

INDEX LEGEND

Location: PARCEL A, NW 1/4 of the SW 1/4,
Section 10, Township 75N, Range 26W,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: John A. & Sharon K. Walker
PO Box 102
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



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INDX
ANNO
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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 A, NW 1/4 of the SW 1/4, SEC 10, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1

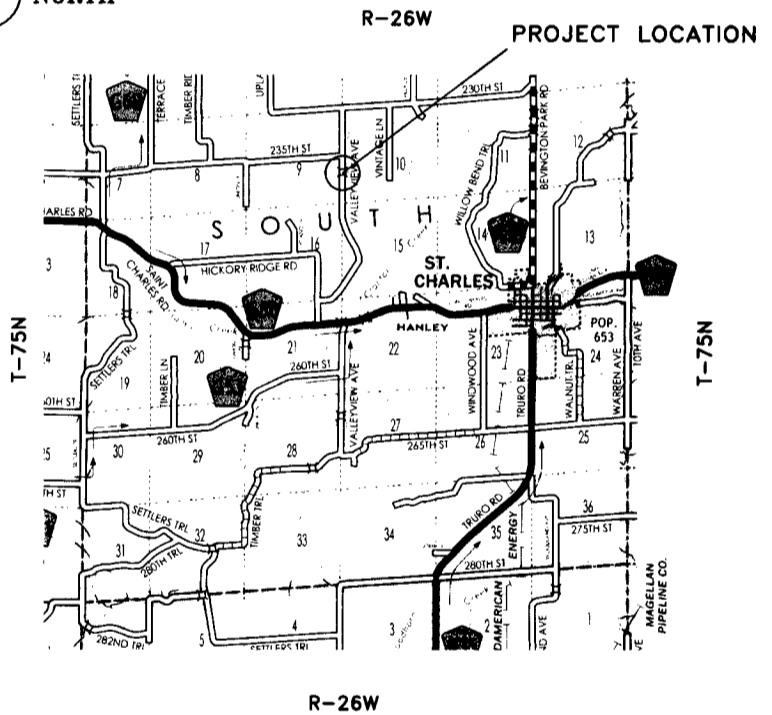
PROJECT DESCRIPTION

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

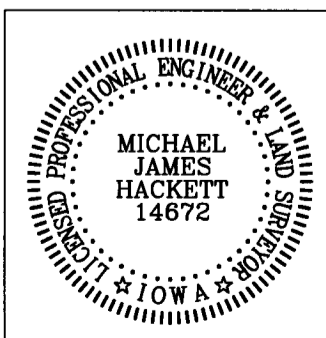
- MEASURED (M), IF DIFFERENT THAN RECORDED
- RECORDED (R1), BOOK 2, PAGE 616
- RECORDED (R2), BOOK 2009, PAGE 2889
- RECORDED (R3), BOOK 2005, PAGE 227
- RECORDED (R4), BOOK 2003, PAGE 1446

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 Date 7/28/2020
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

