

INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 8, T-75-N, R-27-W PARCEL "F"
PROPRIETOR:	ARTUR & ANETA GOLEBIEWSKI
REQUESTED BY:	JASON WILLCOX
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

BK: 2022 PG: 1618
 Recorded: 6/1/2022 at 9:11:16.0 AM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$10.00
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa



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

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

FIELD WORK COMPLETED: MAY 27, 2022

PLAT OF SURVEY

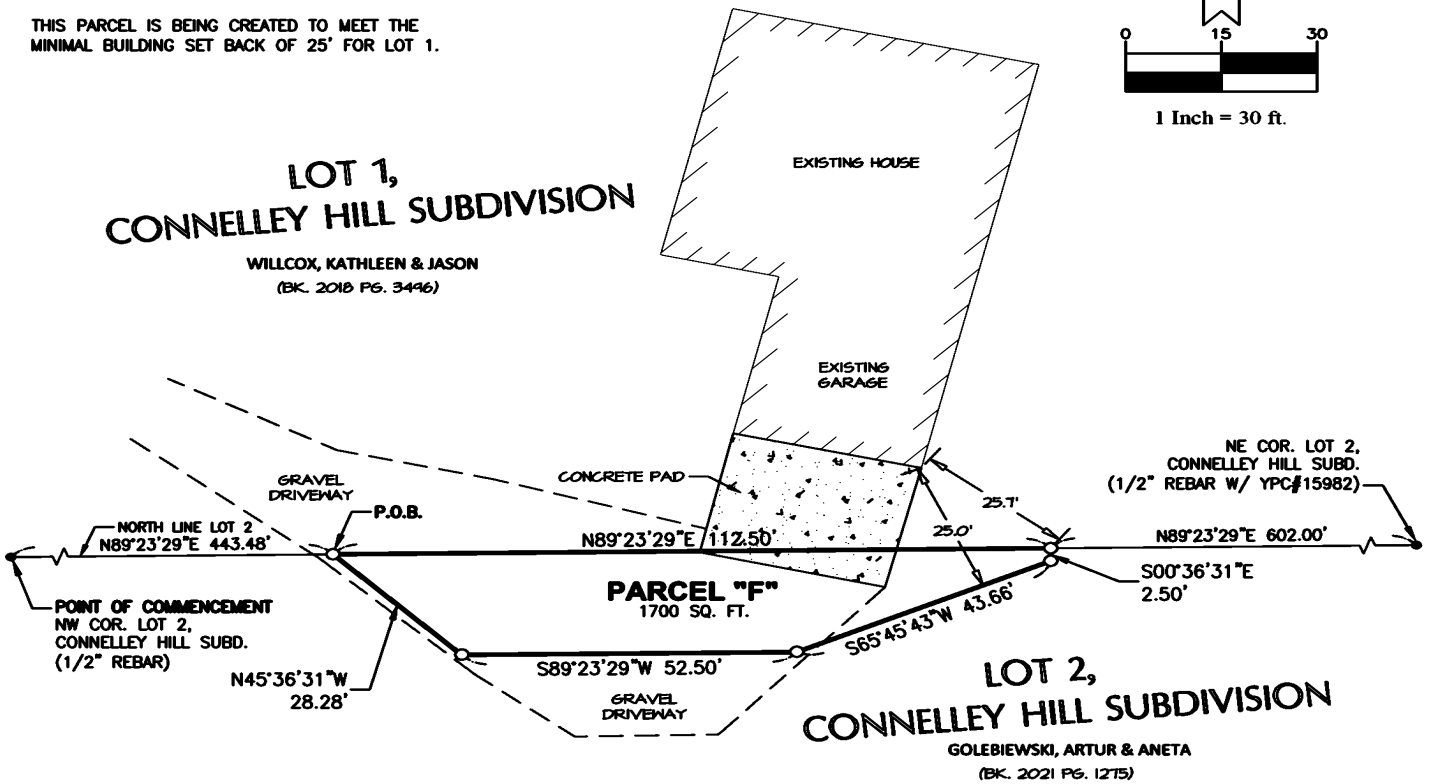
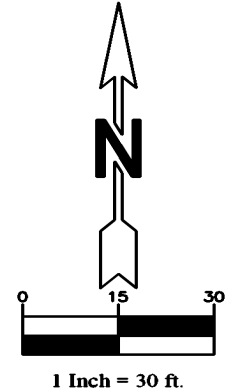
PARCEL "F"
SEC. 8, T-75-N, R-27-W,
MADISON COUNTY, IOWA

LEGEND

- = PROPERTY CORNER FOUND (AS NOTED)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- P.O.B. = POINT OF BEGINNING
- YPC = YELLOW PLASTIC CAP

SURVEYOR'S NOTES:

THIS PARCEL IS BEING CREATED TO MEET THE MINIMAL BUILDING SET BACK OF 25' FOR LOT 1.



DESCRIPTION PARCEL "F" SEC. 8, T-75-N, R-27-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF LOT TWO (2) OF CONNELLEY HILL SUBDIVISION IN THE N1/2 OF THE NW1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

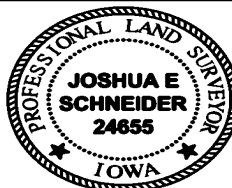
COMMENCING AT A 1/2" REBAR AT THE NW CORNER OF SAID LOT TWO (2), THENCE N89°23'29"E ALONG THE NORTH LINE OF SAID LOT TWO (2) A DISTANCE OF 443.48' TO A 5/8" REBAR AT THE POINT OF BEGINNING, THENCE CONTINUING N89°23'29"E ALONG THE NORTH LINE OF SAID LOT TWO (2) A DISTANCE OF 112.50' TO A 5/8" REBAR, THENCE S00°36'31"E A DISTANCE OF 2.50' TO A 5/8" REBAR, THENCE S65°45'43"W A DISTANCE OF 43.66' TO A 5/8" REBAR, THENCE S89°23'29"W A DISTANCE OF 52.50' TO A 5/8" REBAR, THENCE N45°36'31"W A DISTANCE OF 28.28' TO THE POINT OF BEGINNING, CONTAINING 1700 SQUARE FEET, SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEY FOR: JASON WILLCOX, 2360 ST. CHARLES RD., WINTERSSET, IA 50273

SHEET 1 OF 1

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
 Joshua E. Schneider, P.L.S.
 License number: 24655
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: **SHEET 1 OF 1**
 Date: 5-31-2022



JASON WILLCOX
PARCEL "F"
SEC. 8, T-75-N, R-27-W,
MADISON COUNTY, IA

FLD.BK. 1024

PROJ.NO. 6022691