BK: 2021 PG: 3048
Recorded: 7/21/2021 at 3:36:43.0 PM
Pages 3
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

RETRACEMENT SURVEY

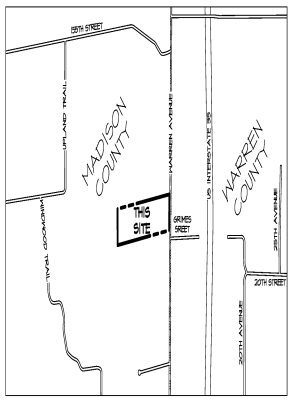
SE1/4 SE1/4, SW1/4 SE1/4, SE1/4 SW1/4

SECTION 01-76-26

MADISON COUNTY, IOWA

INDEX LEGEND

COUNTY:	MADISON				
		SECTION	TOWNSHIP	RANGE	1/4 1/4
ALIQUOT PART:		1	76	26	SE SE
		1	76	26	SW SE
		1	76	26	SE SW
PROPRIETOR (S):	ELIZABETH BOLTON				
REQUESTED BY:	ELIZABETH BOLTON				
PROFESSIONAL LAND SURVEYOR	PATRICK J SHEPARD, PLS 12265				
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884				



VICINITY SKETCH

DRAWING INDEX

1 COVER
2 BOUNDARY DIMENSION OVERALL
3 RETRACEMENT SURVEY

LEGEND

- ▲ FOUND SECTION CORNERS
- △ SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- ● FOUND CORNERS
- ○ SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY LINES
- PARCEL LINES
- COUNTY LINE
- EXISTING LOT OR TAX PARCEL LINES
- ORIGINAL PLAT LOT LINES
- EASEMENT LINES
- CHAIN LINK FENCE
- WOOD FENCE
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- I.E.E. INGRESS/EGRESS EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- (180) ADDRESS

FEMA F.I.R.M. CLASSIFICATION

THIS PARCEL LIES WITHIN FLOOD ZONE 'A', 'X', & 'X' (SHADED) BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19121C0200D WITH EFFECTIVE DATE OF JUNE 21, 2017 & FEMA FLOOD INSURANCE RATE MAP NO. 19121C0109F(NOT PRINTED) WITH EFFECTIVE DATE OF NOVEMBER 15, 2018

COMMUNITY	NUMBER	PANEL	SUFFIX
• MADISON COUNTY	190881	0200	D

SURVEYOR NOTES:

1. THE ORIGINAL G.L.O. PLAT HAS A DISCREPANCY IN ACREAGES.
2. THE NW CORNER OF SECTION 1 WAS SET AT AN OLD CORNER POST THAT HAS A FENCE RUNNING NORTH, EAST AND WEST.
3. THE SW CORNER OF SECTION 1 WAS SET BY USING THE PLATTED G.L.O. DISTANCE AND A BEST FIT LINEAR REGRESSION OF THE FENCE LINE RUNNING ALONG THE SOUTH LINE OF SECTION 1 AND HOLDING THE SE CORNER OF SAID SECTION.
4. THE S1/4 CORNER OF SECTION 1 WAS SET BY USING THE PLATTED G.L.O. DISTANCE AND THE LINE BETWEEN THE SE CORNER AND A FOUND CORNER AT THE SW CORNER, SE1/4 SE1/4 OF SECTION 1. THIS LINE MATCHES THE EXISTING FENCE LINE.
5. THE W1/4 CORNER OF SECTION 1 WAS SET AT A PRORATED DISTANCE AND ONLINE BETWEEN THE NW CORNER AND SW CORNER OF SECTION 1.

PROPERTY OWNERS:

ELIZABETH BOLTON
4832 WASHBURN AVE S
MINNEAPOLIS, MN 55410

PREPARED FOR:

ELIZABETH BOLTON
4832 WASHBURN AVE S
MINNEAPOLIS, MN 55410

PROPERTY ADDRESS:

1641 WARREN AVENUE

PARCEL ID:

4300801860000000
4300801860000000
4300801660020000
4300801660100000

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION: ENTIRE PARCEL

WARRANTY DEED BOOK 2021, PAGE 1826

THE WEST HALF (½) OF THE SOUTHEAST FRACTIONAL QUARTER (¼) OF THE SOUTHWEST FRACTIONAL QUARTER (¼) OF SECTION ONE (1), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

THE SOUTH FRACTIONAL HALF (½) OF THE SOUTHEAST FRACTIONAL QUARTER (¼), AND THE EAST HALF (½) OF THE SOUTHEAST FRACTIONAL QUARTER (¼) OF THE SOUTHWEST FRACTIONAL QUARTER (¼) OF SECTION ONE (1), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

BASIS OF BEARINGS:

THE EAST LINE OF THE SE¼ OF SECTION 1-76-26 WAS MEASURED AS HAVING A BEARING OF S00°12'40"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

NOTES:

1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS LAND SURVEYOR.
2. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
3. MONUMENTS TO BE SET WITHIN THIRTY DAYS OF THE PLAT OF SURVEY RECORDING DATE.

