



Document 2020 4375

Book 2020 Page 4375 Type 06 026 Pages 2
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX
ANNO
SCAN
CHECK

PLAT OF SURVEY

NE1/4 - FRACTIONAL NW1/4 SECTION 1-T75N-R26W

INDEX LEGEND

Location: NE1/4 -NW1/4 Section 1-T75N-R26W Madison County, Iowa
Requestor / Owner: 2 Avenues, LLC
Surveyor: Larry D Hylel, PLS
Company: Bishop Engineering, 3601 104th St.
Urbandale, IA 50322 (Ph) 515-276-0467

- NOTE:**
1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
 2. BASIS OF BEARING OBTAINED FROM GNSS OBSERVATIONS, DATUM = NAD 83(11) IARCS ZONE 8
 3. THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW BUILDABLE PARCEL.

PROPERTY DESCRIPTION:

PARCEL "F":
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION ONE, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION ONE; THENCE S00°54'28"E ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION ONE, A DISTANCE OF 620.50 FEET TO THE POINT OF BEGINNING; THENCE N89°34'07"E, A DISTANCE OF 445.00 FEET; THENCE S00°54'28"E, A DISTANCE OF 352.00 FEET; THENCE S89°34'07"W, A DISTANCE OF 445.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION ONE; THENCE N00°54'28"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION ONE, A DISTANCE OF 352.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

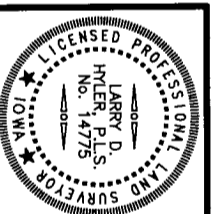
SAID TRACT CONTAINS 3.60 ACRES (156,636 SQUARE FEET)

EASEMENT DESCRIPTION:

ACCESS EASEMENT:
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION ONE, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION ONE; THENCE N84°40'21"E ASSUMED BEARING ALONG THE NORTH LINE OF SAID SECTION ONE, A DISTANCE OF 59.89 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SECTION ONE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 218TH STREET; SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE S41°15'51"E, A DISTANCE OF 136.16 FEET; THENCE S28°34'40"E, A DISTANCE OF 124.34 FEET; THENCE S42°20'16"E, A DISTANCE OF 121.59 FEET; THENCE S38°12'10"E, A DISTANCE OF 90.54 FEET; THENCE S11°02'07"E, A DISTANCE OF 185.11 FEET TO THE NORTH LINE OF PARCEL "F"; THENCE S89°34'07"W ALONG THE NORTH LINE OF SAID PARCEL "F", A DISTANCE OF 40.69 FEET; THENCE N11°02'07"W, A DISTANCE OF 172.35 FEET; THENCE N26°02'35"W, A DISTANCE OF 66.90 FEET; THENCE N42°20'16"W, A DISTANCE OF 124.97 FEET; THENCE N28°34'40"W, A DISTANCE OF 124.27 FEET; THENCE N42°32'03"W, A DISTANCE OF 100.32 FEET; THENCE N65°01'54"W, A DISTANCE OF 53.45 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION ONE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 218TH STREET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 218TH STREET, SAID RIGHT-OF-WAY LINE BEING A 377.50 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 38.92 FEET, SAID CURVE HAVING A CHORD BEARING OF N65°21'43"E AND A CHORD LENGTH OF 38.91 FEET; THENCE N61°18'22"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 218TH STREET, A DISTANCE OF 27.24 FEET THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTION OF RECORD.

SAID EASEMENT AREA CONTAINS 0.68 ACRES (29,642 SQUARE FEET)



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.
SIGNED: Larry D. Hylel DATE: 11-9-2020
LARRY D. HYLEL, P.L.S. 14175
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

NE1/4 - NW1/4 SECTION 1-75-26
SAINT CHARLES, IOWA

PLAT OF SURVEY

REFERENCE NUMBER:

