Document 2020

Book 2020 Page 2648 Type 06 026 Pages 2 Date 7/23/2020 Time 2:39:11PM Rec Amt \$12.00 MADISON COUNTY RECORDER

SCAN SCAN

COUNTY, MADISON

LIGHOT PART.

SECTION TOWNSHIP RANGE 15 17 26 N

PROPRIETOR (5). STEPHEN & ASHLEY RONEY

AND SURVEYOR LETTREY A. GADDIS, PLS 18381 REQUESTED BY: STEPHEN & ASHLEY RONEY

COMPANY: ATTN. JEFREY A GADDIS, PLS
RETURN TO: 2400 661H STREET; URBANDALE, IA 50322
PHONE: 55-216-4064

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NM|/4 SE|/4 101 MARKIN AVIINUII, OUMMING, IA NEI/4 SEI/ . 0 10 0 3-77-26

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PLAT OF SURVEY	COVER	SHEET TITLE	NDEX	

G-14 CUMMING ROAD

FEMA F.I.R.M. CLASSIFICATION

HIS PARCEL LIES WITHIN FLOOD 2006 "A": "X: 4" (SHADED) BEING IDENTIFIED ON THIS PARCEL LIES WITHIN FLOOD ON "A": "X: 4" (SHADED) BEING IDENTIFIED ON THE ADD IN INCOME FAIR FAME IN THE CONTROL OF INCOMENSE FAIR SAME SAME OF INCOMENSE IS, 2016

COMMUNITY NATURE FAME SAFEX

HADISON COMMY 190881 0200 D

COOLIDGE STREET

ANT CLAIM DEED - BOOK 2006, PAGE \$410

THE WATH FRACTIONAL HALF (10) OF THE SOUTHEAST QUARTER (1/4) AND THE THE WATH FRACTIONAL LAWRISR (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THRITERN (13) IN TONESHIP SEVENT -SEVEN (T)) WATH, RANGE THENT-SIN (26) WEST OF THE SOUTHEAST QUARTER (1/4) OF THE RECORDER OF MADISON COUNTY, IOWA, NOT SUCHET PARCE, TO LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SOUTHE

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A PARCEL OF LAND IN PARCEL 'AB'

NEI/A SEI/A & NVI/A SEI/A OF SECTION 13, TONNSHIP TI NORTH, RANGE 26 MEST OF THE 5TH IOMA THAT 15 MORE PARTICULARLY DESCRIBED AS FOLLOWS.

WARDANT DEED - BOOK 2006, PAGE 344
WARDANT DEED - BOOK 2006, PAGE 344
WARD-REQ. I.D. OF SE IIA OF SECTION IS, TOWNSHIP TI NORTH, RANGE 26 MEST OF THE
WARD-REQ. I.D. OF SECTION IS, TOWNSHIP TI NORTH, RANGE 26 MEST OF THE MORTH FROL I/2 OF
THE SE IIA OF SECTION IS, TOWNSHIP TI NORTH, RANGE 26 MEST OF THE WARTH FROL I/2 OF
THE SE IIA OF SECTION IS, TOWNSHIP TI NORTH, RANGE 26 MEST OF THE STH PM, MADISON
COANTY, IOWA.

WARRANTY DEED - BOOK 2006, PAGE 3417 WARRANTY DEED - BOOK 2006, PAGE 3417 WARRANTY DEED - GF THE 5TH P.M. MADISON COUNTY, LOVA

A PARCEL OF LAND IN P.M., MADISON COUNTY,

. NEI/4 SEI/4 & NNI/4 SEI/4 OF SECTION 13, TOWNSHIP TI NORTH, RANGE 26, IOWA THAT 15 MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PARCEL 'AA'

EGAL DESCRIPTION:

PARCELS

'AA' ♣ 'AB'

190TH STREET

VICINITY SKETCH

NORTH

BASIS OF BEARINGS:

THE EVENT LIKE OF THE MAY OF SCUID-TI-26 IMS HEASIRED AS HAVING A BEARING OF SCUID-TI-26 IMS HEASIRED AS HAVING A BEARING OF SCUID-TI-26 IMS DEPARTMENT OF TRANSPORTATION REAL-TIME THE DIAM DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVENTED TO DAY STATE PLANE MORROSICOLD SOUTH ZONE GRID KRITH.

THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE MORK WAS PROVIDED TO THIS LAND SURPEYOR.

THE INAULISTED RECORD OF CLOSING IS NOT RECEATED THAN ILLOCAD FOR SUBDIVISION BOARDARES AND IS NOT SEATER THAN ILLOCAD FOR SURDIVIDIAL LOTS.

NORMERITS TO BE SET WITHIN THIRTY DAYS OF THE PLAT OF SURVEY RECORDING DATE.

