

BK: 2021 PG: 3906
 Recorded: 9/17/2021 at 10:05:23.0 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

INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 34, T-76-N, R-27-W PARCEL "E" & "F"
PROPRIETOR:	TIMOTHY W. MEYER & DORIS MEYER
REQUESTED BY:	TIM MEYER
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801



806 Wyoming Ave., Creston, Ia 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (IGRCS ZONE 08 AMES DES MOINES)

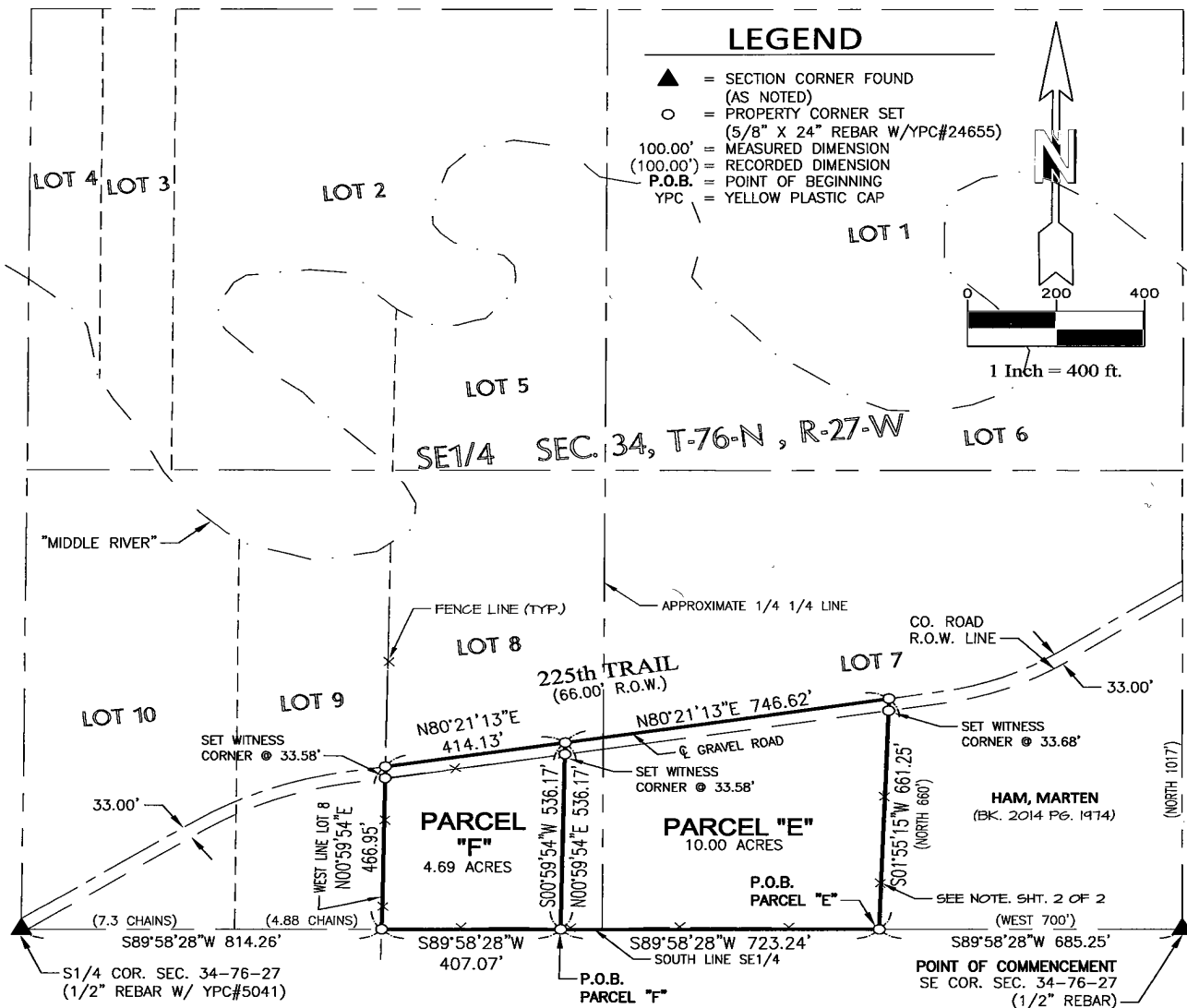
FIELD WORK COMPLETED; SEPTEMBER 16, 2021

PLAT OF SURVEY

PARCEL "E" & "F"
 SEC. 34, T-76-N, R-27-W,
 MADISON COUNTY, IOWA

DESCRIPTION PARCEL "E" & "F"
 SEC. 34, T-76-N, R-27-W:

SEE SHEET 2 OF 2



AREA COMPUTATIONS ON SHEET 2 OF 2

SURVEY FOR: TIM MEYER, 2592 225th TRAIL, WINTERSET, IA 50273

SHEET 1 OF 2

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.

