



Document 2021 1758

Book 2021 Page 1758 Type 06 026 Pages 2

Date 4/29/2021 Time 12:32:59PM

Rec Amt \$12.00

INDX
ANNO
SCAN
CHEK

INDEX LEGEND

COUNTY: MADISON
SECTION: 23, T-76N, R-28W,
SW 1/4 OF THE SE 1/4

SURVEY FOR: DARWIN & LESLIE BECK, WINTERSET, IA
OWNER: WILLIAM E. ADAMS REV. TRUST & CHERYL L.
ADAMS REV. TRUST, WINTERSET, IA

SURVEYOR & SURVEY COMPANY:
J. Brian Morrissey, P.E., P.L.S.
Morrissey Surveying & Consulting, L.L.C.
1405 Hwy G28, Otley, IA 50214

PREPARED BY AND RETURN TO:
J. Brian Morrissey, 1405 Hwy G28, Otley, IA 50214
(515) 480-2531

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CORRECTED

PLAT OF SURVEY

CORRECTED

SW 1/4 of the SE 1/4, SEC. 23, T-76N, R-28W

MADISON COUNTY, IOWA

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

DESCRIPTION PARCEL - B

That part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 76 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southwest corner of said Southeast Quarter;
thence on an assumed bearing of North 00 degrees 36 minutes 01 seconds East along the west line of the Southwest Quarter of the Southeast Quarter of said Section 23 a distance of 141.40 feet to the point of beginning;
thence continuing North 00 degrees 36 minutes 01 seconds East along said west line 450.00 feet to the center of Cedar Creek and the south line of Parcel A, recorded in Book 2003, Page 7265, at the Madison County, Iowa Recorder's Office;
thence South 88 degrees 08 minutes 14 seconds East along said south line 185.17 feet;
thence North 76 degrees 57 minutes 32 seconds East along said south line 191.05 feet;
thence South 81 degrees 40 minutes 41 seconds East along said south line 60.78 feet;
thence South 00 degrees 00 minutes 00 seconds East 58.29 feet;
thence South 13 degrees 20 minutes 43 seconds West 118.84 feet;
thence South 40 degrees 33 minutes 15 seconds West 193.70 feet;
thence South 32 degrees 51 minutes 04 seconds West 187.10 feet;
thence South 90 degrees 00 minutes 00 seconds West 181.19 feet to the west line of the Southwest Quarter of the Southeast Quarter of said Section 23 and the point of beginning.

Said tract contains 3.50 acres and is subject to a Madison County Highway Easement over the westerly 0.34 acres thereof.

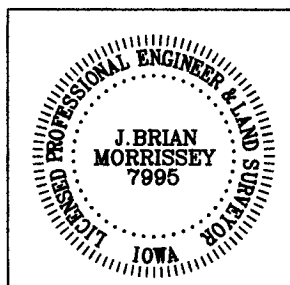
NOTE:

THIS PLAT OF SURVEY CORRECTS THE PLAT OF SURVEY FILED ON MAY 19, 2004, AND RECORDED IN BOOK 2004, PAGE, 2329.

THE CORRECTION IS TO AMMEND THE LOCATION OF THE EASTERLY BOUNDARY LINE OF PARCEL B AS AGREED BY GRANTOR AND GRANTEE.

MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- - set - 5/8" x 18" rebar with orange plastic cap P.L.S. 7995 or Mag nail in pavement
- - no monument found or set
- - found lot cor. (pipe, stone, etc.)



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: *J. Brian Morrissey* Date: 4/28/21
J. Brian Morrissey Iowa Lic. No. 7995
My license renewal date is 12/31/2021
Pages covered by this seal: 1 & 2

MORRISSEY SURVEYING & CONSULTING, LLC, 1405 HWY. G 28, OTLEY, IOWA 50214, 515-480-2531

CORRECTED

CORRECTED

PLAT OF SURVEY

SW 1/4 of the SE 1/4, SEC. 23, T-76N, R-28W
MADISON COUNTY, IOWA

