

INDEX LEGEND

LOCATION: LOT 7 CORRECTED SUBDIVISION PLAT OF LOTS 7 AND 8 POLO POINTE PLAT No. 2 CUMMING IOWA 50061

REQUESTOR: MICHELE PERDUE

PROPRIETOR: WAYNE D. KING & M. J. SAM
% MICHELE PERDUE
5405 WISFUL VISTA DRIVE
WEST DES MOINES IOWA 50266

SURVEYOR: JOEL R. ROMEY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC
RETURN TO: 33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PARCEL DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT 7 IN THE CORRECTED SUBDIVISION PLAT OF LOT 7 AND 8 IN POLO POINTE PLAT NO. 2, AN OFFICIAL PLAT, WARREN COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE S38°45'23"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 428.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE S84°00'00"W ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 7.13 FEET; THENCE N38°45'23"W ALONG A LINE PARALLEL WITH AND 6.00 FEET SOUTHWESTERLY OF AND NORMALLY DISTANT FROM THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 424.45 FEET TO THE NORTHERLY LINE OF SAID LOT 7; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 AND ALONG A 283.00 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 6.00 FEET, SAID CURVE HAVING CHORD LENGTH OF 6.00 FEET AND A CHORD BEARING OF N51°54'05"E TO THE POINT OF BEGINNING.

NOTES:

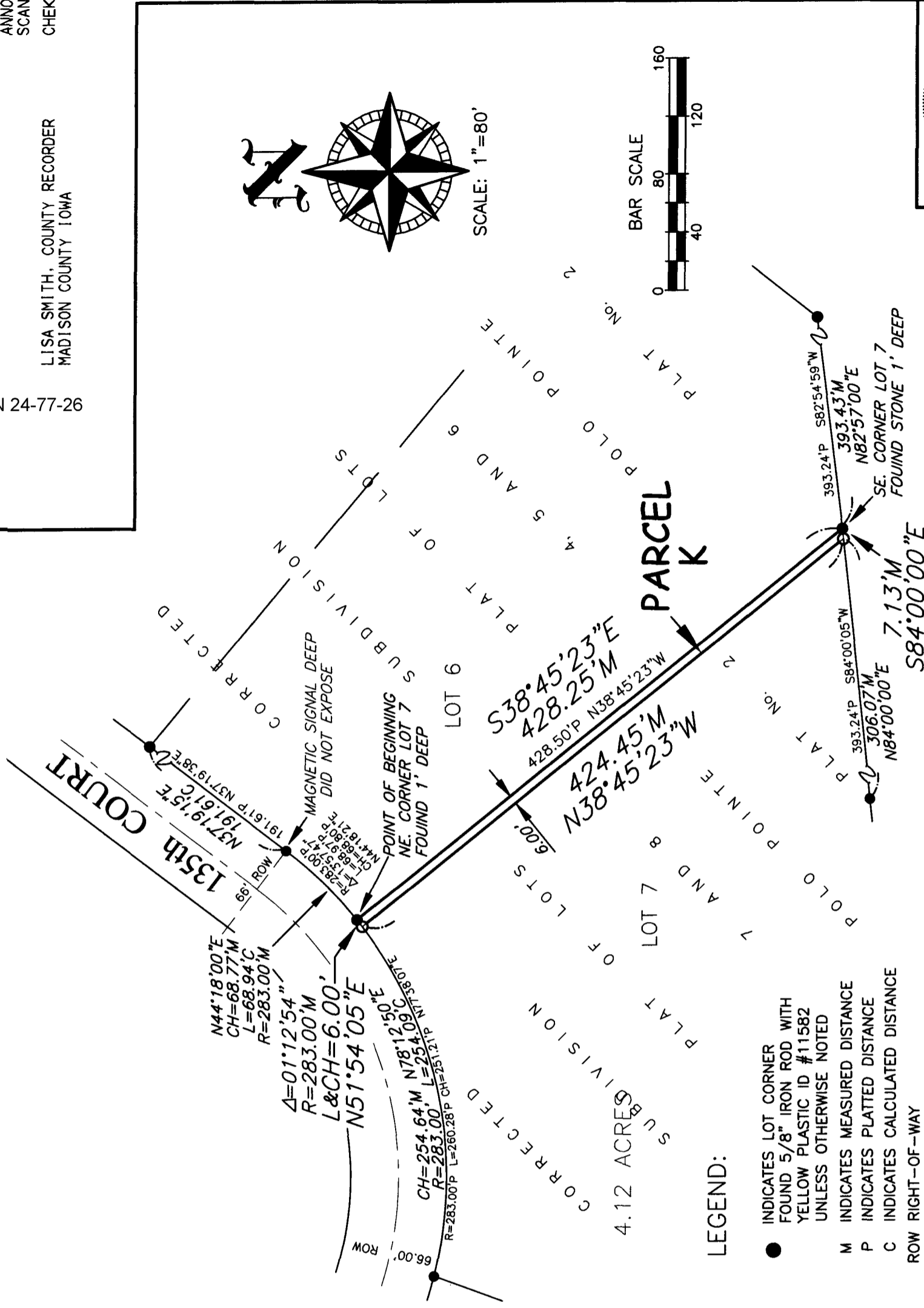
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SAID TRACT OF LAND CONTAINS 2560 SQUARE FEET OR 0.06 ACRES.

BASIS OF BEARINGS: PLATTED BEARING ALONG THE NORTHEASTERLY LINE OF LOT 7.

DATE OF FIELD WORK 06 JUNE 2021

PLAT OF SURVEY



LEGEND:

- INDICATES LOT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #11582 UNLESS OTHERWISE NOTED
- M INDICATES MEASURED DISTANCE
- P INDICATES PLATTED DISTANCE
- C INDICATES CALCULATED DISTANCE
- ROW RIGHT-OF-WAY

LOCATED IN 24-77-26

Document 2021 2716

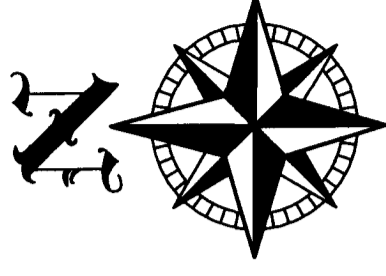
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Date 7/01/2021 Time 10:30:15AM

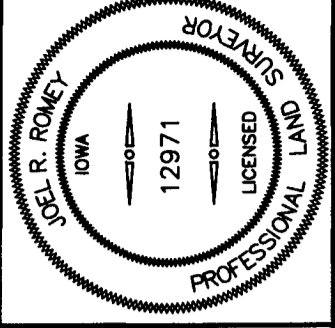
Rec Amt \$7.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



SCALE: 1"=80'



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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2021 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: *Joel R. Romey*
JOEL R. ROMEY P.L.S. (12971)

DATE: 07/01/21

P #: 21051

**Raccoon Valley
Land Surveying**

33235 L Avenue Adel Iowa 50003 515.493.8317

