

INDEX LEGEND

Location: PARCEL D, NE 1/4 of the SE 1/4,
Section 9, Township 75N, Range 26W,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: Jon & Jamie Gelner
3080 235th St
St Charles, IA 50240

Surveyor: Michael James Hackett

Company: Madison County Secondary Road Department

Return To: Madison County Secondary Road Department
1105 East Court Ave.
Winterset, Ia. 50273
Tel. (515) 462-1136



Document 2020 3200

Book 2020 Page 3200 Type 06 048 Pages 3
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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

The above space shall be reserved for the recorder's use only.

RIGHT OF WAY ACQUISITION PLAT
PARCEL D, NE 1/4 of the SE 1/4, SEC 9, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 3

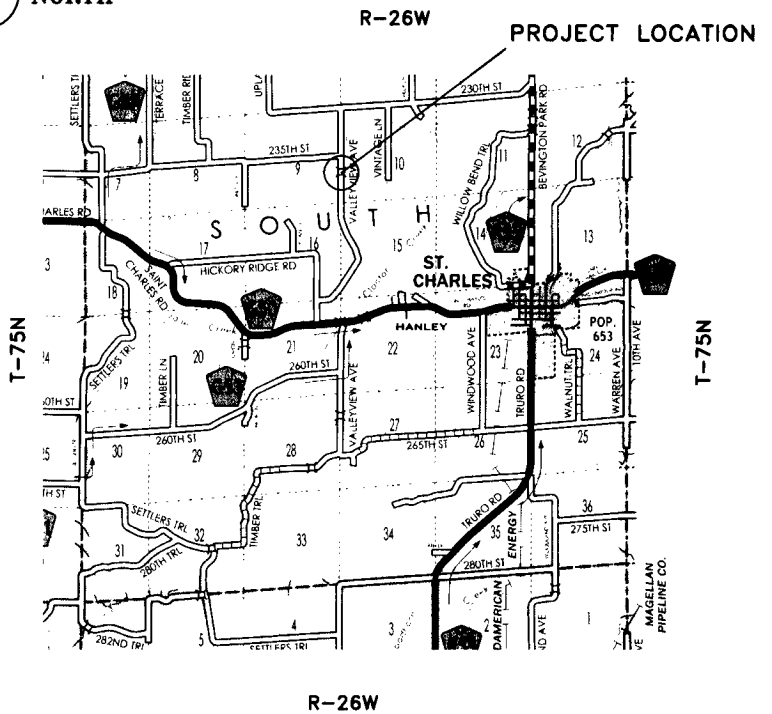
PROJECT DESCRIPTION

Madison County bridge replacement project located in South Township on Valleyview Avenue over an unnamed creek.



GENERAL LOCATION MAP

Not to Scale



GENERAL LEGEND

LINES

- Section line: ————
- Existing right of Way: ————
- Boundary of right of way acquisition: ————
- Adjacent parcel or property:
- Described line to point of beginning: - - - - -
- Field fence: — x ———— x ———— x
- Proposed & Existing Madison CO. HWY.: ————

MEASUREMENTS

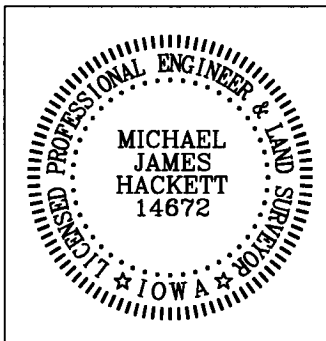
- MEASURED (M), IF DIFFERENT THAN RECORDED
- RECORDED (R1), BOOK 2, PAGE 616
- RECORDED (R2), BOOK 2009, PAGE 2889
- RECORDED (R3), BOOK 2005, PAGE 227
- RECORDED (R4), BOOK 2003, PAGE 1446

MONUMENTS

- ▲ — section corner; set or found (pipe, stone, etc.).
- — monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- — no monument found or set.
- ⊙ — found iron pin, with yellow plastic cap, #5041. Monument to be reset at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- — found iron pin, with yellow plastic cap, #5041.
- — found iron railroad spike. Monument to be reset at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Cover Sheet / Notes / Legend
2	Plat, Graphical Representation of Survey
3	Description of Parcel



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 Land Surveyor under the laws of the State of Iowa.

Signed: *Michael James Hackett* Date: *7/29/2020*
Michael James Hackett Iowa Lic. No. 14672
My license renewal date is 12/31/2020.
Pages covered by this seal: 1, 2, and 3.

