

**INDEX**      **LEGEND**

COUNTY: Madison  
 SITE ADDRESS: 1151 Fawn Avenue  
 CITY: Earlham  
 SECTION: 11 TOWNSHIP: 77 RANGE: 29  
 ALIQUOT PART: E1/2 NE1/4  
 PARCEL DESIGNATION: Parcel "E"  
 PROPRIETOR: Steven & Julie Ory  
 REQUESTED BY: Steven Ory  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY  
 PARCEL "E" OF THE  
 E1/2 OF THE NE1/4  
 OF SEC 11-T77N-R29W**  
  
**ACCESS EASEMENT TO  
 1151 FAWN AVENUE  
 EARLHAM, IOWA**

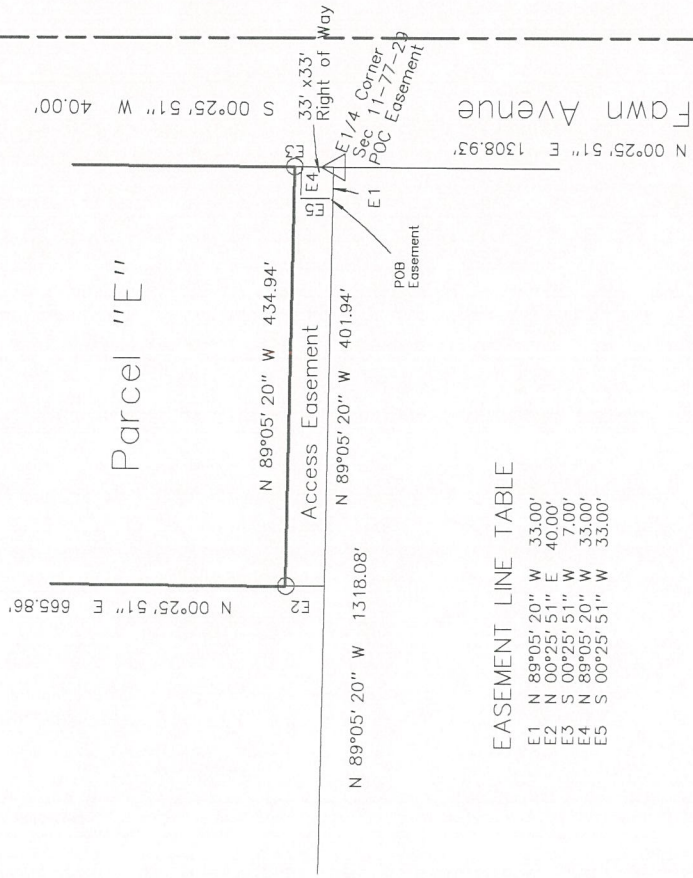
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048

\*THIS SPACE RESERVED FOR RECORDERS OFFICE USE ONLY\*

**Legal Description - Parcel "E"**

All that part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 11, Township 77 North, Range 29 West of the 5th P.M., more particularly described as follows:  
 Beginning at the Northeast corner of the NE1/4 of said Section 11, thence South 00°25'51" West, along the East line of said NE1/4, a distance of 2,575.82 feet; thence North 89°05'20" West, a distance of 434.94 feet; thence North 00°25'51" East, a distance of 665.86 feet; thence North 89°25'33" East, a distance of 84.72 feet; thence North 00°15'23" East, a distance of 291.77 feet; thence North 23°1'30" West, a distance of 114.58 feet; thence North 00°04'21" East, a distance of 614.72 feet; thence North 00°42'49" West, a distance of 400.41 feet; thence North 33°10'14" West, a distance of 594.76 feet, to a point on the North line of the E1/2 of the NE1/4 of said Section 11; thence South 89°23'15" East, along the North line of the E1/2 of the NE1/4 of said Section 11, a distance of 738.00 feet to the Point of Beginning, and containing 25.78 acres of land, more or less.