PURPOSE FOR SURVEY:

THIS SURVEY IS BEING PREPARED TO CREATE NEW PARCELS.

LAND AREA:

BOUNDARY	GROSS (ACRES)	PUBLIC R.O.W. EASEMENT (ACRES)	NET (ACRES)
SE SE	38.60	1.25	37.35
SW SE	38.69		38.69
SE SW	38.80		38.80
TOTAL	116.09	1.25	114.84

CERTIFICATION

PROFESSIONAL LAND SURVEYOR PATRICK J. SHEPARD 12265 IOWA

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

07-21-21

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:

1-3

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@ceclac.com

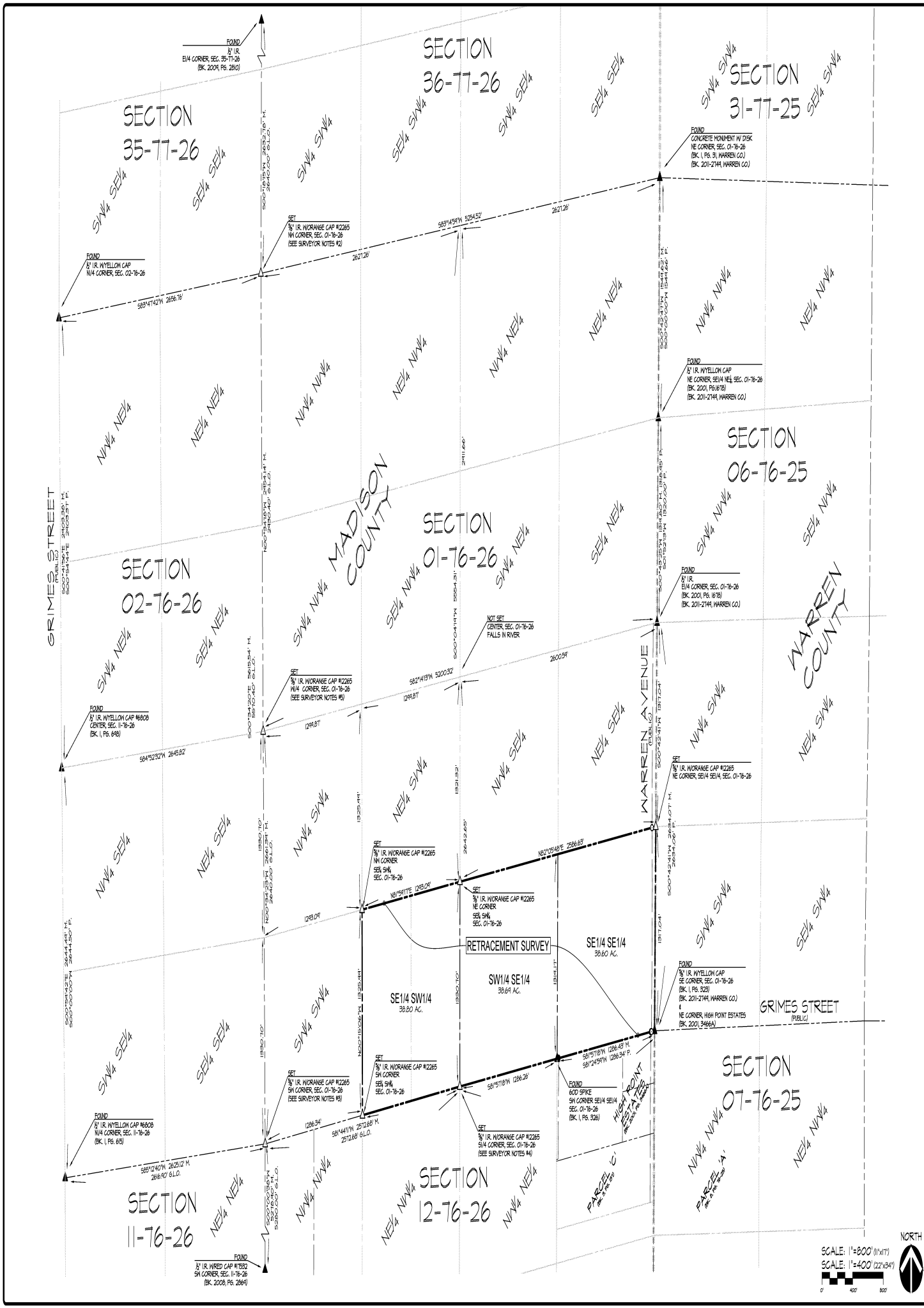
DATE:	
JULY 21, 2021	
JUN 16, 2021	F.R.
DATE OF SURVEY:	
DESIGNED BY:	
DRAWN BY:	

SE1/4 SW1/4 - SW1/4 SE1/4 SE1/4 - SE1/4 SE1/4 SECTION 01-76-26
RETRACEMENT SURVEY
MADISON COUNTY, IOWA
COVER

SHEET 1 OF 3

E8649

Q:\CFILES\E-8000\E8649_CSD Drawings\Plat of Survey\RETRACEMENT SURVEY\E8649 COVER RETRACEMENT.dwg, 7/21/2021 1:39:13 PM, jsmith, 1:1



