

RECORDER'S USE ONLY

BK: 2020 PG: 2488
 Recorded: 7/14/2020 at 8:11:22.0 AM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

INDEX LEGEND

COUNTY: MADISON

LOCATION: REPLAT OF LOTS 20, 26, AND 28 IN WOODLAND VALLEY ESTATES PLAT 2 - LOT 28A AND LOT 28B

REQUESTOR: PAUL ANDERSEN

PROPRIETOR: PAUL J. ANDERSEN AND VERONICA T. WAGENER

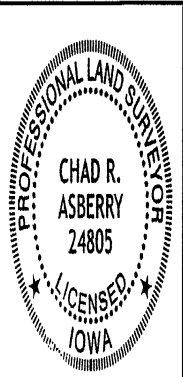
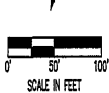
SURVEYOR: CHAD R. ASBERRY, PLS 24805

SURVEYOR COMPANY AND RETURN TO:

ASBERRY SURVEYING, LLC
 845 23RD STREET, WEST DES MOINES, IA 50265
 asberrysurveying@gmail.com, TEL. 515-783-2958

SURVEY LEGEND

- SET 1/2" (D) PIPE W/ PPC LS #24805 (UNLESS DESCRIBED OTHERWISE)
- FOUND 1/2" REBAR W/ OPC #13427 (UNLESS NOTED)
- ⊗ CUT 'X', FOUND OR SET, AS DESCRIBED
- ⊕ SECTION CORNER, FOUND OR SET, AS DESCRIBED
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (C) CALCULATED DISTANCE
- ROW PUBLIC RIGHT-OF-WAY
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP

