



Document 2020 3124

Book 2020 Page 3124 Type 06 026 Pages 2

Date 8/24/2020 Time 12:28:04PM

Rec Amt \$12.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

INDEX LEGEND

COUNTY: MADISON
LOCATION: PARCEL "N" IN THE S $\frac{1}{2}$, NW $\frac{1}{4}$ IN SECTION 26, TOWNSHIP 77
NORTH, RANGE 28 WEST, EXCEPT CEMETERY SITE, EXCEPT PARCEL "A",
AND EXCEPT BOWER ESTATES

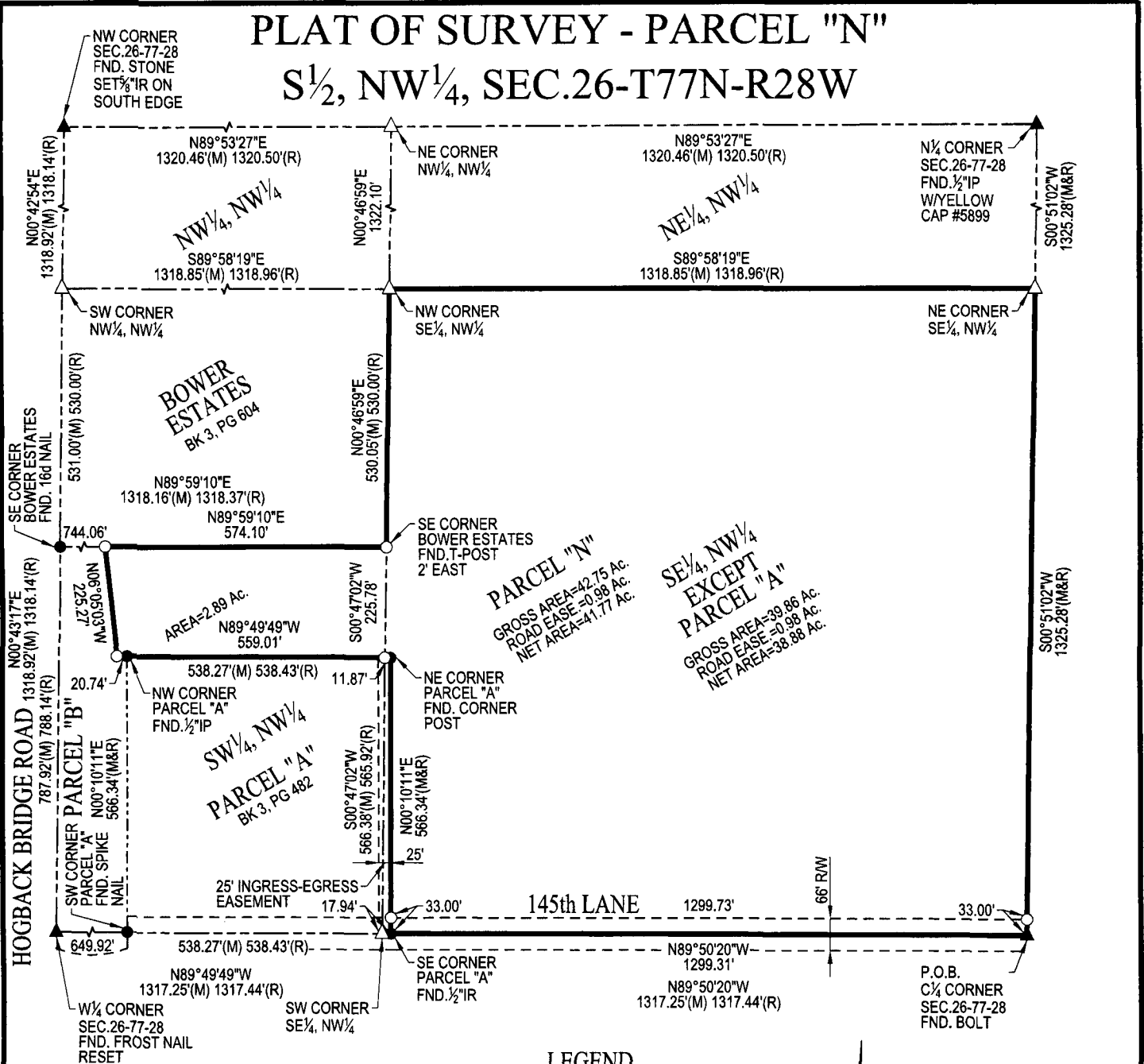
SURVEY FOR PROPRIETOR: JERRIE ENGLAND
2045 145th LANE, EARLHAM, IOWA 50072

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08-10-2020

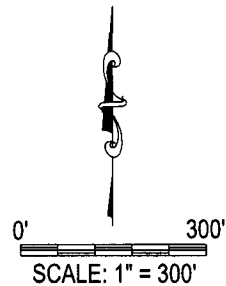
PLAT OF SURVEY - PARCEL "N"

S $\frac{1}{2}$, NW $\frac{1}{4}$, SEC.26-T77N-R28W



LEGEND

- ▲ found section corner
- △ set $\frac{1}{8}$ " IR W/blue cap #19968
- found $\frac{1}{2}$ " IR
- set $\frac{1}{8}$ " IR W/blue cap #19968
- property line
- section line



TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 08-24-2020

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2021

Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER

20095

COUNTY

DATE DRAWN

YEAR

SHEET NO.

MADISON

08-24-2020

2020

1 OF 2

PLAT OF SURVEY - PARCEL "N"

S¹/₂, NW¹/₄, SEC.26-T77N-R28W


LEGAL DESCRIPTION: PARCEL "N"

A parcel of land now included in and forming a part of the South Half of the Northwest Quarter of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Center of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°50'20" West along the South Line of the Southeast Quarter of the Northwest Quarter of said Section 26, a distance of 1299.31 feet to the Point of Beginning and the Southeast Corner of PARCEL "A", as recorded in Book 3, Page 482 in the Office of the Madison County Recorder; thence North 00°10'11" East along the East Line of said PARCEL "A", a distance of 566.34 feet to the Northeast Corner of said PARCEL "A" thence North 89°49'49" West along the North Line of said PARCEL "A", a distance of 559.01 feet; thence North 06°05'03" West, a distance of 225.27 feet to a point on the South Line of BOWER ESTATES, an Official Plat, now included in and forming a part of Madison County, Iowa; thence North 89°59'10" East along said South Line, a distance of 574.10 feet to the Southeast Corner of said BOWER ESTATES and a point on the West Line of the Southeast Quarter of the Northwest Quarter; thence North 00°46'59" East along the East Line of said BOWER ESTATES and the West Line of the Southeast Quarter of the Northwest Quarter of said Section 26, a distance of 530.05 feet to the Northeast Corner of said BOWER ESTATES and the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence South 89°58'19" East along the North Line of the Southeast Quarter of the Northwest Quarter of said Section 26, a distance of 1318.85 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence South 00°51'02" West along the East Line of the Southeast Quarter of the Northwest Quarter of said Section 26, a distance of 1325.28 feet to the Point of Beginning, containing 42.75 Acres, which includes 0.98 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

T L S

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PROJECT NUMBER	20095	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	08-24-2020	2020	2 OF 2