

# INDEX LEGEND

Location:: S2-T74-R27 of the 5th P.M.

Requestor: Betsy Breeding

Proprietor: Harold Dillinger

Project: 22006 Date of Survey: 8/8/2022

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

## PLAT OF SURVEY

Parcel "D" a tract of land described as the East 10 acres of the NW 1/4 of the SE 1/4 (NW 1/4 SE 1/4) and part of the NE 1/4 of the SE 1/4 (NE 1/4 SE 1/4) of Section 2, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the NW corner of said East 10 acres;  
thence S 89°39'38" E, along the half section line, a distance of 674.66';  
thence S 03°05'06" W, a distance of 40.05';  
thence N 89°39'38" W, a distance of 150.17';  
thence S 03°05'06" W, along an existing fence, a distance of 554.35';  
thence S 84°04'36" E, along an existing fence, a distance of 480.54';  
thence S 00°34'59" W, along an existing fence, a distance of 672.74'  
to a point on the 1/4-1/4 section line; thence N 89°41'21" W, along  
said 1/4-1/4 section line, a distance of 973.21'; thence N 00°25'04" E  
a distance of 1313.70' to the point of beginning.

Containing 22.939 acres INCLUDING 0.158 acres of county road right of way easement.

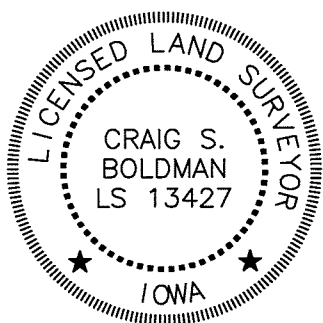
Parcel "E" a tract of land described as part of the NE 1/4 of the SE 1/4 (NE 1/4 SE 1/4) of Section 2, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the East 1/4 corner of said Section 2, Township 74 North,  
Range 27 West of the 5th P.M.;

thence S 00°10'10" W, along the section line, a distance of 1312.83';  
thence N 89°41'36" W, along the 1/4-1/4 section line, a distance of 678.28';  
thence N 00°34'59" E, along an existing fence, a distance of 672.74';  
thence N 84°04'36" W, along an existing fence, a distance of 480.54';  
thence N 03°05'06" E, along an existing fence, a distance of 554.35';  
thence S 89°39'38" E, a distance of 150.17';  
thence N 03°05'06" E, a distance of 40.05';  
thence S 89°39'38" E, along the half section line, a distance of 971.14'  
to the point of beginning.

Containing 26.765 acres INCLUDING 1.574 acres of county road right of way easement.

Subject to a "blanket" easement for water line purposes over, under and across the following described property: Beginning at the NW corner of said East 10 acres; thence S 89°39'38" E, along the half section line, a distance of 674.66'; thence S 03°05'06" W, a distance of 40.05' to the point of beginning; thence S 03°05'06" W, a distance of 210.24'; thence N 89°39'38" W, a distance of 150.17'; thence N 03°05'06" E, a distance of 210.24'; thence S 89°39'38" E, a distance of 150.17' to the point of beginning. Containing 0.724 acres.



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 \_\_\_\_\_ Date \_\_\_\_\_

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal \_\_\_\_\_

WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L1	S 03°05'06" W	210.24'
L2	N 89°39'38" W	150.17'
L3	N 03°05'06" E	210.24'