LEGEND

PROPOSED PARCEL LINES
EXISTING PROPERTY LINES

VARCEL BOUNDARY LINES

HESO) UNLESS OTHERWISE NOTED) FOUND 15" I.R. HYTELLOW CAP #7056

DEEDED BEARING & DISTANCE
PREVIOUSLY RECORDED BEARING & DISTANCE

SEGMENT #4 , LINE COURSE, 532"00"00"W NORTH, 5370001,9936" SEGMENT #6 . LINE COURSE: 550°00'00"N NORTH: 53°1394-2666"

LENGTH: 453.15' EAST: 1550528.6676 LENSTH: 140,00° EAST: 1556566,8206

EGMENT *10 . LINE OURSE, 583°32'05'W ORTH, 536445.4818'

LENGTH: 124.44° EAST: 1556205.0341°

COURGE, NOO*15'45'E COURGE, NOO*15'45'E ORTH, 557551.4554'

LENGTH, 555.96' EAST, 15562075663'

SE6MENT #1 . LINE COURSE: 583*36'15'W NORTH: 536228.6216'

LENGTH, 1302.23' EAST, 15582015218'

LENGTH, 137.15' EAST: 1559445.6468'

LENGTH, 2586.04° EAST, 1560777,1796°

PERIMETER, 6186.33'
ERROR CLOSURE:
512"51"34"E
ERROR NORTH;

-0.00516 EAST, 0.00131 AREA: 1627905.68 SQ. FT. 0.0059 COURSE:

RECISION I 1048867,80

EASURED BEARING & DISTANCE

FOUND CORNERS

SET SECTION CORNER (5/6" I.R. WISLUE CAP *10301 UNLESS OTHERWISE NOTED)

FOUND SECTION CORNERS

PUBLIC UTILITY EASEMENT

JUNTY RECORDER'S INDEXING BOOK & PAGE SHT-OF-WAY

XISTING WOVEN WHRE FISHCE

PERIMETER 8384.04"
ERROR CLOSURE:
96.4"CO"16"6
ERROR NORTH:

RECISION I: 233030556

-0.00154 EAST: 0.00326

AREA: 17694490.55 SQ. FT. 0.0036 COURSE:

PARCEL NOTES:

PARCES WA 1 AB MAY BE BURDED BY THE MUISON SOIL COMERNATION DISTRICT SURFACE WATER PLANE EASEMENT RECORDED IN BOOK 42, PASE 510 AT THE MUDISON COUNTY RECORDED SOFT. THIS EASEMENT IS NOT PROTTABLE FROM THE RECORDED DOCUMENT. THE RECORDED THIS PARCE AND THE PARCE

FURPOSE OF SURVEY:

THESE PARCES ARE BEING CREATED DIVIDE THE NS SEX, FOR THO SEPARATE OMERS AND RESERVE A SURFACE MATER FLOWASE AREA AND FITHER FOND SITE.

*** FDVA MAPS ARE SUBJECT TO CHANGE ***
PLAKE SEE FEPA PLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB. HAWHENAGOV
NAIL. FENA REGION VII. 4221 MARD PARKWAY, KANSAG CITY, MO 64114
FMORE. 1-971-398-2027
ENAIL. FENA REGION VII. 4221 MARD PARKWAY, KANSAG CITY, MO 64114
FMORE. 1-971-398-2027

2564ENT # : LINE CORSE: 500°20'40'W LENGTH, 1920:36' YORTH: 536522.6123' EAST, 1560'164.2340' DARCEL 'AA' OLOSURE REPORT 6871 537643464' EAST, 1560771,1765' JEGMENT #3 , LINE JOURGE, NOO'20'40'E LENGTH, 662.22' JORTH, 53'112162'32' EAST, 1560'231.7164' LENGTH: 545,14" EAST: 1560227,7979" LENGTH: 215.00° EAST: 1550800:2716 LENGTH, 345,45° EAST, 1556476,3645° LENGTH, 1265.62' EAST, 1556974.0092 SEGMENT NO : LINE COURSE, SESTOCYCOTE NORTH: 557575/03061 SEGMENT #5 , LINE COURSE, NOS "32'05"E NORTH: 537448,3448' SEGMENT #4 - LINE COURSE: NEO*00'00'E NORTH: 537484.2746' SEGMENT # : LINE COURSE, NOO*15'45'E NORTH, 536445,4'143' SEGMENT #3 . LINE COURSE, NB2°00'00'E NORTH, 5919942844' SEGMENT #2 . LINE COURSE: NO9*32'05'E NORTH: 537009.9914' PARCEL 'AB' CLOSURE REPORT NORTH, 5562266274' EAST, 15562015205' LENGTH, 140,00° EAST: 1550676,0639 LENSTH, 124.44° EAST, 1558528.6841 LENGTH: 161.36' EAST: 1558205.036 LENGTH, 453.15' EAST: 1550560.0176' LENGTH, 125.00' EAST, 1558800.2634 LENSTH, 215,00' EAST, 1558476.3666

