



Document 2021 178

Book 2021 Page 178 Type 06 048 Pages 4
Date 1/13/2021 Time 1:20:05PM
Rec Amt \$.00

INDX ✓
ANNO
SCAN
CHEK

INDEX LEGEND

Location: GOV'T LOT 4, SW 1/4, SW 1/4
PARCEL B, SW 1/4, SW 1/4
Fractional Section 31, Township 76, Range 26,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: Mallard Flats 2 LLC
55529 282nd St
Ames, IA 50010

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

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

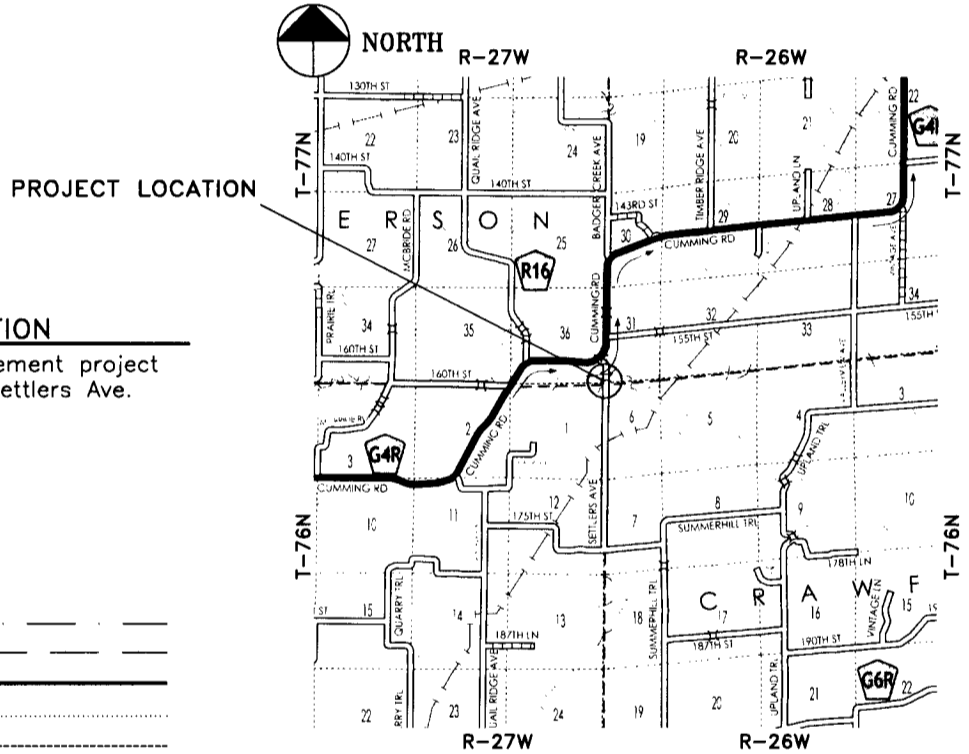
The above space shall be reserved for the recorder's use only.

RIGHT OF WAY ACQUISITION PLAT

GOV'T LOT 4, FRACTIONAL SEC 31, T-77N, R-26W, PARCEL B, FRACTIONAL SEC 31, T-77N, R-26W, MADISON COUNTY, IOWA

PARCEL 1 GENERAL LOCATION MAP

Not to Scale



PROJECT DESCRIPTION

Madison County bridge replacement project located in Lee Township on Settlers Ave. over an unnamed stream.

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: _____

MEASUREMENTS

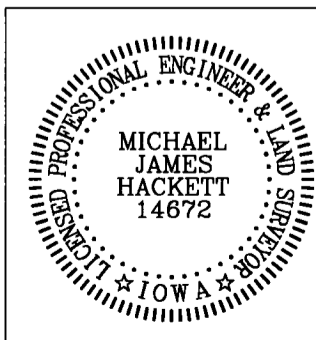
- MEASURED (M), IF DIFFERENT THAN RECORDED
- RECORDED (R1), BOOK 2001, PAGE 1587
- RECORDED (R2), BOOK 2, PAGE 314

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 1/2" rebar, with no cap.
- ◆ - found 1/2" rebar, with yellow cap #5041
- - found 1/2" rebar, with yellow cap #6586
- △ - no section corner found or set

INDEX OF PAGES

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



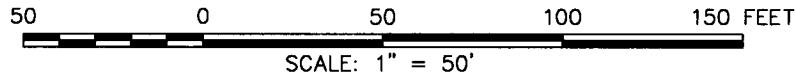
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signed *Michael James Hackett* Date 1-13-2021
Michael James Hackett Iowa Lic. No. 14672

My license renewal date is 12/31/2022.
Pages covered by this seal: 1, 2, and 3.