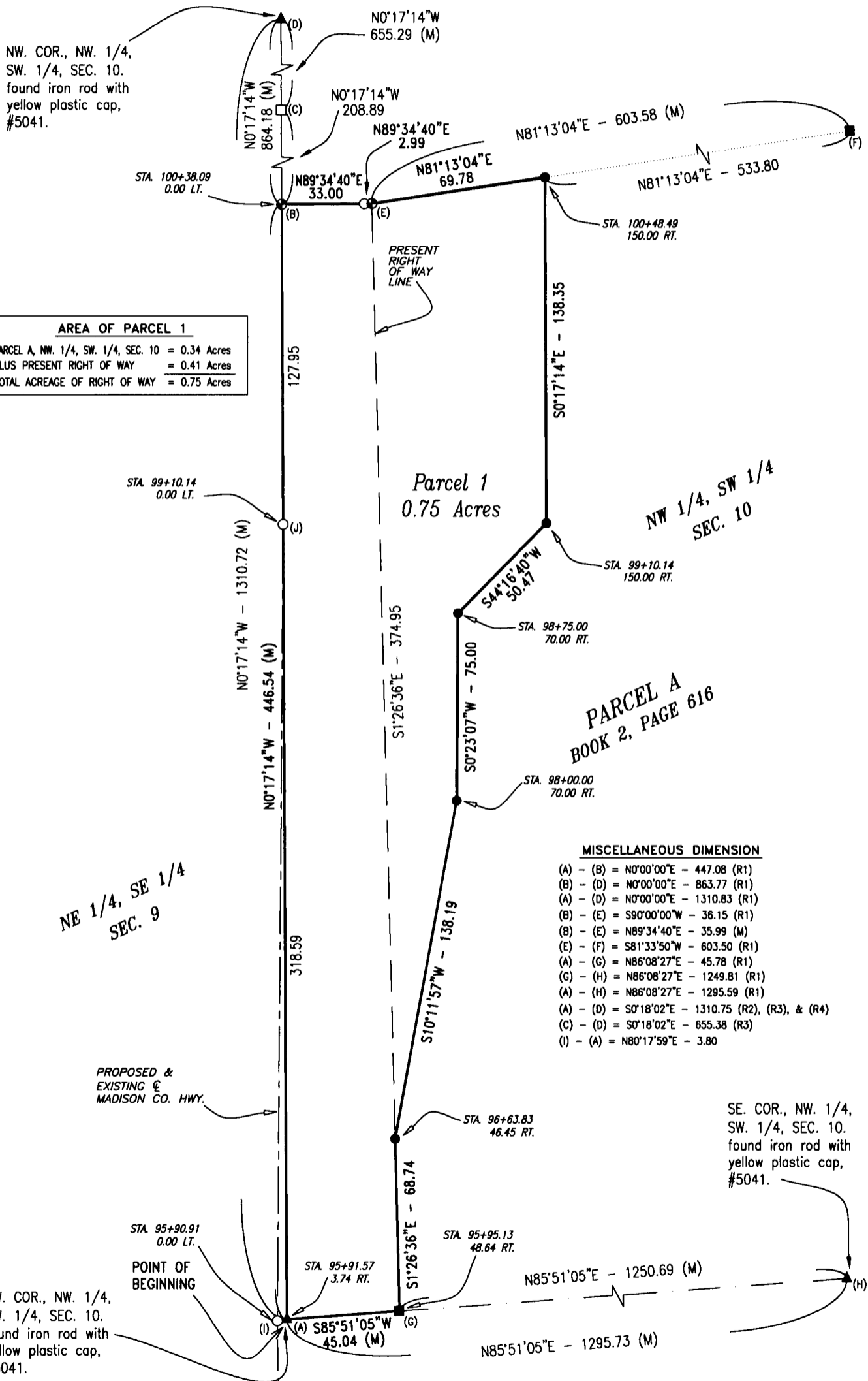
PARCEL A, NW 1/4 of the SW 1/4, SEC 10, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1



NORTH

50 0 50 100 150 FEET

SCALE: 1" = 50'



AREA OF PARCEL 1	
PARCEL A, NW. 1/4, SW. 1/4, SEC. 10	= 0.34 Acres
PLUS PRESENT RIGHT OF WAY	= 0.41 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.75 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)	
(B) - (E) = S90°00'00"W - 38.15 (R1)	
(B) - (E) = N89°34'40"E - 35.99 (M)	
(E) - (F) = S81°33'50"W - 603.50 (R1)	
(A) - (G) = N86°08'27"E - 45.78 (R1)	
(G) - (H) = N86°08'27"E - 1249.81 (R1)	
(A) - (H) = N86°08'27"E - 1295.59 (R1)	
(A) - (D) = S0°18'02"E - 1310.75 (R2), (R3), & (R4)	
(C) - (D) = S0°18'02"E - 655.38 (R3)	
(I) - (A) = N80°17'59"E - 3.80	

RIGHT OF WAY ACQUISITION PLAT
PARCEL A, NW 1/4 of the SW 1/4, SEC 10, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1

DESCRIPTION PARCEL 1

That part of Parcel A recorded in Book 2, Page 616, Madison County Recorder's Office, Madison County, Iowa, located in the Northwest Quarter of the Southwest Quarter of Section 10, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 and the southwest corner of said Parcel A;
thence on an assumed bearing of North 0 degrees 17 minutes 14 seconds West along the westerly line of said Parcel A and the westerly line of said the Northwest Quarter of the Southwest Quarter 446.54 feet to the northeast corner of said Parcel A;
thence North 89 degrees 34 minutes 40 seconds East along the northerly line of said Parcel A, a distance of 33.00 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 34 minutes 40 seconds East along said northerly line and said present right of way line 2.99 feet;
thence North 81 degrees 13 minutes 04 seconds East along said northerly line 69.78 feet;
thence South 0 degrees 17 minutes 14 seconds East 138.35 feet;
thence South 44 degrees 16 minutes 40 seconds West 50.47 feet;
thence South 0 degrees 23 minutes 07 seconds West 75.00 feet;
thence South 10 degrees 11 minutes 57 seconds West 138.19 feet to the present right of way line of a Madison County Highway;
thence South 1 degrees 26 minutes 36 seconds East along said present right of way line 68.74 feet to the southerly line of said Northwest Quarter of the Southwest Quarter and the southerly line said Parcel A;
thence South 85 degrees 51 minutes 05 seconds West along said southerly lines 45.04 feet to the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 and the southwest corner of said Parcel A and the point of point of beginning.

Said tract contains 0.75 acres including the present highway and is subject to encumbrances of record.