SEGMENT #2 . LINE COURSE, SOS*1910*W NORTH: 536454.4151*





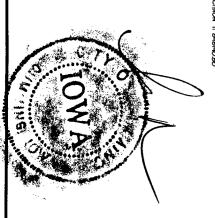
SEGMENT #5 . LINE COURSE: NOO*20'40'E NORTH: 591915,0333' SEGMENT #4 . LINE COURSE: 503"32'05"W NORTH: 5364714.0405"

EIGHENT #7 . LINE COURGE: 563"32"05"W ORTH: 5374642771" HIGHENT #6 . LINE LOURSE: N55°00'00"W LORTH: 557440.3522"

LENGTH: 125,00° EAST: 1550676,0660°



SESMENT #5 : LINE COURSE: N83"32'05"E NORTH: 537843.14)" PERINETER, 1914-26 AREA, 39417946-23 50. FT.
ERROR ALOSARE: 0.00051
COLREGE: 591154-3016
ERROR NORTH: -0.00135 EAST: 0.00451 SEGMENT #4 , LINE COURGE, NOO*15'45'E YORTH, 53'7551.4502' LENGTH: 2586.04' EAST: 1560777.1811' LENGTH, 1302.231 EAST: 15502015241 LENGTH. 1323.34' EAST: 1558207.5676'



LAND AREA

LAND AREAS	S		
PARCEL 'AA'	GROSS (ACRES)	PUBLIC ROM. EASEMENT (ACRES)	(ACRES)
NE SE	27.63	ובו	26.42
Ne SE	12.44		12.44
TOTAL	40.62	الإدا	34. <u>4</u>
PARCEL 'AB'	GROSS (ACRES)	PUBLIC ROM. EASEMENT (ACRES)	(ACRES)
NE SE	II.Id		E.I
¥ SE	26.16		26.18
TOTAL	31.31		37.37
BOUNDARY	GROSS (ACRES)	PUBLIC ROM. EASEMENT (ACRES)	(ACRES)
NE SE	30.62	ובו	37.61
¥ SE	34 .17	000	54,17
TOTAL	77,44	ē	76.78

CALL ENGINEERING OF ATTN: JETTREY A. 64 2400 BOTH STREET, S WEBANDALE, IN 5033 CERTIFICA CONSULTANTS SADDIS, PLS SUITE 12 922



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Parcels 'Aa' & 'Ab NMI/4 SEI/4 & NEI/4 SEI/4, SEC. 13-77-26 1267 WARREN AVENUE, CUMMING, IA COVER

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SANCE, IN SELLA
SANCE, IN SELLA
IN SELLA DATE: 3RD SUB. 2ND SUB. . IST SUB . JUL. 21, 2020 DATE OF SURVEY JUL. 13, 2020 DESIGNED BY DRAWN BY

THE ELIA CORNER OF SAID SECTION IS, SAID ELIA CORNER ALSO DEING THE SE CORNERS INCIAN, PIAT RECORDERS IS CORNERS AS CONTROLLED IN BOOK I, PASE LIA ALT THE MADISON COUNTY RECORDERS IS CORNER OF SAID BOY, SAID HEAT CAN BE MEDITINE OF SAID RELIA SELIA TO THE SE CORNER OF SAID BOY, SAID HEAT ALONG THE OF SAID RELIA SELIA TO THE SECONDERS AS CORNER OF SAID BOY, SAID HEAT ALONG SAID SELIA THE TO A POINT OF SAID RELIA SELIA TO A POINT OF THE CENTRAL SELIA TO A POINT OF THE CENTRAL SELIA TO A POINT OF THE MADIS AS SAID SAID RELIA SELIA TO A POINT OF THE MADIS AS SAID SAID RELIA SELIA TO THE MADIS AS SAID SAID RELIA SAID WAS SAID SAID RELIA SAID WAS SAID THE CENTRAL THE OF SAID PAUL SELIA SAID WAS SAID SAID RELIA SAID WAS SAID THE CENTRAL T

ICEC

ORIGINAL PROPERTY DESCRIPTION

WARRANT DEED - BOX 2006 PAGE 349

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PROFESSIONAL
LAND SURVEYOR;
CALL BRINGS CORMATAINS
ATTN AFFECT OF ADDIS, 123 #555
240 SATH OF ADDIS, 123 ADDIS, 125 ADDIS, 12

CYIL ENGINEERS CARDALIANIS
ATN. ED ARRA
2400 BOH STREET, SUITE #12
URBANDALE, IA 50322
PHONE, SIS-216-4684 EXT 213
EMAIL. ARPBCECLAC.COM

APPLICANT:
STEPHEN & ASHLEY RON
15TIN & ANN DALTON
2014 RIDSEMONT DRIVE
URBANDALE, IA 50523

OWNERS:

PARCEL ID:

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322 515.276.4884 . mail@ceclac.com

