
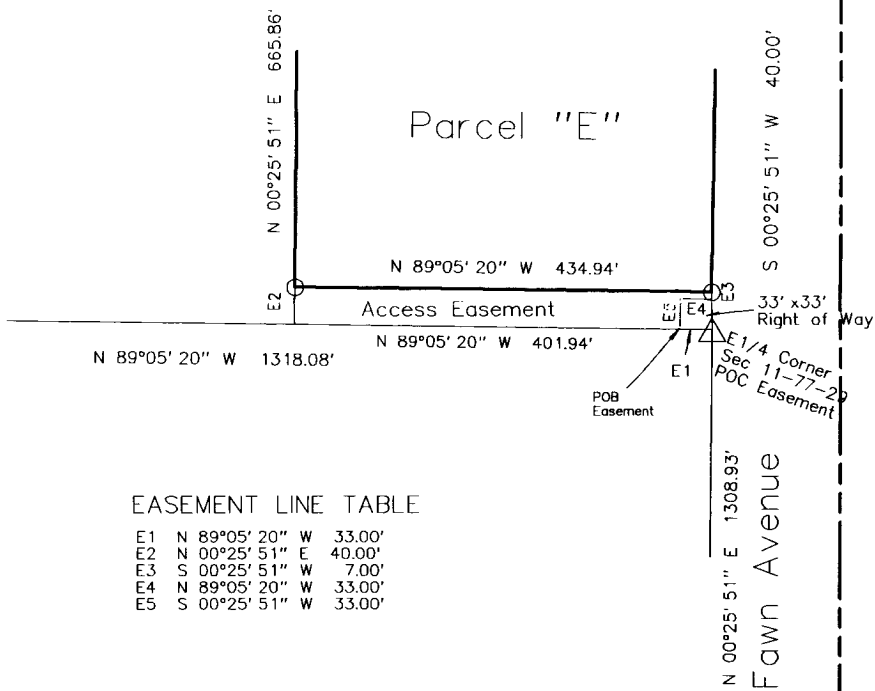


<div>INDEX</div> <div>COUNTY: Madison SITE ADDRESS: 1151 Fawn Avenue CITY: Earlham SECTION: 11 TOWNSHIP: 77 RANGE: 29 ALIQUOT PART: E1/2 NE1/4 PARCEL DESIGNATION: Parcel "E" PROPRIETOR: Steven &amp; Julie Ory REQUESTED BY: Steven Ory SURVEYOR NAME: Vincent E. Piagentini</div>	<div>LEGEND</div> <div>PLAT OF SURVEY PARCEL "E" OF THE E1/2 OF THE NE1/4 OF SEC 11-T77N-R29W  ACCESS EASEMENT TO 1151 FAWN AVENUE EARLHAM, IOWA</div>	<div> Document 2020 3559 Book 2020 Page 3559 Type 06 026 Pages 2 Date 9/21/2020 Time 12:03:16PM Rec Amt \$12.00</div> <div>LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA</div> <div>INDX ✓ ANNO ✓ SCAN ✓ CHECK</div>
PREPARED BY & RETURN TO: ABACI CONSULTING INC. 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048		*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY*

Legal Description - Parcel "E"  
All that part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 11, Township 77 North, Range 29 West of the 5th P.M., more particularly described as follows:  
Beginning at the Northeast corner of the NE1/4 of said Section 11, thence South 00°25'51" West, along the East line of said NE1/4, a distance of 2,575.82 feet; thence North 89°05'20" West, a distance of 434.94 feet; thence North 00°25'51" East, a distance of 665.86 feet; thence North 89°25'33" East, a distance of 84.72 feet; thence North 00°15'23" East, a distance of 291.77 feet; thence North 23°11'30" West, a distance of 114.58 feet; thence North 00°04'21" East, a distance of 614.72 feet; thence North 00°42'49" West, a distance of 400.41 feet; thence North 33°10'14" West, a distance of 594.76 feet, to a point on the North line of the E1/2 of the NE1/4 of said Section 11; thence South 89°23'15" East, along the North line of the E1/2 of the NE1/4 of said Section 11, a distance of 738.00 feet to the Point of Beginning, and containing 25.78 acres of land, more or less.