Joshua E. Schneider, P.L.S. 9-16-21
 License number: 24655 Date
 My license renewal date is December 31, 2021
 Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 OF 2



TIM MEYER
 PARCEL "E" & "F"
 SEC. 34, T-76-N, R-27-W,
 MADISON COUNTY, IA

DATE: 9-16-21	DRN. JES	APP.
FLD.BK. 1022	PROJ.NO. 6021786	



PLAT OF SURVEY

DESCRIPTION PARCEL "E" SEC. 34, T-76-N, R-27-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF LOT 7 AND LOT 8 OF THE SUBDIVISION OF THE SE1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, LYING SOUTHERLY OF A PUBLIC HIGHWAY NOW KNOWN AS "225TH TRAIL", MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2 REBAR AT THE SE CORNER OF SAID SECTION 34, THENCE S89°58'28"W ALONG THE SOUTH LINE OF THE SE1/4 OF OF SAID SECTION 34 A DISTANCE OF 685.25' TO A 5/8" REBAR AT THE SW CORNER OF A TRACT OF LAND DEEDED TO MARTEN HAM PER QUIT CLAIM DEED RECORDED IN BOOK 2014 AT PAGE 1974 IN THE RECORDS OF THE MADISON COUNTY RECORDER, ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING S89°58'28"W ALONG THE SOUTH LINE OF THE SE1/4 OF OF SAID SECTION 34 A DISTANCE OF 723.24' TO A 5/8" REBAR, THENCE N00°59'54"E A DISTANCE OF 536.17' TO A 5/8" REBAR ON THE CENTER LINE OF A PUBLIC HIGHWAY NOW KNOWN AS "225TH TRAIL", THENCE N80°21'13"E ALONG THE CENTER LINE OF A PUBLIC HIGHWAY NOW KNOWN AS "225TH TRAIL" A DISTANCE OF 746.62' TO A 5/8" REBAR AT THE NW CORNER OF A TRACT OF LAND DEEDED TO MARTEN HAM, THENCE S01°55'15"W ALONG THE WEST LINE OF A TRACT OF LAND DEEDED TO MARTEN HAM A DISTANCE OF 661.25' TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION PARCEL "F" SEC. 34, T-76-N, R-27-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF LOT 8 OF THE SUBDIVISION OF THE SE1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, LYING SOUTHERLY OF A PUBLIC HIGHWAY NOW KNOWN AS "225TH TRAIL", MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2 REBAR AT THE SE CORNER OF SAID SECTION 34, THENCE S89°58'28"W ALONG THE SOUTH LINE OF THE SE1/4 OF OF SAID SECTION 34 A DISTANCE OF 1408.49' TO A 5/8" REBAR AT THE POINT OF BEGINNING, THENCE CONTINUING S89°58'28"W ALONG THE SOUTH LINE OF THE SE1/4 OF OF SAID SECTION 34 A DISTANCE OF 407.07' TO A 5/8" REBAR AT THE SW CORNER OF SAID LOT 8, THENCE N00°59'54"E ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 466.95' TO A 5/8" REBAR ON THE CENTER LINE OF A PUBLIC HIGHWAY NOW KNOWN AS "225TH TRAIL", THENCE N80°21'13"E ALONG THE CENTER LINE OF A PUBLIC HIGHWAY NOW KNOWN AS "225TH TRAIL" A DISTANCE OF 414.13' TO A 5/8" REBAR, THENCE S00°59'54"W A DISTANCE OF 536.17' TO THE POINT OF BEGINNING, CONTAINING 4.69 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

AFTER CONVERSATIONS WITH BOTH PARTIES. THE CONSENSUS IS THE EXISTING FENCE LINE BEST REPRESENTS THE LOCATION OF THE PROPERTY LINE AS IT WAS DEEDED FROM FREDRICK C. & REVA H. MURPHY TO FRANCIS EUGENE & SHARILYN L. SNELSON, BY WARRANTY DEED FILED MARCH 29, 1974 IN BOOK 103 AT PAGE 652.

AREA COMPUTATIONS:

PARCEL "E"	8.87 ACRES TOTAL	1.13 ACRES TOTAL	10.00 ACRES TOTAL
	<u>-0.50 ACRES ROW</u>	<u>-0.07 ACRES ROW</u>	<u>-0.57 ACRES ROW</u>
	8.37 ACRES SE1/4 SE1/4	1.06 ACRES SE1/4 SW1/4	9.43 ACRES

PARCEL "F"	0.00 ACRES TOTAL	4.69 ACRES TOTAL	4.69 ACRES TOTAL
	<u>-0.00 ACRES ROW</u>	<u>-0.31 ACRES ROW</u>	<u>-0.31 ACRES ROW</u>
	0.00 ACRES SE1/4 SE1/4	4.38 ACRES SE1/4 SW1/4	4.38 ACRES

TIM MEYER PARCEL "E" & "F" SEC. 34, T-76-N, R-27-W, MADISON COUNTY, IA		
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