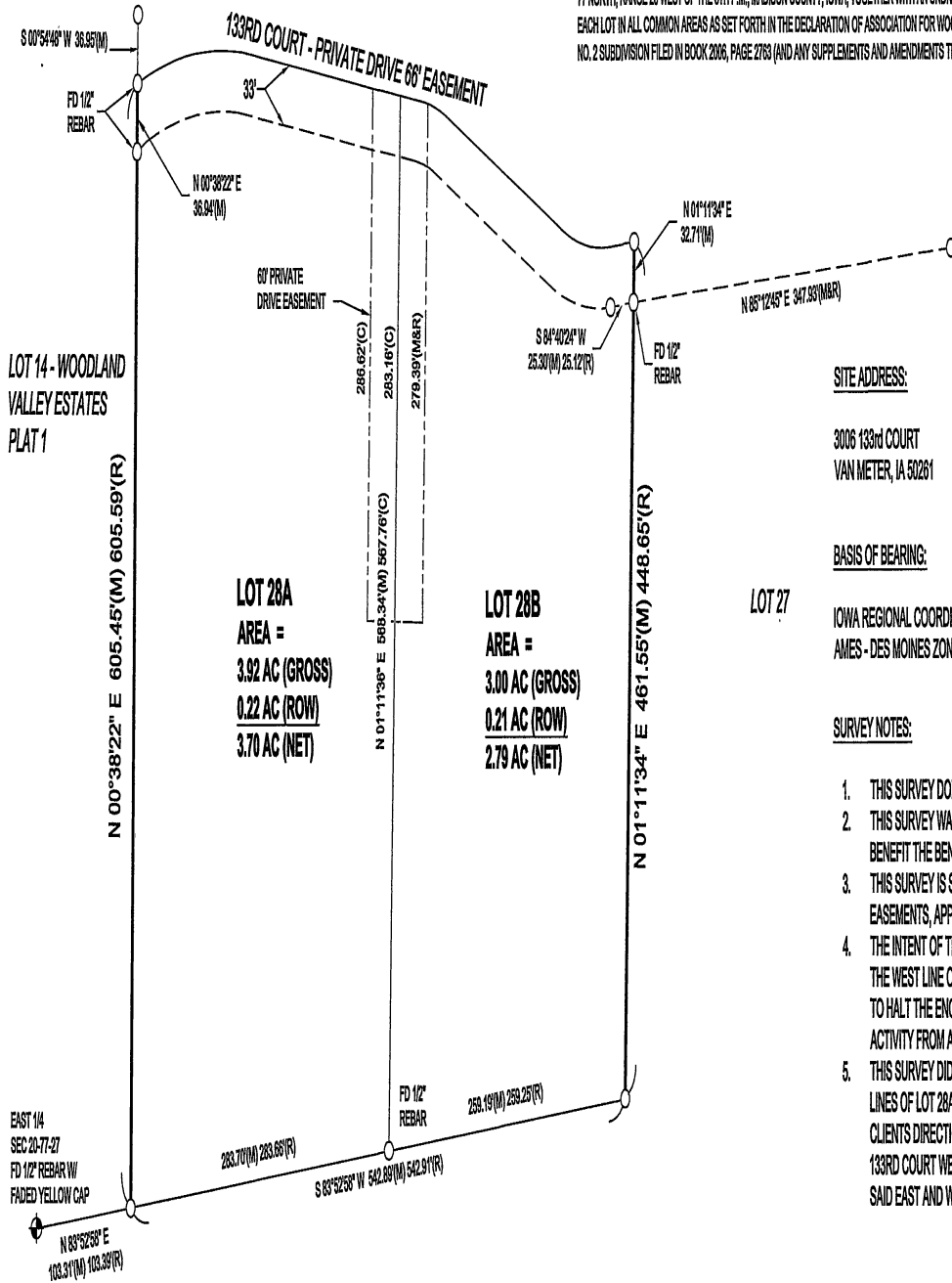


RETRACEMENT PLAT OF SURVEY

OF THE WEST LINE OF LOT 28A AND THE EAST LINE OF LOT 28B OF THE REPLAT OF LOTS 20, 26, AND 28 OF WOODLAND VALLEY ESTATES PLAT 2

LEGAL DESCRIPTION (BOOK 2015, PAGE 2236):

LOTS TWENTY-EIGHT A (28A) AND TWENTY-EIGHT B (28B) OF THE REPLAT OF LOTS 20, 26, AND 28 OF WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S 1/2 NW 1/4) OF SECTION 21, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, TOGETHER WITH AN UNDIVIDED 1/31ST INTEREST FOR EACH LOT IN ALL COMMON AREAS AS SET FORTH IN THE DECLARATION OF ASSOCIATION FOR WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION FILED IN BOOK 2006, PAGE 2763 (AND ANY SUPPLEMENTS AND AMENDMENTS THERETO).



SITE ADDRESS:

3006 133rd COURT
 VAN METER, IA 50261

BASIS OF BEARING:

IOWA REGIONAL COORDINATE SYSTEM ZONE #8
 AMES - DES MOINES ZONE

SURVEY NOTES:

1. THIS SURVEY DOES NOT CREATE NEW PARCELS.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
4. THE INTENT OF THIS SURVEY IS TO LOCATE AND MARK THE WEST LINE OF LOT 28A AND THE EAST LINE OF 28B TO HALT THE ENCROACHMENT AND IMPROVEMENT ACTIVITY FROM ADJACENT LAND OWNERS.
5. THIS SURVEY DID NOT FULLY RETRACE THE NORTH LINES OF LOT 28A AND LOT 28B (133RD COURT) AT THE CLIENT'S DIRECTION. FOUND MONUMENTS ALONG 133RD COURT WERE USED TO VERIFY POSITION OF SAID EAST AND WEST LOT LINES.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.

Chad R. Asberry
 CHAD R. ASBERRY, PLS 24805
 DATE: 7/14/2020

LICENSE RENEWAL DATE: DECEMBER 31, 2021

PAGES COVERED BY SEAL: 1



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 WEST DES MOINES, IA 50265
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 www.asberrysurveying.com

SHEET: 1
 PROJECT NO: CRA20-022
 FIELD WORK: 07/11/2020