

INDEX LEGEND

Location: PARCEL B, SE 1/4 of the SW 1/4
 Section 23, Township 76N, Range 28W,
 Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: Craven, Gayla
 805 Locust Street
 Waukee, IA 50263

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



Document 2021 2948

Book 2021 Page 2948 Type 06 048 Pages 3
 Date 7/15/2021 Time 3:13:24PM
 Rec Amt \$.00

INDX
 ANNO
 SCAN

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

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

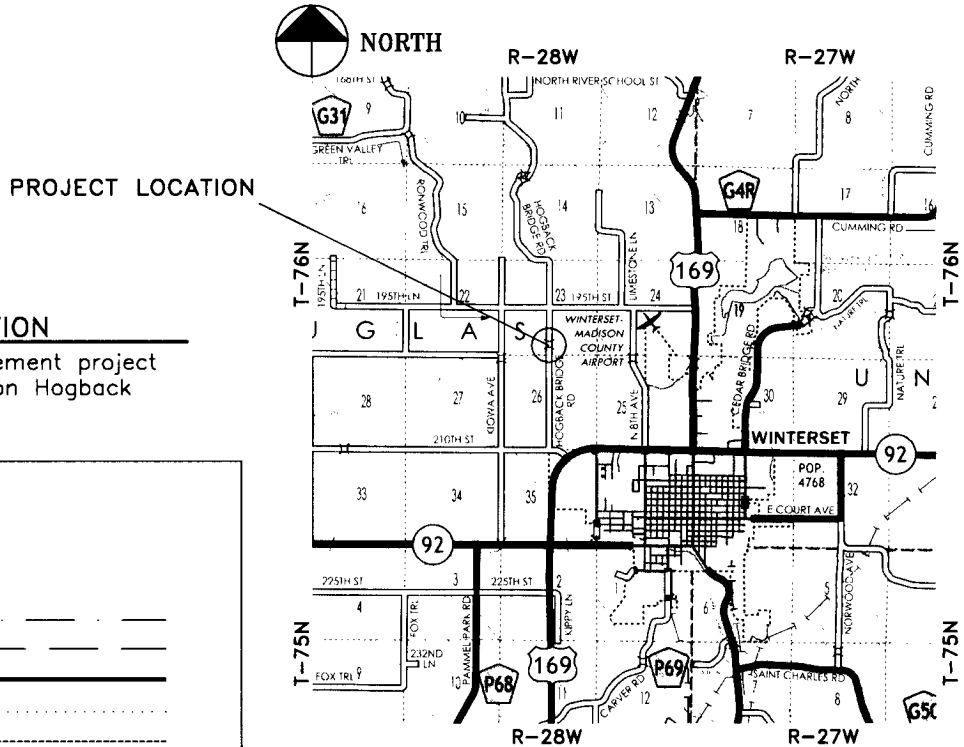
RIGHT OF WAY ACQUISITION PLAT

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

PARCEL 1

GENERAL LOCATION MAP

Not to Scale



PROJECT DESCRIPTION

Madison County bridge replacement project located in Douglas Township on Hogback Bridge Rd. over Cedar Creek.

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: _____
- Reference line: _____

MEASUREMENTS

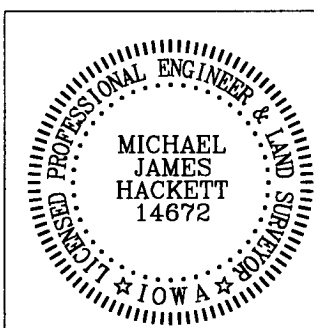
MEASURED (M), IF DIFFERENT THAN RECORDED
 RECORDED (R1), BOOK 2003, PAGE 7265
 RECORDED (R2), BOOK 2004, PAGE 2329

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 5/8" rebar, with no cap.
- ◆ - found spike in wood bridge deck, to be replaced with PK nail in new concrete bridge.
- - found 5/8" rebar, with orange cap #7995
- △ - no section corner found or set

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Cover Sheet / Notes / Legend
2	Plan, Graphical Representation of Survey
3	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: *[Signature]* Date: 7/15/2021
 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

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



NORTH

50 0 50 100 150 FEET

SCALE: 1" = 50'

NE COR., SE 1/4, SW 1/4, SEC.
23., Found Stone/Square Iron
Rod 6" Deep

(H)

N0°42'42"E
497.44

(F)

S89°17'18"E
33.00

STA. 105+22.73
0.00 LT.

STA. 105+22.73
33.00 LT.