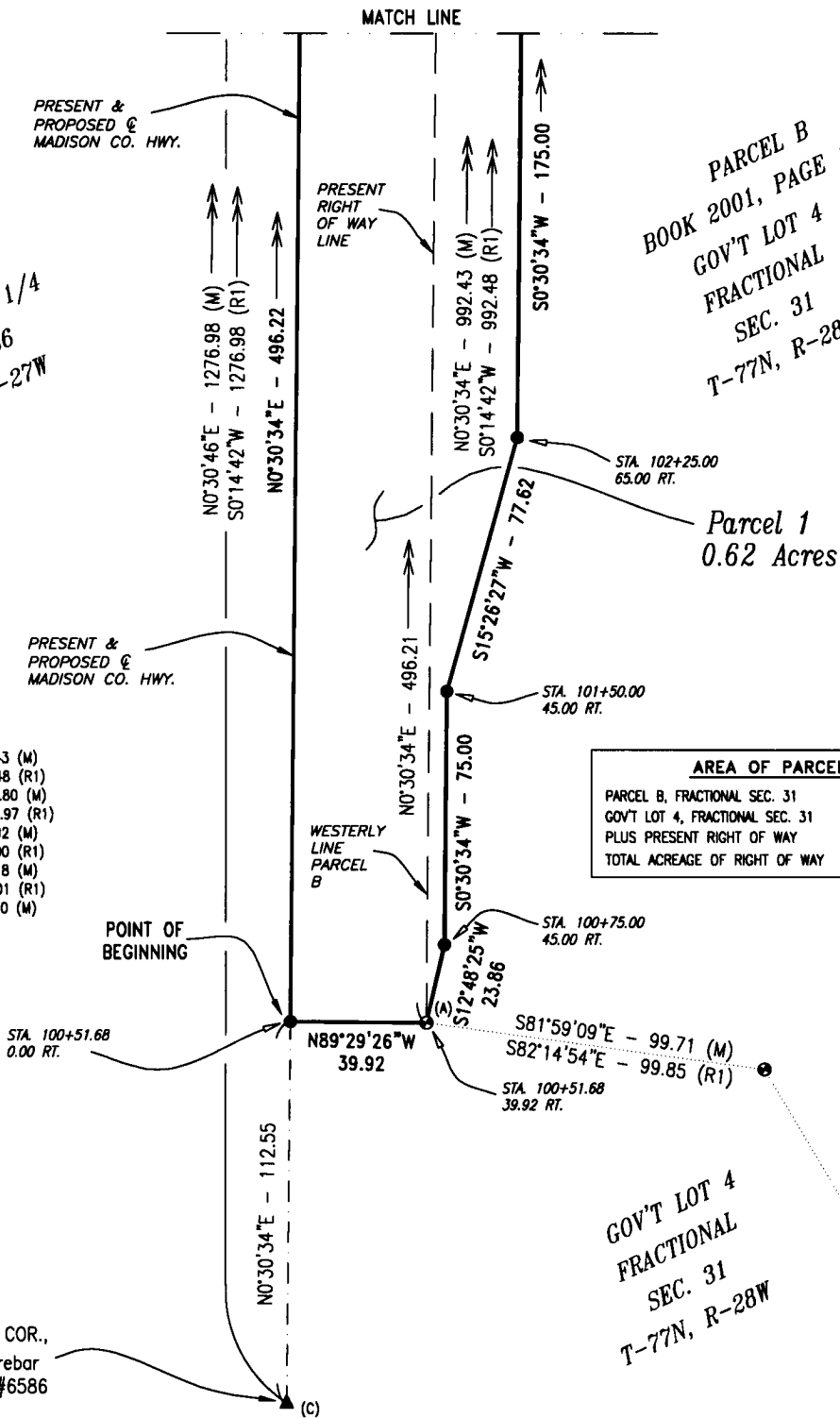
RIGHT OF WAY ACQUISITION PLAT

GOV'T LOT 4, FRACTIONAL SEC 31, T-77N, R-26W,
 PARCEL B, FRACTIONAL SEC 31, T-77N, R-26W,
 MADISON COUNTY, IOWA
 PARCEL 1