**EASEMENT DETAIL AND LEGAL DESCRIPTION**



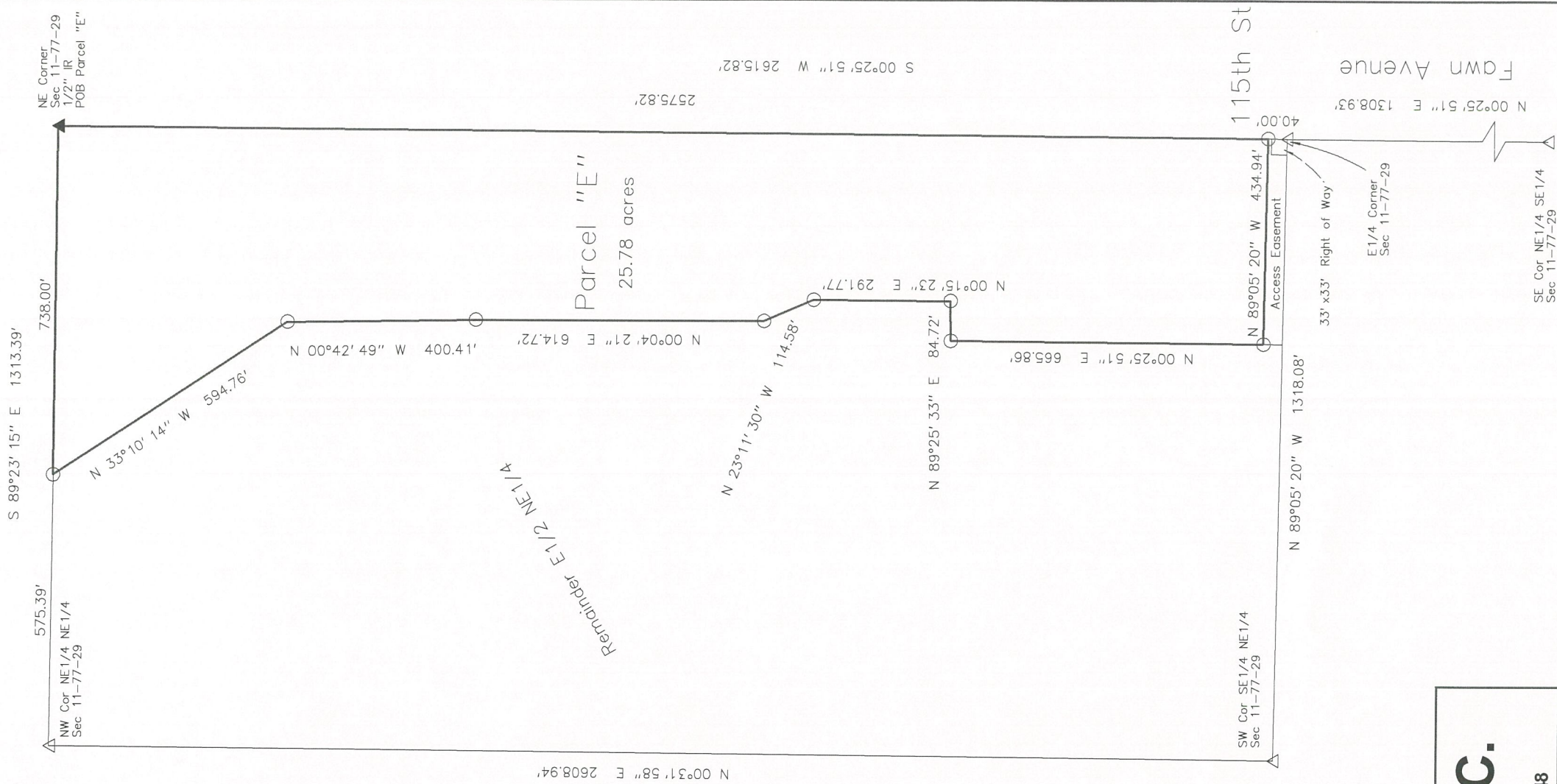
**EASEMENT LINE TABLE**

|    |                |        |
|----|----------------|--------|
| E1 | N 89°05' 20" W | 33.00' |
| E2 | N 00°25' 51" E | 40.00' |
| E3 | S 00°25' 51" W | 7.00'  |
| E4 | N 89°05' 20" W | 33.00' |
| E5 | S 00°25' 51" W | 33.00' |

**Legal Description - Access Easement**

All that part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 11 Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows  
 Commencing at the East Quarter Corner of said Section 11, thence North 89°05'20" West, along the South line of the SE1/4 of the NE1/4 of said Section 11, a distance of 33.00 feet, to the West Right of Way line of Fawn Avenue and the Point of Beginning; thence continuing along the South line of the SE1/4 of the NE1/4 of said Section 11, North 89°05'20" West, a distance of 401.94 feet; thence North 00°25'51" East, a distance of 40.00 feet; thence South 89°05'20" East, a distance of 434.94 feet, to the East line of the SE1/4 of the NE1/4 of said Section 11; thence South 00°25'51" West, along said East line, a distance of 7.00 feet, to the North Right of way line of 115th Street; thence North 89°05'20" West, along the North Right of Way line of 115th Street, a distance of 33.00 feet, to the intersection of the North Right of Way of 115th Street with the West Right of Way of Fawn Avenue; thence South 00°25'51" West, along the West Right of Way line of Fawn Avenue, a distance of 33.00 feet, to the Point of Beginning, and containing 16,308 square feet or 0.37 acres of land, more or less.

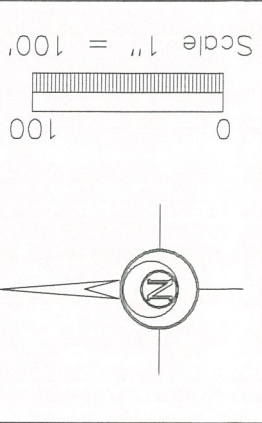
**Parcel "E" 25.78 acres**



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*  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982      DATE *8/30/2020*  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.  
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

**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  
 UNLESS NOTED  
 ▲ POINT OF BEGINNING  
 ▼ POINT OF COMMENCEMENT  
 ○ YELLOW CAP  
 IR IRON ROD  
 IP IRON PIPE



**ABACI CONSULTING, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**  
 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

DATE OF SURVEY FIELDWORK: 7/27/20 DRAWING DATE: 8/7/20 DRAFTER: VP PROJECT NO: 20290