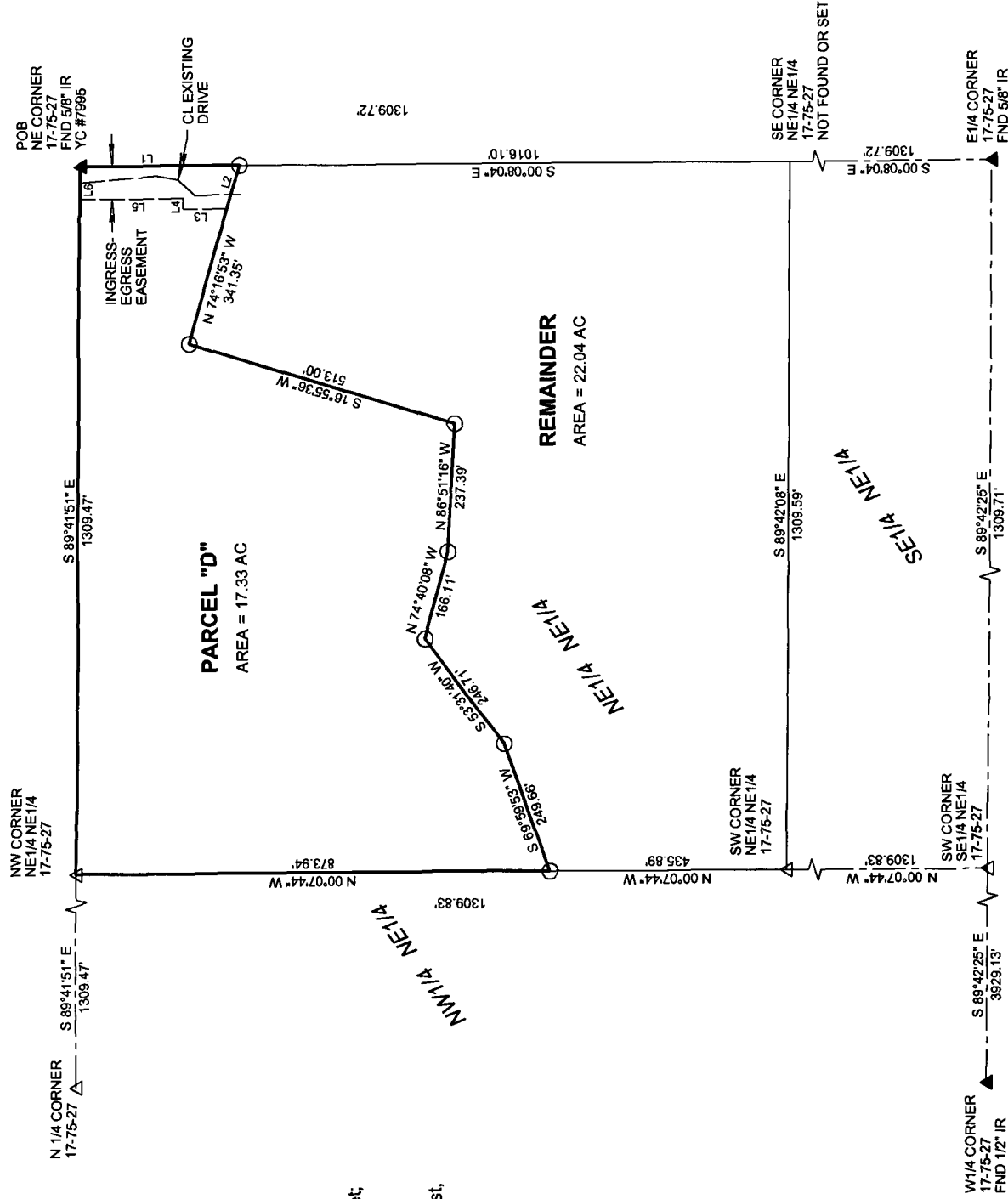
Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northeast corner of said Section 17; Thence South 0°08'04" East, 293.62 feet on the East line of said Section 17; Thence North 74°16'53" West, 341.35 feet; Thence South 16°55'36" West, 513.00 feet; Thence North 86°51'16" West, 237.39 feet; Thence North 74°40'08" West, 166.11 feet; Thence South 53°31'40" West, 246.71 feet; Thence South 69°59'53" West, 249.66 feet to a point on the West line of said NE1/4 of the NE1/4; Thence North 0°07'44" West, 873.94 feet on the West line of said NE1/4 of the NE1/4 to the Northwest corner of said NE1/4 of the NE1/4; Thence South 89°41'51" East, 1,309.47 feet on the North line of said Section 17 to the Point of Beginning, containing 17.33 acres, more or less.

Ingress - Egress Easement

Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northeast corner of said Section 17; Thence South 0°08'04" East, 293.62 feet on the East line of said Section 17; Thence North 74°16'53" West, 83.16 feet; Thence North 0°08'04" West, 81.36 feet; Thence North 89°51'56" East, 20.00 feet; Thence North 0°08'04" West, 190.00 feet to a point on the North line of said Section 17; Thence South 89°41'51" East, 60.00 feet on the North line of said Section 17 to the Point of Beginning, containing 0.43 acres, more or less.

PLAT OF SURVEY
OF PARCEL "D"

OF THE NE1/4 NE1/4,
SECTION 17 T-75-N R-27-W



LINE	BEARING	DISTANCE
L1	S 00°08'04" E	293.62'
L2	N 74°16'53" W	83.16'
L3	N 00°08'04" W	81.36'
L4	N 89°51'56" E	20.00'
L5	N 00°08'04" W	190.00'
L6	S 89°41'51" E	60.00'

SPACE ABOVE FOR USE BY RECORDER OFFICE

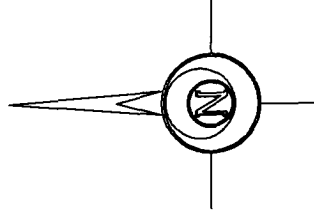
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Book 2018 Page 161 Type 06 026 Pages 1
Date 1/15/2018 Time 10:04:53AM

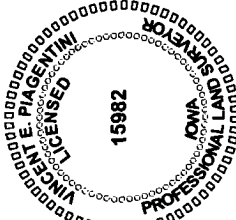
Rec Amt \$7.00

INDEX
ANNO
SCAN
CHECK



Scale 1" = 300'

- 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
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - YC YELLOW CAP
 - FND FOUND



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 1/10/18

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

IR IRON ROD
IP IRON PIPE

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