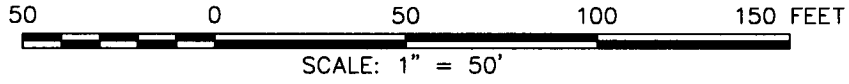
RIGHT OF WAY ACQUISITION PLAT

PARCEL D, NE 1/4 of the SE 1/4, SEC 9, T-75N, R-26W, MADISON COUNTY, IOWA

PARCEL 3

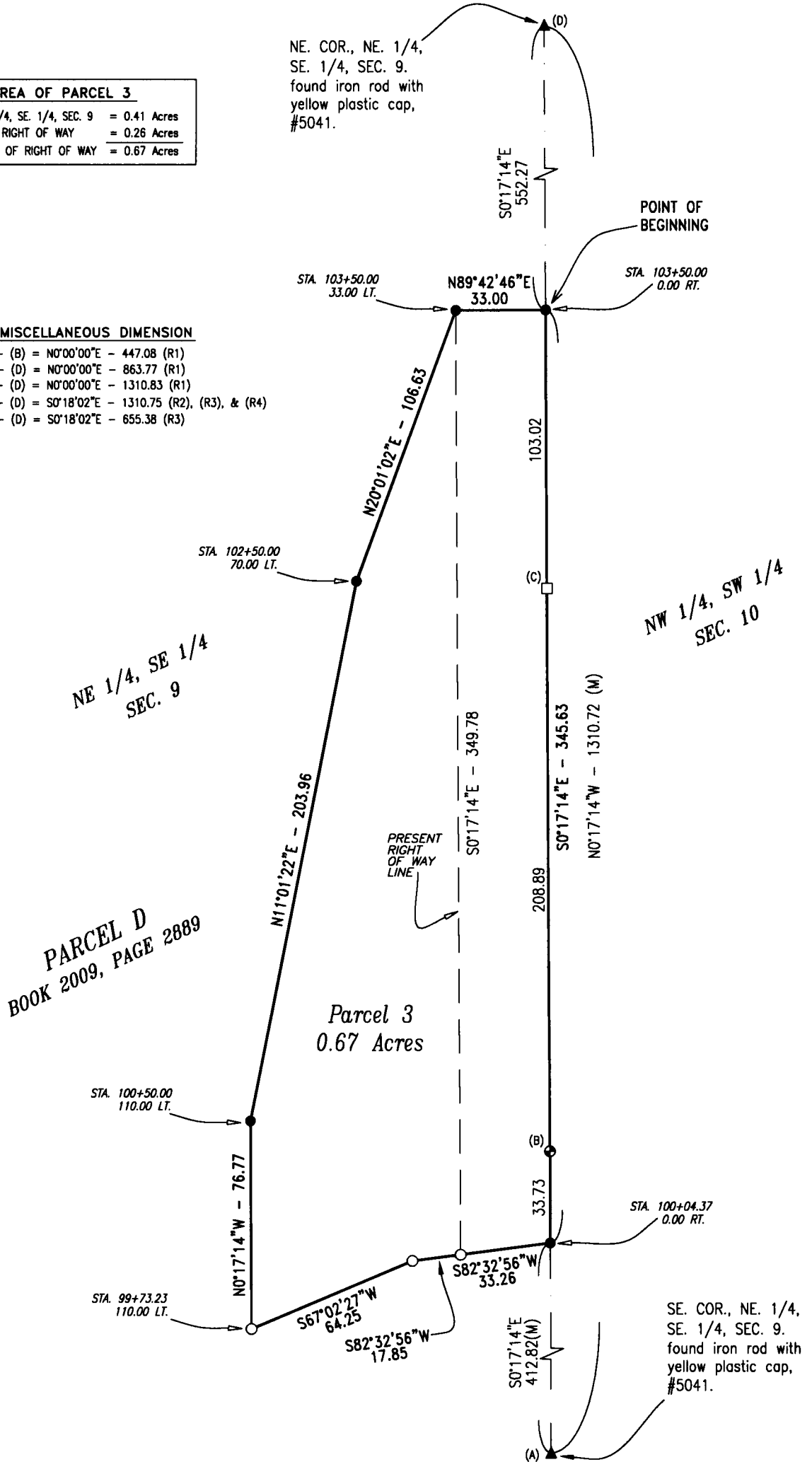


NORTH



AREA OF PARCEL 3	
PARCEL D, NE. 1/4, SE. 1/4, SEC. 9	= 0.41 Acres
PLUS PRESENT RIGHT OF WAY	= 0.26 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.67 Acres

MISCELLANEOUS DIMENSION	
(A) - (B) = N0°00'00"E	- 447.08 (R1)
(B) - (D) = N0°00'00"E	- 863.77 (R1)
(A) - (D) = N0°00'00"E	- 1310.83 (R1)
(A) - (D) = S0°18'02"E	- 1310.75 (R2), (R3), & (R4)
(C) - (D) = S0°18'02"E	- 655.38 (R3)



RIGHT OF WAY ACQUISITION PLAT
PARCEL D, NE 1/4 of the SE 1/4, SEC 9, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 3

DESCRIPTION PARCEL 3

That part of Parcel D recorded in Book 2009, Page 2889, Madison County Recorder's Office, Madison County, Iowa, located in the Northeast Quarter of the Southeast Quarter of Section 9, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter of Section 9 and the northeast corner of said Parcel D; thence on an assumed bearing of South 0 degrees 17 minutes 14 seconds East along the easterly line of said Northeast Quarter of the Southeast Quarter and the easterly line of said Parcel D a distance of 552.27 feet to the point of beginning;
thence South 0 degrees 17 minutes 14 seconds East along said easterly lines 345.63 feet to the southeast corner of said Parcel D;
thence South 82 degrees 32 minutes 56 seconds West along the southerly line of said Parcel D 33.26 feet to the present right of way line of a Madison County Highway;
thence South 82 degrees 32 minutes 56 seconds West along said southerly line 17.85 feet;
thence South 67 degrees 02 minutes 27 seconds West along said southerly line 64.25 feet;
thence North 0 degrees 17 minutes 14 seconds West 76.77 feet;
thence North 11 degrees 01 minutes 22 seconds East 203.96 feet;
thence North 20 degrees 01 minutes 02 seconds East 106.63 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 42 minutes 46 seconds East 33.00 feet to the easterly line of said Northeast Quarter of the Southeast Quarter and the easterly line of said Parcel D and the point of beginning;

Said tract contains 0.67 acres including the present highway and is subject to encumbrances of record.