BK: 2021 PG: 2252

Recorded: 6/2/2021 at 8:08:49.0 AM

Pages 2

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00

**Revenue Tax:** 

**LISA SMITH RECORDER** Madison County, Iowa

# PLAT OF SURVEY

### **INDEX LEGEND**

LOCATION: \$\frac{1}{2}\ OF SE\frac{1}{4}\ OF SECTION 31

T 76N, R 26W, MADISON COUNTY, IOWA

OWNER: NICHOLAS & PAIGE MESCHER

7094 NW 4TH ST., ANKENY IA 50023

SURVEY FOR: (OWNER) PREPARED BY

DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210

**RETURN TO:** 515-577-2583

# SURVEY LEGEND

( ) - Recorded Distance/Bearing

33' Road Easement

 Section line Fence line

### Monuments

- Found section corner

- Set 1/2" red plastic capped rebar, #17532
- O Set 12" landscape spike w/ brass washer, #17532
- - Found 1/2" YCR #15982

**BASIS OF BEARINGS IS IA RCS ZONE 8** 

## **DESCRIPTION - PARCEL C:**

That part of the Southwest Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., Madison County, lowa, described as follows:

Beginning at the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 84 degrees 30 minutes 17 seconds West, 450.41 feet along the North line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 29 minutes 15 seconds East, 1326.71 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence North 84 degrees 55 minutes 41 seconds East, 272.39 feet along said South line to the Southwest corner of Parcel A, recorded in Book 2002 Page 5617; thence North 05 degrees 05 minutes 07 seconds West, 581.01 feet to the Northwest corner of said Parcel A; thence North 84 degrees 55 minutes 27 seconds East, 224.41 feet along the North line of said Parcel A to the East line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 29 minutes 00 seconds West, 747.16 feet to the Point of Beginning, having an area of 11.00 Acres including 0.21 Acres of Road Easement.

#### **DESCRIPTION - PARCEL D:**

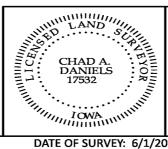
That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., Madison County, lowa, described as follows;

Beginning at the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence North 85 degrees 22 minutes 09 seconds East, 481.00 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence South 11 degrees 10 minutes 30 seconds East, 382.44 feet; thence South 34 degrees 54 minutes 38 seconds East, 322.91 feet; thence North 46 degrees 02 minutes 18 seconds East, 81.56 feet; thence South 40 degrees 04 minutes 44 seconds East, 370.51 feet; thence South 68 degrees 02 minutes 24 seconds East, 129.51 feet; thence South 14 degrees 28 minutes 15 seconds East, 355.36 feet to the South line of said Southeast Quarter of the Southeast Quarter; thence South 84 degrees 55 minutes 41 seconds West, 516.12 feet along said South line to the Southeast corner of Parcel A, recorded in Book 2002 Page 5617; thence North 05 degrees 03 minutes 04 seconds West, 581.08 feet to the Northeast corner of said Parcel A; thence South 84 degrees 55 minutes 27 seconds West, 675.61 feet along the North line of said Parcel A to the West line of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 29 minutes 00 seconds West, 747.16 feet to the Point of Beginning, having an area of 15.91 Acres including 0.88 Acres of Road Easement.

#### **DESCRIPTION - PARCEL E:**

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., Madison County, lowa, described as follows:

Beginning at the Southeast corner of said Section 31; thence North 00 degrees 14 minutes 57 seconds West, 1320.33 feet to the Northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 85 degrees 22 minutes 09 seconds West, 836.64 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence South 11 degrees 10 minutes 30 seconds East, 382.44 feet; thence South 34 degrees 54 minutes 38 seconds East, 322.91 feet; thence North 46 degrees 02 minutes 18 seconds East, 81.56 feet; thence South 40 degrees 04 minutes 44 seconds East, 370.51 feet; thence South 68 degrees 02 minutes 24 seconds East, 129.51 feet; thence South 14 degrees 28 minutes 15 seconds East, 355.36 feet to the South line of said Section 31; thence North 84 degrees 55 minutes 41 seconds East, 74.85 feet to the Point of Beginning, having an area of 14.66 Acres including 1.07 Acres of Road Easement.



I hereby certify that this surveying document was prepared by me 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.

LDE Signed \( \frac{1}{2} \) Chad A. Daniels Date

Iowa License No. 17532 My license renewal date is 12-31-2022 Page No.'s covered by this seal: 1 and 2 6/1/21