EASEMENT DETAIL AND LEGAL DESCRIPTION



EASEMENT LINE TABLE

E1	N	89°05' 20"	W	33.00'
E2	N	00°25' 51"	E	40.00'
E3	S	00°25' 51"	W	7.00'
E4	N	89°05' 20"	W	33.00'
E5	S	00°25' 51"	W	33.00'

Legal Description - Access Easement  
All that part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 11 Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows  
Commencing at the East Quarter Corner of said Section 11, thence North 89°05'20" West, along the South line of the SE1/4 of the NE1/4 of said Section 11, a distance of 33.00 feet, to the West Right of Way line of Fawn Avenue and the Point of Beginning; thence continuing along the South line of the SE1/4 of the NE1/4 of said Section 11, North 89°05'20" West, a distance of 401.94 feet; thence North 00°25'51" East, a distance of 40.00 feet; thence South 89°05'20" East, a distance of 434.94 feet, to the East line of the SE1/4 of the NE1/4 of said Section 11; thence South 00°25'51" West, along said East line, a distance of 7.00 feet, to the North Right of way line of 115th Street; thence North 89°05'20" West, along the North Right of Way line of 115th Street, a distance of 33.00 feet, to the intersection of the North Right of Way of 115th Street with the West Right of Way of Fawn Avenue; thence South 00°25'51" West, along the West Right of Way line of Fawn Avenue, a distance of 33.00 feet, to the Point of Beginning, and containing 16,308 square feet or 0.37 acres of land, more or less.

**ABACI CONSULTING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

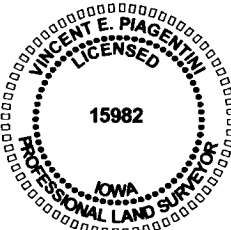
DATE OF SURVEY FIELDWORK: 7/27/20 DRAWING DATE: 8/7/20 DRAFTER: VP PROJECT NO:20290

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

*Vincent E. Piagentini* 9/18/2020  
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