SE 1/4, SE 1/4
 SEC. 36
 T-77N, R-27W

PARCEL B
 BOOK 2001, PAGE 1587
 GOV'T LOT 4
 FRACTIONAL
 SEC. 31
 T-77N, R-28W



MISCELLANEOUS DIMENSIONS

- (A) - (B) = N0°30'34"E - 992.43 (M)
- (A) - (B) = S0°14'42"W - 992.48 (R1)
- (C) - (D) = N0°30'34"E - 1104.80 (M)
- (C) - (D) = S0°14'42"W - 1104.97 (R1)
- (D) - (B) = S89°45'18"E - 39.92 (M)
- (D) - (B) = S89°45'18"E - 40.00 (R1)
- (D) - (E) = N0°30'34"E - 172.18 (M)
- (D) - (E) = S0°14'42"W - 172.01 (R1)
- (E) - (F) = N0°42'36"E - 716.80 (M)

AREA OF PARCEL 1	
PARCEL B, FRACTIONAL SEC. 31	= 0.17 Acres
GOV'T LOT 4, FRACTIONAL SEC. 31	
PLUS PRESENT RIGHT OF WAY	= 0.45 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.62 Acres

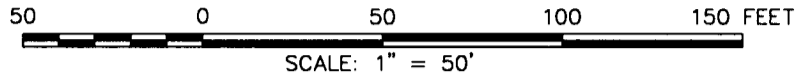
GOV'T LOT 4
 FRACTIONAL
 SEC. 31
 T-77N, R-28W

