

INDEX LEGEND

COUNTY: Madison  
 SITE ADDRESS: Valleyview Ct  
 CITY: Van Meter  
 PARCEL DESIGNATION: Parcel "N"  
 SECTION: 15 & 16 TOWNSHIP: 77N RANGE 26W  
 ALIQUOT PART: SE1/4 NE1/4 (SEC 16),  
 SW1/4 NW1/4 (SEC 15)  
 PROPRIETOR: Terra Tender Inc  
 REQUESTED BY: Larry Hughes  
 SURVEYOR NAME: Vincent E. Piagentini

**PLAT OF SURVEY  
 PARCEL "N"  
 OF SW1/4 NW1/4 SEC 15  
 & OF SE1/4 NE1/4 SEC 16  
 TOWNSHIP 77 NORTH  
 RANGE 26 WEST**



Document 2021 3341  
 Book 2021 Page 3341 Type 06 026 Pages 1  
 Date 8/10/2021 Time 1:40:08PM  
 Rec Amt \$7.00

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

INDX  
 ANNO  
 SCAN  
 CHEK

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048

\*THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY\*

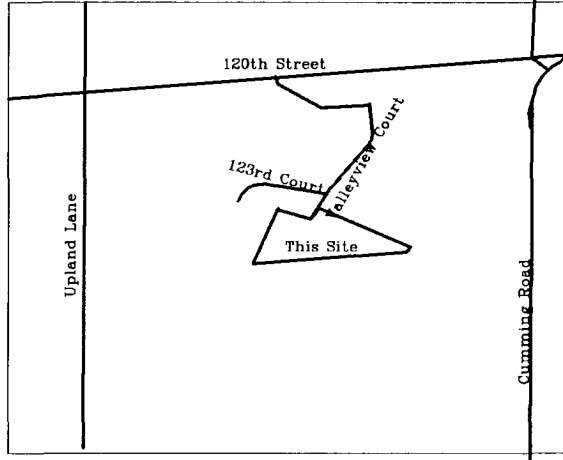
**Legal Description - Parcel "N"**

All that part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 15 and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 16, both in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the SE1/4 of the NE1/4 of said Section 16, also being the Southwest corner of the SW1/4 of the NW1/4 of said Section 15, thence South 84°00'45" West, along the South line of said SE1/4 of the NE1/4, a distance of 638.42 feet; thence North 19°27'01" East, a distance of 842.02 feet to the Southwest corner of Lot 12 of Lakeshore Estates Plat 1, an Official Plat, now included in and forming a part of Madison County, Iowa; thence South 70°17'23" East, along the Southerly line of said Lot 12, a distance of 421.60 feet; thence North 23°35'54" East, a distance of 168.01 feet, to the Southwest corner of Parcel "L" as filed in Book 2020 Page 3578 of the records of the Madison County Recorder's Office; thence South 63°34'58" East, along the Southerly line of said Parcel "L", a distance of 1,195.49 feet; thence South 18°25'32" East, a distance of 84.49 feet, to the South line of the SW1/4 of the NW1/4 of said Section 15; thence South 83°59'18" West, along said South line of the SW1/4 of the NW1/4, a distance of 1,213.64 feet to the Point of Beginning, and containing 19.59 acres of land, more or less.