DRAWN BY:
SLZ

PROJECT NUMBER:
200488

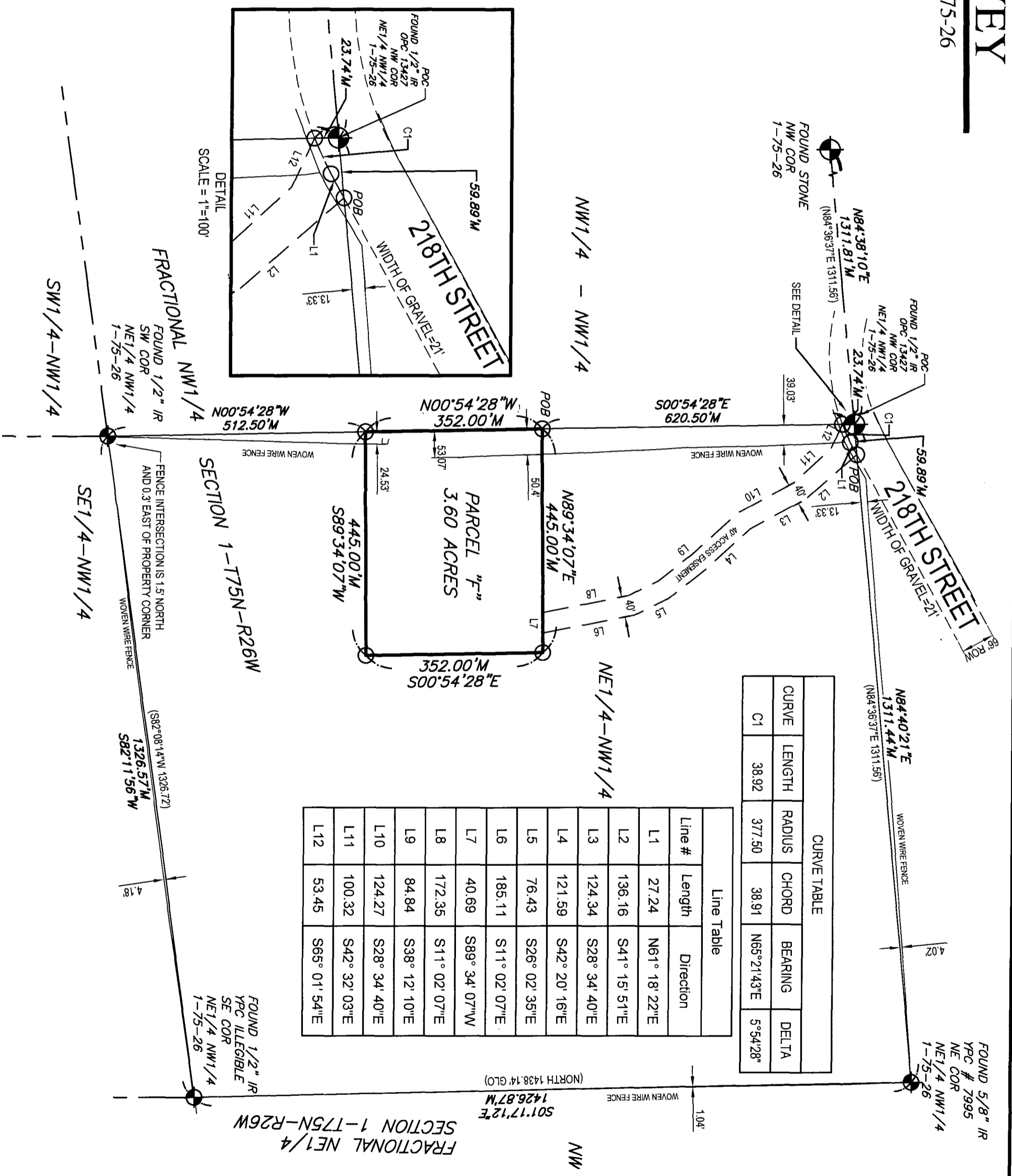
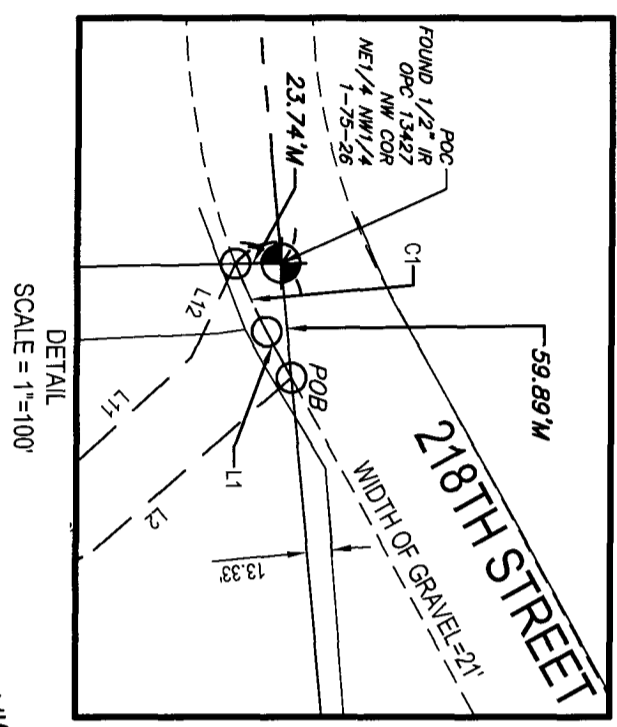
SHEET NUMBER:
1 OF 2

PLAT OF SURVEY

NE1/4 FRACTIONAL NW1/4 1-75-26

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	38.92	377.50	38.91	N65°21'43"E	5°54'28"

Line Table			
Line #	Length	Direction	
L1	27.24	N61° 18' 22"E	
L2	136.16	S41° 15' 51"E	
L3	124.34	S28° 34' 40"E	
L4	121.59	S42° 20' 16"E	
L5	76.43	S26° 02' 35"E	
L6	185.11	S11° 02' 07"E	
L7	40.69	S89° 34' 07"W	
L8	172.35	S11° 02' 07"E	
L9	84.84	S38° 12' 10"E	
L10	124.27	S28° 34' 40"E	
L11	100.32	S42° 32' 03"E	
L12	53.45	S65° 01' 54"E	

REFERENCE NUMBER:
DRAWN BY: SLZ
PROJECT NUMBER: 200488
SHEET NUMBER: 2 OF 2

NE1/4 FRACTIONAL NW1/4 1-75-26
SAINT CHARLES, IOWA
PLAT OF SURVEY

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