RIGHT OF WAY ACQUISITION PLAT

GOV'T LOT 4, FRACTIONAL SEC 31, T-77N, R-26W, PARCEL B, FRACTIONAL SEC 31, T-77N, R-26W, MADISON COUNTY, IOWA PARCEL 1



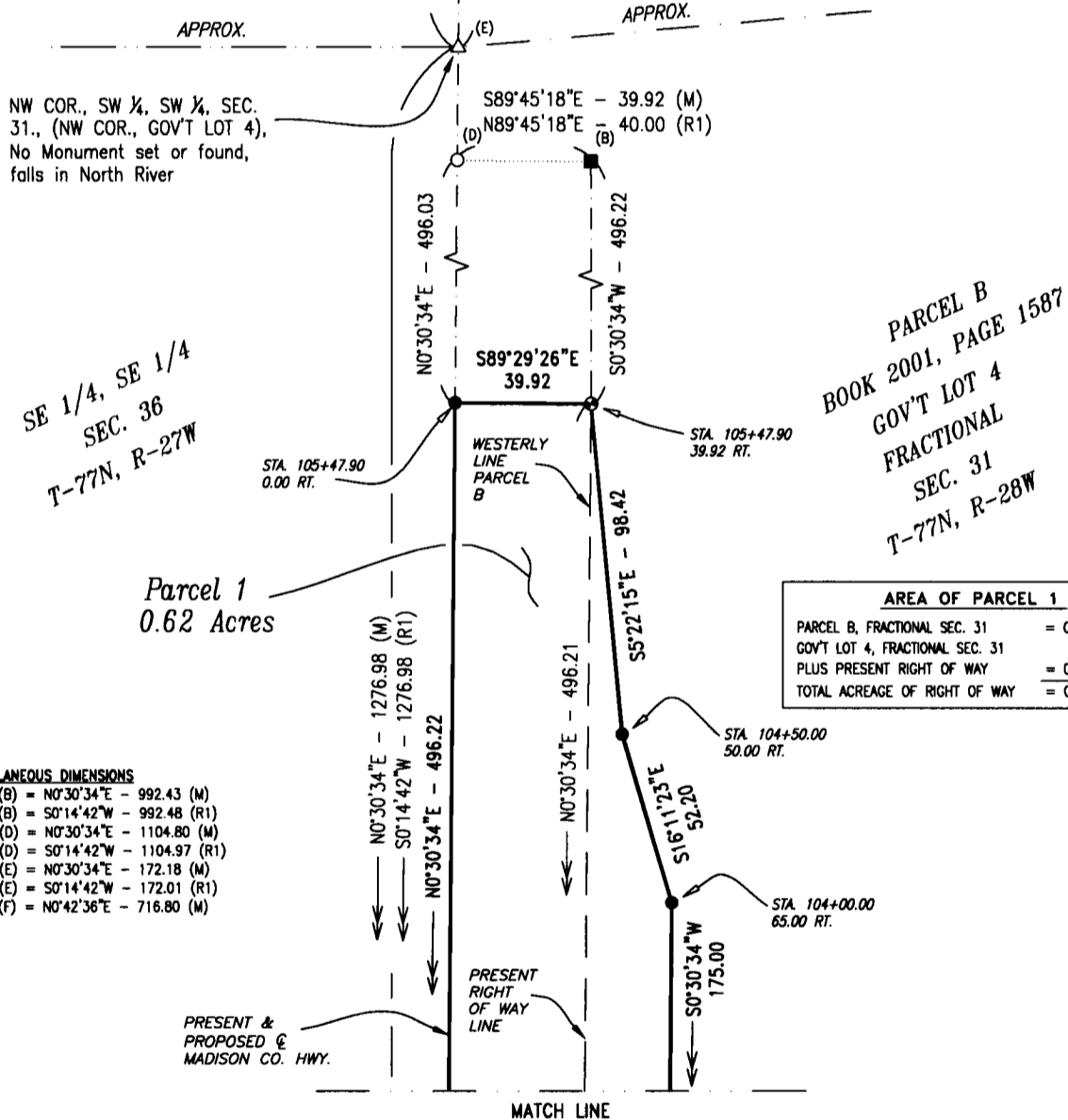
NORTH



W 1/4 COR., SEC. 31 (NW COR., GOV'T LOT 3). found PK Nail in County Hwy G4R

NE 1/4, SE 1/4
SEC. 36
T-77N, R-27W

GOV'T LOT 3
FRACTIONAL
SEC. 31
BOOK 2, PAGE 314
T-77N, R-28W



NW COR., SW 1/4, SW 1/4, SEC. 31., (NW COR., GOV'T LOT 4), No Monument set or found, falls in North River

SE 1/4, SE 1/4
SEC. 36
T-77N, R-27W

PARCEL B
BOOK 2001, PAGE 1587
GOV'T LOT 4
FRACTIONAL
SEC. 31
T-77N, R-28W

AREA OF PARCEL 1	
PARCEL B, FRACTIONAL SEC. 31	= 0.17 Acres
GOV'T LOT 4, FRACTIONAL SEC. 31	= 0.45 Acres
PLUS PRESENT RIGHT OF WAY	= 0.45 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.62 Acres

- MISCELLANEOUS DIMENSIONS**
- (A) - (B) = N0°30'34"E - 992.43 (M)
 - (A) - (B) = S0°14'42"W - 992.48 (R1)
 - (C) - (D) = N0°30'34"E - 1104.80 (M)
 - (C) - (D) = S0°14'42"W - 1104.97 (R1)
 - (D) - (E) = N0°30'34"E - 172.18 (M)
 - (D) - (E) = S0°14'42"W - 172.01 (R1)
 - (E) - (F) = N0°42'36"E - 716.80 (M)

RIGHT OF WAY ACQUISITION PLAT
GOV'T LOT 4, FRACTIONAL SEC 31, T-77N, R-26W,
PARCEL B, FRACTIONAL SEC 31, T-77N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1

DESCRIPTION PARCEL 1

That part of Parcel B recorded in Book 2001, Page 1587, Madison County Recorders Office, Madison County, Iowa, located in Government Lot 4, fractional Section 31, Township 77 North, Range 26 West of the Fifth Principal Meridian, and that part of Government Lot 4 located in fractional Section 31, Township 77 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the Southwest Corner of said Section 31 and the Southwest Corner of Government Lot 4; thence on an assumed bearing of North 0 degrees 30 minutes 34 seconds East along the westerly line of Government Lot 4 and the westerly line of said fractional Section 31 a distance of 112.55 feet to the point of beginning;
thence North 0 degrees 30 minutes 34 seconds East along said westerly lines 496.22 feet;
thence South 89 degrees 29 minutes 26 seconds East 39.92 feet to the present right of way line of a Madison County Highway and the westerly line of said Parcel B;
thence South 5 degrees 22 minutes 15 seconds East 98.42 feet;
thence South 16 degrees 11 minutes 23 seconds East 52.20 feet;
thence South 0 degrees 30 minutes 34 seconds West 175.00 feet;
thence South 15 degrees 26 minutes 27 seconds West 77.62 feet;
thence South 0 degrees 30 minutes 34 seconds West 75.00 feet;
thence South 12 degrees 48 minutes 25 seconds West 23.86 feet to the present right of way line of a Madison County Highway and the westerly line of said Parcel B;
thence North 89 degrees 29 minutes 26 seconds West 39.92 feet to the the westerly line of Government Lot 4 and the westerly line of said fractional Section 31 and the point of beginning.

Said tract contains 0.62 acres including the present highway and is subject to encumbrances of record.