

INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 33 & 34, T-76-N, R-27-W PARCEL "C"
PROPRIETOR:	LEONA M. CARLSON REVOCABLE TRUST
REQUESTED BY:	HERTZ REAL ESTATE
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	500 E TAYLOR ST, STE C CRESTON, IOWA 50801

**BK: 2019 PG: 3770**  
**Recorded: 11/26/2019 at 9:23:23.0 AM**  
**Pages 2**  
**County Recording Fee: \$12.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$15.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**GARDEN & ASSOC.**

500 E Taylor St, Ste C, Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (IGRCS ZONE 08 DES MOINES - AMES)

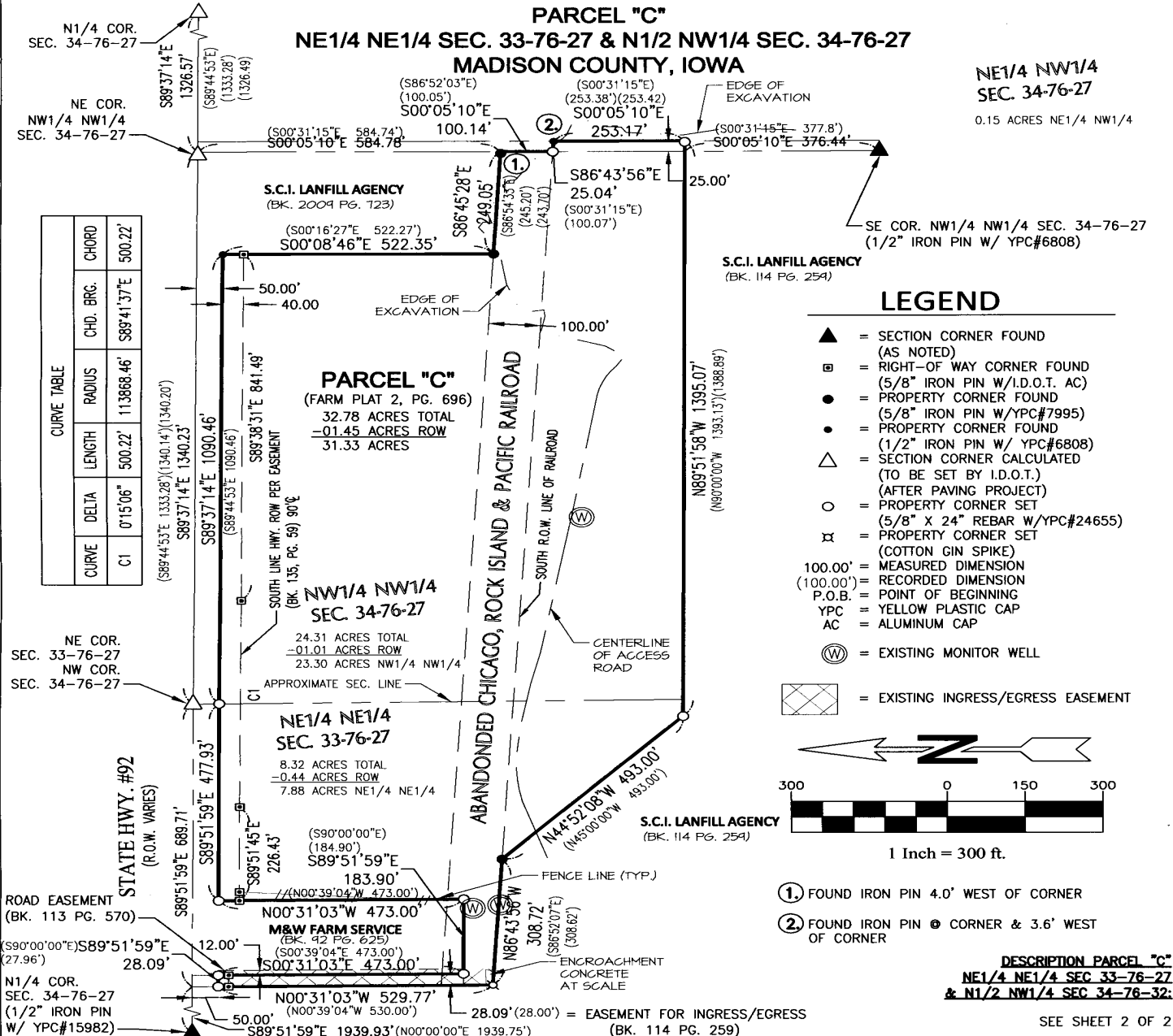
FIELD WORK COMPLETED; NOVEMBER 15, 2019

# RETRACEMENT SURVEY

**PARCEL "C"**  
**NE1/4 NE1/4 SEC. 33-76-27 & N1/2 NW1/4 SEC. 34-76-27**  
**MADISON COUNTY, IOWA**

**NE1/4 NW1/4**  
**SEC. 34-76-27**

0.15 ACRES NE1/4 NW1/4

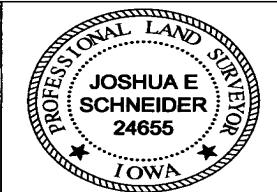


**SURVEY FOR: HERTZ REAL ESTATE % MATT VEGTER, 415 S. 11th ST., NEVADA, IA 50201** **SHEET 1 OF 2**

I hereby certify that this land surveying document was prepared and the related survey 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.