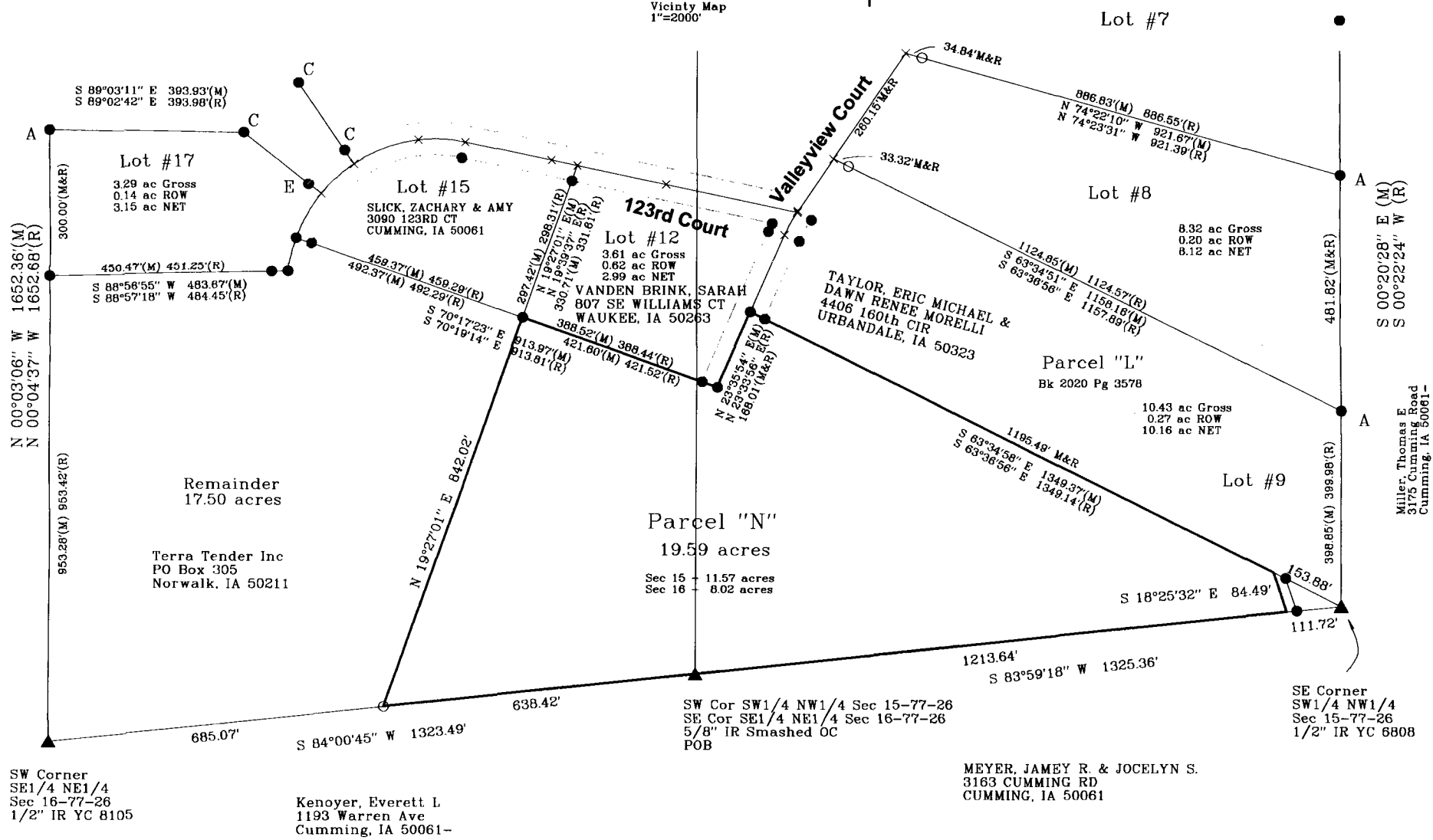
Land Owner  
 Larry Hughes  
 Terra Tender  
 PO Box 305  
 Norwalk, Iowa 50211

Intended Buyer  
 Eric & Dawn Taylor  
 4406 160th Cir  
 Urbandale, Iowa 50323

Located Corner Label  
 A ==> 1/2" IR YC 6808  
 B ==> 1/2" IR  
 C ==> 5/8" IR  
 D ==> 1/2" IR YC 5041  
 E ==> 5/8" IR OC 13477



APPROVED  
 THE CITY OF  
 WEST DES MOINES  
 City of West Des Moines  
**PLAT OF SURVEY APPROVAL**  
 Lakeshore Estate Plat of Survey - Madison County  
 City Council Approval: August 2, 2021  
 Case #: POS-005238-2021  
 APPROVED



1. Private Road Easement for Valleyview Court as shown in Book 2008 Page 2636 on Plat of Lakeshore Estates Plat No. 1.
2. Error of closure is greater than 1 : 10000 meeting State of Iowa Standards.
3. Bearings based on Iowa State Plane Coordinate System South Zone.
4. No easements of record found crossing subject parcel.
5. Survey was performed without a title opinion being supplied to this surveyor.

**ABACI CONSULTING, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

Revision: 7-29-21, 8/9/21

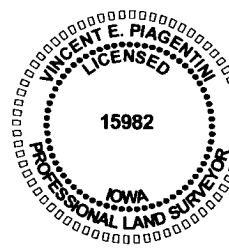
DATE OF SURVEY FIELDWORK: 12/20/20 DRAWING DATE: 8/7/21 DRAFTER: VP PROJECT NO: 19034

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

*Vincent E. Piagentini* 8/9/21  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

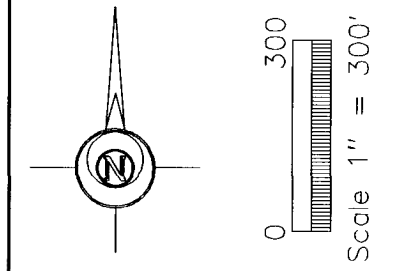
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



**SYMBOLS LEGEND:**

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 15982 UNLESS NOTED
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- x NOT SET, EITHER IN POND OR ROAD



IR IRON ROD  
 IP IRON PIPE