

INDEX LEGEND	PLAT OF SURVEY PARCELS D, E, F & G PART OF SE1/4 & SW1/4 NE1/4 SECTION 7-74-27	 Document 2018 4029 Book 2018 Page 4029 Type 06 026 Pages 2 Date 12/10/2018 Time 12:20:10PM Rec Amt \$12.00 LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA INDX ANNO SCAN CHEK
COUNTY: Madison SITE ADDRESS: 2952 Millstream Avenue CITY: Peru SECTION: 7 TOWNSHIP: 74 RANGE: 27 ALIQUOT PART: SE1/4 & SW1/4 NE1/4 PARCEL DESIGNATION: Parcels 'D', 'E', 'F' & 'G' PROPRIETOR: Robert & Roslea Johnson REQUESTED BY: Roslea Johnson SURVEYOR NAME: Vincent E. Piagentini		
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048		*THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY*

Legal Description – Parcel 'D'
All that part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 7, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northeast Corner of the SW1/4 of the NE1/4 of said Section 7, thence South 00°46'13" West, along the East line of the SW1/4 of the NE1/4 of said Section 7, a distance of 1,207.29 feet; thence North 81°35'18" West, a distance of 434.28 feet, to the center of the existing road; thence along a curve to the right concave to the East, having a radius of 25,570.00 feet, a delta of 01°42'38", an arc length of 763.41 feet, and a chord which bears North 03°09'04" West, having a chord distance of 763.38 feet to a point on a curve; thence along a curve to the right concave to the East, having a radius of 1,120.76 feet, a delta of 10°44'18", an arc length of 210.05 feet, and a chord which bears North 01°33'39" East, having a chord distance of 209.74 feet to a point on a curve; thence along a curve to the right concave to the East, having a radius of 12,442.81 feet, a delta of 00°48'10", an arc length of 174.33 feet, and a chord which bears North 08°44'26" East, having a chord distance of 174.33 feet to a point on the North line of the SW1/4 of the NE1/4 of said Section 7; thence South 89°55'55" East, along said North line of the SW1/4 of the NE1/4 of said Section 7, a distance of 455.59 feet to the Point of Beginning, and containing 12.52 acres of land, more or less, including 0.87 acres of road easement.

Legal Description – Parcel 'E'
All that part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) AND the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) AND the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), all in Section 7, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northwest Corner of the NE1/4 of the SE1/4 of said Section 7, thence South 89°46'04" East, along the North line of the NE1/4 of the SE1/4 of said Section 7, a distance of 576.64 feet; thence South 33°28'09" West, a distance of 545.17 feet; thence North 82°05'22" West, a distance of 441.53 feet; thence North 81°24'05" West, a distance of 233.06 feet, to a point at the centerline of the existing road; thence North 03°54'40" West, along said centerline, a distance of 322.58 feet to a point on a curve; thence along a curve to the right concave to the East having a radius of 25,570.00 feet, a delta of 00°26'33", an arc length of 197.43 feet, and a chord which bears North 04°13'39" West, having a chord distance of 197.43 feet; thence South 81°35'18" East, a distance of 434.28 feet, to a point on the East line of the SW1/4 of the NE1/4 of said Section 7; thence South 00°46'13" West, along the East line of the SW1/4 of the NE1/4 of said Section 7, a distance of 93.72 feet to the Point of Beginning, and containing 9.18 acres of land, more or less, including 0.52 acres of road easement.

Legal Description – Parcel 'F'
All that part of the Southeast Quarter of Section 7, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the South Quarter corner of said Section 7, thence North 00°01'24" East, along the West line of the SE1/4 of said Section 7, a distance of 2,583.67 feet; thence North 89°39'46" East a distance of 933.09 feet; thence South 03°54'40" East, a distance of 322.58 feet; thence South 81°24'05" East, a distance of 233.06 feet; thence South 82°05'22" East, a distance of 441.53 feet; thence South 20°41'12" East, a distance of 169.41 feet; thence South 08°11'51" West, a distance of 732.97 feet; thence South 06°40'17" East, a distance of 205.80 feet; thence South 01°28'29" East, a distance of 871.44 feet to a point on a curve; thence along a curve to the left concave to South, having a radius of 2,100.10 feet, a delta of 03°17'51", an arc length of 120.86 feet, and a chord which bears North 88°30'39" West, having a chord distance of 120.84 feet to a point of tangency; thence South 89°50'26" West, a distance of 298.46 feet to a point on a curve; thence along a curve to the left concave East, having a radius of 5,619.21 feet, a delta of 02°15'19", an arc length of 221.18 feet, and a chord which bears South 17°10'26" East, having a chord distance of 221.17 feet to a point on the South line of the SE1/4 of said Section 7; thence South 89°51'24" West, along the South line of the SE1/4 of said Section 7, a distance of 1,271.61 feet to the Point of Beginning, and containing 88.62 acres of land, more or less, including 5.47 acres of road easement.

