

INDEX LEGEND

SURVEYOR AND SURVEY COMPANY:
MATT THOMAS, PLS
THOMAS LAND SURVEYING, LLC
6230 90th AVENUE, INDIANOLA, IA 50125

DATE OF SURVEY: 04-11-2019 THRU 05-13-2019



INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

[illegible]

TLS

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



Pages or sheets covered by this seal: _____ 1 - 2

PROJECT NUMBER	19037	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	05-14-2019	2019	1 OF 2

PLAT OF SURVEY - PARCEL "B"
NE¹/₄, NW¹/₄, SEC.17-T74N-R28W

LEGAL DESCRIPTION: PARCEL "A"

A parcel of land now included in and forming a part of the Northeast Quarter of the Northwest Quarter in Section 17, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 17, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°09'08" West along the North Line of the Northeast Quarter of the Northwest Quarter of said Section 17, a distance of 264.10 feet to the Point of Beginning; thence South 02°49'67" West, a distance of 234.55 feet; thence South 06°48'46" West, a distance of 390.46 feet; thence South 01°02'20" West, a distance of 546.39 feet; thence North 86°14'39" West, a distance of 158.69 feet; thence Northwesterly along a curve concave Northeasterly having a radius of 300.00 feet, an arc length of 106.08 feet, a chord length of 105.53 feet and a chord bearing of North 76°06'52" West; thence North 65°59'05" West, a distance of 112.86 feet; thence North 18°18'14" West, a distance of 122.03 feet; thence North 15°24'00" West, a distance of 114.89 feet; thence Northeasterly a curve concave Easterly having a radius of 300.00 feet, an arc length of 162.73 feet, a chord length of 160.75 feet and a chord bearing of North 00°08'24" East; thence North 15°40'48" East, a distance of 58.71 feet; thence Northeasterly along a curve concave Westerly having a radius of 300.00 feet, an arc length of 82.10 feet, a chord length of 81.84 feet and a chord bearing of North 07°50'24" East; thence North 00°00'00" East, a distance of 64.18 feet; thence Northeasterly along a curve concave Northwesterly having a radius of 176.90 feet, an arc length of 107.68 feet, a chord length of 106.02 feet and a chord bearing of North 17°26'13" East; thence South 81°47'06" West, a distance of 79.72 feet; thence North 04°40'53" West, a distance of 83.03 feet; thence North 58°19'40" West, a distance of 105.56 feet; thence North 10°09'28" West, a distance of 283.85 feet to a point on the North Line of the Northeast Quarter of the Northwest Quarter of said Section 17; thence South 89°09'08" East along said North Line, a distance of 666.98 feet to the Point of Beginning, containing 12.72 Acres, which includes 0.91 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



PROJECT NUMBER	19037	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	05-14-2019	2019	2 OF 2