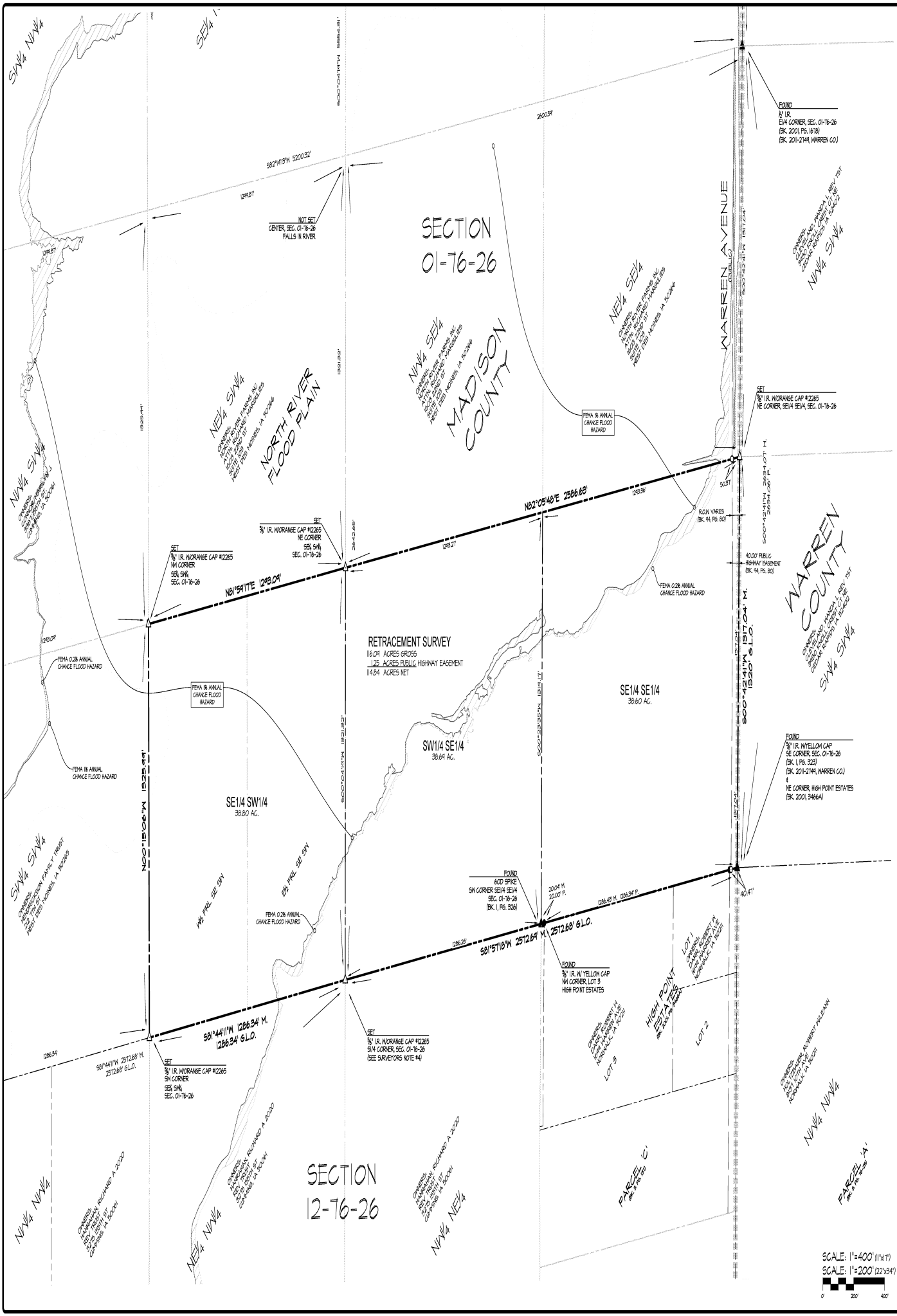
CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@ceciac.com

DATE:	JULY 21, 2021	
DATE OF SURVEY:	JUN 16, 2021	
DESIGNED BY:	F.R.	
DRAWN BY:	L.H.	

SE1/4 SW1/4 - SW1/4 SE1/4 - SE1/4 SE1/4 SECTION 01-76-26
RETRACEMENT SURVEY
MADISON COUNTY, IOWA
OVERALL

SHEET 2 OF 3

E8649



SE1/4 SW1/4 - SW1/4 SE1/4 - SE1/4 SE1/4 SECTION 01-76-26
RETRACEMENT SURVEY
MADISON COUNTY, IOWA

RETRACEMENT SURVEY

CEC
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2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@ceciac.com

DATE:	JULY 21, 2021
DATE OF SURVEY:	JUN 16, 2021
DESIGNED BY:	F.R.
DRAWN BY:	L.H.

SHEET 3 OF 3

E8649