*Joshua E. Schneider*  
**Joshua E. Schneider, P.L.S.**  
 License number: 24655  
 My license renewal date is December 31, 2019  
 Pages or sheets covered by this seal: **SHEET 1 OF 2 & 2 OF 2**

Date **11-25-19**



**HERTZ REAL ESTATE - PARCEL "C"**  
**NE1/4 NE1/4 SEC. 33-76-27**  
**NW1/4 NW1/4 SEC. 34-76-27**  
**MADISON COUNTY, IA**

DATE: 11-15-19	DRN. JES	APP.
FLD.BK. 1017	PROJ.NO. 6019730	

SEE SHEET 2 OF 2



## RETRACEMENT SURVEY

**SURVEYOR'S NOTES:**

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE SURVEY DONE BY BRIAN MORRISSEY, KNOWN AS AUDITOR'S PARCEL LETTER "C" AS SHOWN ON PLAT OF SURVEY AS RECORDED IN THE RECORDS OF THE MADISON COUNTY RECORDER IN FARM PLAT BOOK 2 AT PAGE 696-697 AND TO DETERMINE OWNERSHIP LINES BETWEEN SOUTH CENTRAL IOWA LANDFILL AGENCY AND LEONA GARDNER CARLSON.

DOCUMENTS USED IN THE RETRACEMENT OF PARCEL "C"; COURT OFFICER DEED IN BOOK 95 AT PAGE 582, QUIT CLAIM DEED IN BOOK 97 AT PAGE 108, WARRANTY DEED IN BOOK 97 AT PAGE 115, CHANGE OF TITLE IN BOOK 136 AT PAGE 109, CHANGE OF TITLE IN BOOK 132 AT PAGE 220. (PARCEL "C" INCLUDES PARCEL "A" & PARCEL "B" AS STATED ON CHANGE OF TITLE IN BOOK 136 AT PAGE 109, PARCEL "B" IS THE SAME TRACT OF LAND SHOWN AS AN EXCEPTION ON A WARRANTY DEED TO ROBERT L. RICE IN BOOK 114 AT PAGE 257, & SOUTH CENTRAL IOWA LANDFILL AGENCY IN BOOK 114 AT PAGE 259.)

THE LOCATION OF THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA AS SHOWN ON SAID PLAT OF SURVEY OF AUDITOR'S PARCEL LETTER "C" DIFFERS FROM PREVIOUS SURVEYS RECORDED IN FARM PLAT BOOK 2 AT PAGES 13 AND 19 AND NUMEROUS ACQUISITION PLATS FILED BY THE IOWA DEPARTMENT OF TRANSPORTATION IN 1992. AFTER WEIGHING EVIDENCE, I DETERMINED THE LOCATION OF THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION TO BE AT THE SAME LOCATION AS SHOWN ON ACQUISITION PLATS AND PREVIOUS SURVEYS.

THE PROPERTY IS EFFECTED BY A PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF SOUTH CENTRAL IOWA LANDFILL AGENCY BEING APPROXIMATELY 580' LONG BY 28' WIDE AS SHOWN ON WARRANTY DEED IN BOOK 114 AT PAGE 259 IN THE RECORDS OF THE MADISON COUNTY RECORDER.

**DESCRIPTION OF AUDITOR'S PARCEL LETTER "C" OF THE NE1/4 NE1/4 SEC. 33-76-27 & NW1/2 NW1/4 SEC. 34-76-32:**

AS SHOWN ON PLAT OF SURVEY IN PLAT FARM BOOK 2 AT PAGE 697 IN THE RECORDS OF THE MADISON COUNTY RECORDER. (NO ALTERNATIVE DESCRIPTION WAS NEEDED AFTER CONDUCTING SURVEY)

SHEET 2 OF 2

<b>HERTZ REAL ESTATE - PARCEL "C"</b>		
<b>NE1/4 NE1/4 SEC. 33-76-27</b>		
<b>NW1/4 NW1/4 SEC.34-76-27</b>		
<b>MADISON COUNTY, IA</b>		
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