N13°52'04"E - 74.69

(D) - found spike in wood bridge deck, to be replaced with PK nail in new concrete bridge.

(I) - found 5/8" rebar with no cap, 1.03 feet South and 0.43 feet East of the corner.

AREA OF PARCEL 1	
PARCEL B, SE 1/4, SW 1/4, SEC. 23	= 0.13 Acres
PLUS PRESENT RIGHT OF WAY	= 0.32 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.45 Acres

STA. 104+50.00
50.00 LT.

N0°42'42"E - 100.00

EASTERLY
LINE
PARCEL B

PARCEL A
BOOK 2003, PAGE 7265
SW 1/4, SE 1/4
SEC. 23

MISCELLANEOUS DIMENSIONS

- (A) - (B) = N0°41'26"E - 141.33 (M)
- (A) - (B) = N0°36'01"E - 141.40 (R2)
- (A) - (D) = N0°42'45"E - 591.37 (M)
- (A) - (D) = N0°36'01"E - 591.40 (R1)
- (B) - (C) = N0°43'23"E - 256.80
- (B) - (D) = N0°43'10"E - 450.04 (M)
- (B) - (D) = N0°36'01"E - 450.00 (R1)
- (C) - (D) = N0°42'53"E - 193.24
- (D) - (E) = N0°42'06"E - 229.49 (M)
- (D) - (E) = N0°34'31"E - 229.50 (R1)
- (E) - (F) = N0°34'56"E - 10.17 (M)
- (E) - (F) = N0°35'35"E - 10.22 (R1)
- (F) - (G) = N0°43'20"E - 283.02 (M)
- (F) - (G) = N0°35'35"E - 283.00 (R1)
- (G) - (H) = N0°42'41"E - 204.25 (M)
- (G) - (H) = N0°38'13"E - 204.18 (R1)

STA. 103+50.00
50.00 LT.

N1°46'41"W - 115.11

N0°42'42"E - 422.73

(D)

S0°42'42"W - 422.73

N0°42'42"E - 1318.30 (M)

N0°36'01"E - 1318.30 (R1)

PARCEL B
BOOK 2, PAGE 463
SE 1/4, SW 1/4
SEC. 23

STA. 102+35.00
45.00 LT.

Parcel 1
0.45 Acres

N0°42'42"E - 110.00

PRESENT
RIGHT
OF WAY
LINE

PARCEL B
BOOK 2004, PAGE 2329
SW 1/4, SE 1/4
SEC. 23

STA. 101+25.00
45.00 LT.

N0°45'46"W
27.73

PRESENT &
PROPOSED
MADISON CO. HWY.

STA. 101+00.00
0.00 LT.

POINT OF BEGINNING

STA. 101+00.00
33.00 LT.

N89°17'19"W
33.00

(B)

N0°42'42"E
398.13

(A)

SE COR., SE 1/4, SW 1/4, SEC.
23., Found Square Head Bolt
in Stone 24" Deep

RIGHT OF WAY ACQUISITION PLAT
PARCEL B, SE ¼ of the SW ¼, SEC 23, T-76N, R-28W,
MADISON COUNTY, IOWA
PARCEL 1

DESCRIPTION PARCEL 1

That part of Parcel B recorded in Book 2, Page 463, Madison County Recorder's Office, Madison County, Iowa, located in the Southeast Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 23;
thence on an assumed bearing of North 0 degrees 42 minutes 42 seconds East along the easterly line of the Southeast Quarter of the Southwest Quarter of said Section 23 a distance of 398.13 feet to the point of beginning;
thence North 89 degrees 17 minutes 19 seconds West 33.00 feet to the present right of way line of a Madison County Highway;
thence North 24 degrees 55 minutes 46 seconds West 27.73 feet;
thence North 0 degrees 42 minutes 42 seconds East 110.00 feet;
thence North 1 degrees 46 minutes 41 seconds West 115.11 feet;
thence North 0 degrees 42 minutes 42 seconds East 100.00 feet;
thence North 13 degrees 52 minutes 04 seconds East 74.69 feet to the northerly line of said Parcel B and the present right of way line of a Madison County Highway;
thence South 89 degrees 17 minutes 18 seconds East along said northerly line, 33.00 feet to the easterly line of said Parcel B and the easterly line of the Southeast Quarter of the Southwest Quarter of said Section 23;
thence South 0 degrees 42 minutes 42 seconds West along said easterly lines 422.73 feet to the point of beginning;

Said tract contains 0.45 acres including the present highway and is subject to encumbrances of record.