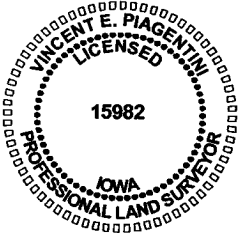
Legal Description – Parcel 'G'
All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) AND the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) AND the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) in Section 7, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the East Quarter Corner of said Section 7, thence South 00°51'54" West, along the East line of the SE1/4 of said Section 7, a distance of 2,617.22 feet, to the Southeast Corner of said Section 7; thence South 89°51'24" West, along the South line of the SE1/4 of the SE1/4, a distance of 1,311.30 feet, to the Southwest Corner of the SE1/4 of the SE1/4 of said Section 7; thence South 89°51'24" West, along the South line of the SW1/4 of the SE1/4 of said Section 7, a distance of 40.82 feet to a point on a curve, located at the centerline of the existing road; thence along a curve to the right concave East, having a radius of 5,619.21 feet, a delta of 02°15'19", an arc length of 221.18 feet, and a chord which bears North 17°10'26" West, having a chord distance of 221.17 feet; thence North 89°50'26" East, a distance of 298.46 feet to a point of curve; thence along a curve to the right concave South, having a radius of 2,100.10 feet, a delta of 03°17'51", an arc length of 120.86 feet, and a chord which bears South 88°30'39" East, having a chord distance of 120.84 feet; thence North 01°28'29" West, a distance of 871.44 feet; thence North 06°40'17" West, a distance of 205.80 feet; thence North 08°11'51" East, a distance of 732.97 feet; thence North 20°41'12" West, a distance of 169.41 feet; thence North 33°28'09" East, a distance of 545.17 feet, to a point on the North line of the NE1/4 of the SE1/4 of said Section 7; thence South 89°46'04" East, along the North line of the NE1/4 of the SE1/4 of said Section 7, a distance of 738.68 feet to the Point of Beginning, and containing 61.74 acres of land, more or less, including 2.68 acres of road easement.

Boundary Line Table

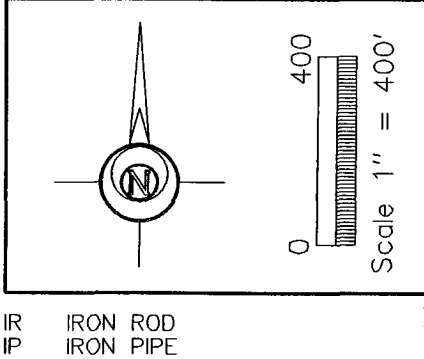
BL1	S	00°46'13"	W	1207.29'
BL2	S	00°46'13"	W	93.72'
BL3	N	81°35'18"	W	434.28'
BL4	S	89°46'04"	E	576.64'
BL5	S	89°46'04"	E	738.68'
BL6	N	04°13'39"	W	197.43'
BL7	N	03°54'40"	W	322.58'
BL8	N	33°28'09"	E	545.17'
BL9	N	20°41'12"	W	169.41'
BL10	N	82°05'22"	W	441.53'
BL11	N	81°24'05"	W	233.06'
BL12	N	08°11'51"	E	732.97'
BL13	N	06°40'17"	W	205.80'
BL14	N	01°28'29"	W	871.44'
BL15	N	89°50'26"	E	298.46'
BL16	N	17°10'26"	W	221.17'
BL17	S	89°51'24"	W	40.82'

Easement Line Table

EL1	S	86°05'20"	W	34.54'	EL17	N	17°33'29"	W	166.62'
EL2	N	03°54'40"	W	105.00'	EL18	S	89°51'24"	W	6.07'
EL3	N	00°58'31"	W	44.85'	EL19	S	89°51'24"	W	34.74'
EL4	N	00°58'31"	W	345.67'	EL20	S	89°51'24"	W	127.88'
EL5	N	05°44'13"	E	101.43'	EL21	N	03°12'36"	W	214.80'
EL6	N	89°50'26"	E	177.15'	EL22	N	78°12'24"	E	38.06'
EL7	N	00°09'34"	W	75.00'	EL23	N	15°38'16"	W	39.52'
EL8	N	89°55'12"	E	131.66'	EL24	N	01°28'29"	W	52.67'
EL9	S	47°45'38"	E	123.30'	EL25	N	13°55'09"	W	68.67'
EL10	S	00°51'54"	W	49.37'	EL26	N	03°54'40"	W	207.00'
EL11	S	89°51'24"	W	177.64'	EL27	N	44°49'32"	W	99.25'
EL12	N	74°36'20"	W	175.36'	EL28	N	03°54'40"	W	150.00'
EL13	N	74°42'52"	W	98.39'	EL29	N	37°00'12"	E	99.25'
EL14	N	77°01'25"	W	136.89'	EL30	N	03°54'40"	W	210.63'
EL15	N	76°32'05"	W	37.41'	EL31	N	81°24'05"	W	69.35'
EL16	N	89°50'26"	E	248.83'	EL32	N	81°35'18"	W	33.79'

ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048
DATE OF SURVEY FIELDWORK: 11/5/18 DRAWING DATE: 12/6/18 DRAFTER: VP PROJECT NO: 18334
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 12/6/18 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) 1 ADDITIONAL PAGE


- 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 UNLESS NOTED
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - YC YELLOW CAP

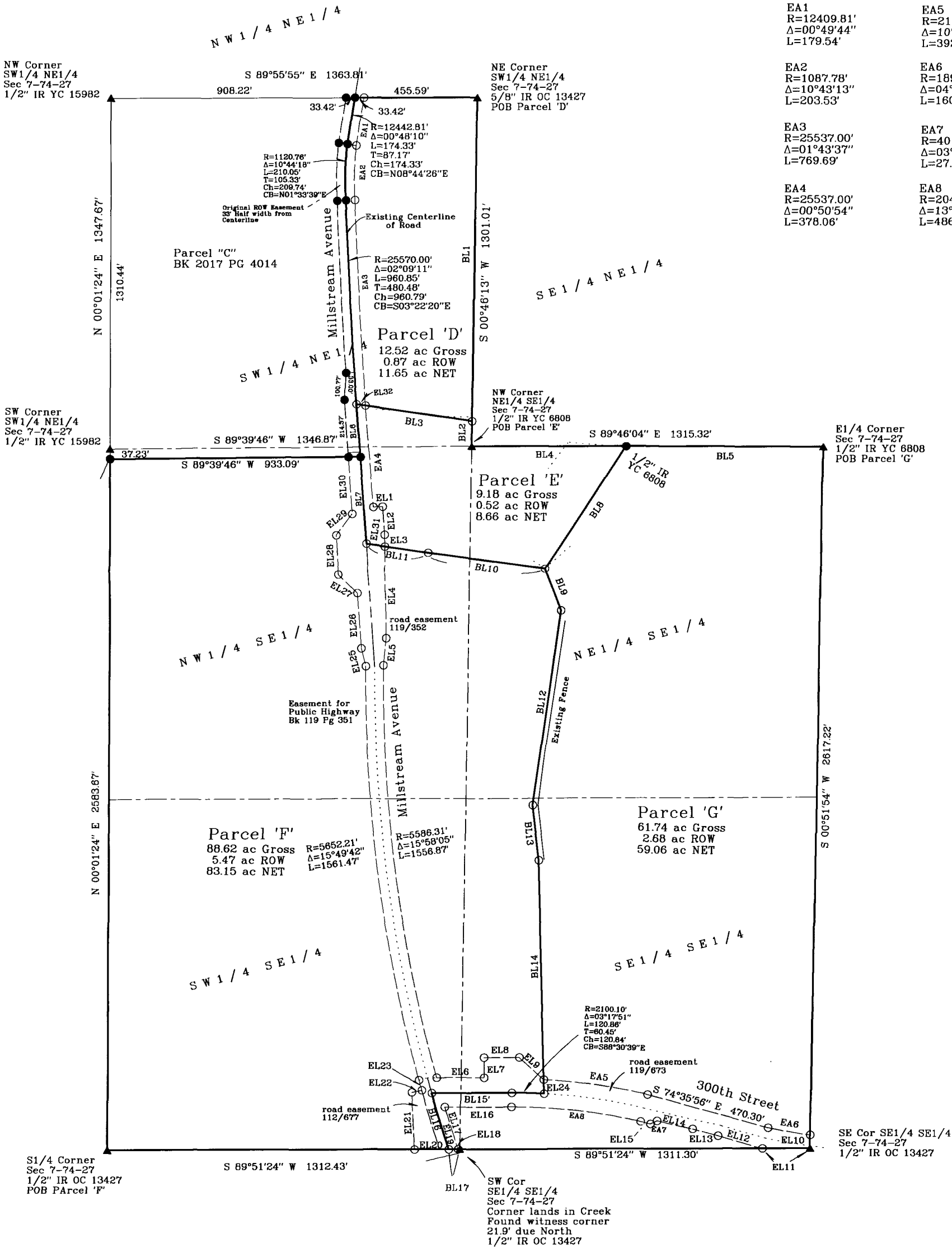


PLAT OF SURVEY
PARCELS D, E, F & G
PART OF SE1/4 & SW1/4 NE1/4
SECTION 7-74-27

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Easement Curve Table

EA1 R=12409.81' Δ=00°49'44" L=179.54'	EA5 R=2152.60' Δ=10°26'23" L=392.22'
EA2 R=1087.78' Δ=10°43'13" L=203.53'	EA6 R=1896.75' Δ=04°51'07" L=160.62'
EA3 R=25537.00' Δ=01°43'37" L=769.69'	EA7 R=401.86' Δ=03°54'55" L=27.46'
EA4 R=25537.00' Δ=00°50'54" L=378.06'	EA8 R=2047.60' Δ=13°37'28" L=486.91'



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