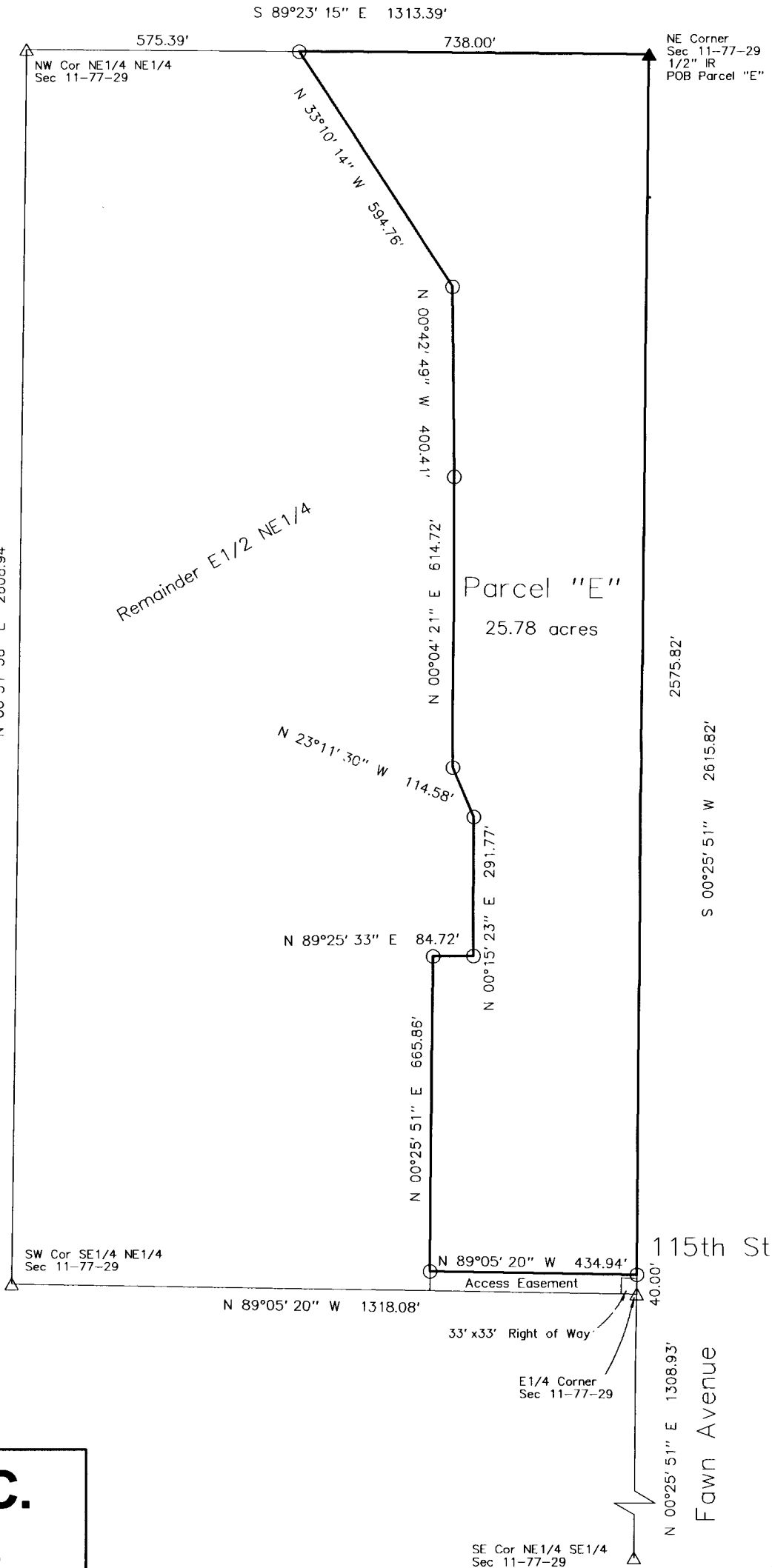
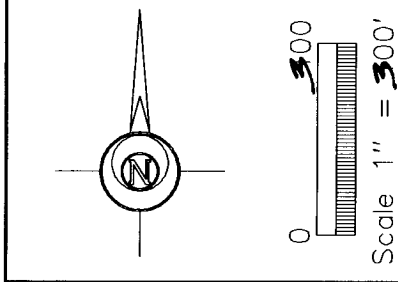
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	CORNER MONUMENT FOUND
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
IR	IRON ROD
IP	IRON PIPE



**RESOLUTION 20-37**

**WAIVING THE RIGHT TO REVIEW A SUBDIVISION AT 1151 FAWN AVENUE  
WITHIN A TWO-MILE RADIUS OF THE CITY OF EARLHAM**

**WHEREAS**, Iowa Code 354.9 states a city may review a subdivision plat if it lies within a 2-mile radius of the city; and,

**WHEREAS**, AbaciConsulting, Inc., has submitted for review a subdivision located at 1151 Fawn Avenue, which is within the 2-mile radius of the City of Earlham; and,

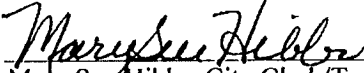
**WHEREAS**, the Council has decided they do not need to review said subdivision.

**NOW THEREFORE BE IT RESOLVED**, by the Earlham City Council, that they waive their right to review the subdivision located at 1151 Fawn Avenue.

Passed and approved this 14<sup>th</sup> day of September, 2020

  
\_\_\_\_\_  
Jeff Lillie, Mayor

Attest:

  
\_\_\_\_\_  
Mary Sue Hibbs, City Clerk/Treasurer