

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 1381 Warren Avenue
 CITY: Cumming
 PARCEL DESIGNATION: NA
 SECTION: 24 TOWNSHIP: 77 RANGE: 26
 ALIQUOT PART: SE1/4 SE1/4
 SUBDIVISION NAME: Evans Rural Estates Plat 2
 BLOCK: LOT(S): 1
 PROPRIETOR: Carly Ross
 REQUESTED BY: Carly Ross
 SURVEYOR NAME: Vincent E. Piagentini

Document 2021 4491

Book 2021 Page 4491 Type 06 026 Pages 1
 Date 10/28/2021 Time 11:00:38AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

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PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE. 800, GRIMES, IA 50111, PH.(515)986-5048

BOUNDARY RETRACEMENT SURVEY

Legal Description Bk 2021 Pg 3611

Lot One (1) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

NE Cor SE1/4 SE1/4
 Sec 24-77-26
 5/8" IR

1/2" IR
 YC 3321

5/8" IR
 2.0' North of line

N 83°11' 33" E
 332.68' M 334.0' R

5/8" IR

S 83°11' 33" W

665.27' M 668.00' R

Lot 4

Lot 3

Lot 2

Lot 1

4.95 ac Gross
 0.49 ac Pub ROW
 4.46 ac NET

25' Private Road Easement

5/8" IR
 Used for
 N/S Control

5/8" IR
 0.5' North of Line

S 83°08' 26" W 1001.38' M 1003.00' R

331.29' M 332.6' R

334.68' M 335.00' R

5/8" IR 332.47' M 332.6' R

5/8" IR 332.36' M 332.6' R

0.5' South of Line

5/8" IR 0.1'
 South of Line
 Used for E/W Control

S 83°08' 12" W
 333.36' M 334.00' R

5/8" IR Bent
 online

Lot 12

Lot 13

Lot 14

Lot 15

658.85' M 660.00' R

656.91' M 660.00' R

656.61' M 660.00' R

657.68' M 660.00' R

33' Public Road Easement

S 00°16' 50" W 652.98' M 658.02' R
 S 00°16' 50" W 657.74' M 660.00' R
 CH R45 / Warren Avenue

N 83°04' 42" E 2591.13' M 2595.16' R

SE Corner
 Sec 24-77-26
 Conc Monument

S1/4 Corner
 Sec 24-77-26
 5/8" IR

DATE OF SURVEY FIELDWORK: 9/16/21 DRAWING DATE: 10/25/21 DRAFTER: VP PROJECT NO: 21347

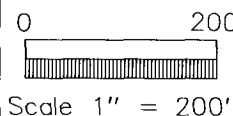
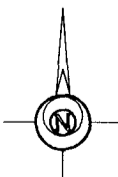
SYMBOLS LEGEND:

Basis of Bearing is Iowa State Place
 Coordinate System South Zone

REVISION DATE:

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 10/25/21
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED
 HERE)



- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- 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
- RC RED CAP
- IR IRON ROD
- IP IRON PIPE