

RETRACEMENT PLAT OF SURVEY

INDEX LEGEND

LOCATION: 155 WALNUT AVENUE NW
E. 113' LOT 1 BLOCK 1 WILSONS ADD
EARLHAM MADISON COUNTY IOWA

REQUESTOR: SHAWN PEPEL

PROPRIETORS: SHAWN M. PELEL & NICOLE HOPE RENFROW
115 WALNUT AVENUE NW
EARLHAM IOWA 50072

SURVEYOR: JOEL R. ROMEY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC
33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PROPERTY DESCRIPTION:

WARRENTY DEED BOOK 2018 PAGE 3776

THE EAST 113 FEET IN WIDTH OF LOT ONE (1) IN BLOCK ONE (1) OF WILSON'S ADDITION TO THE TOWN OF EARLHAM, MADISON COUNTY, IOWA.

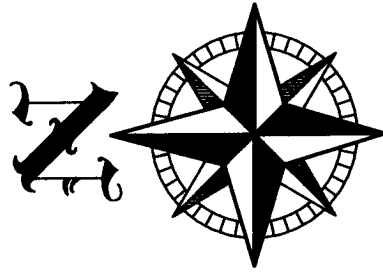
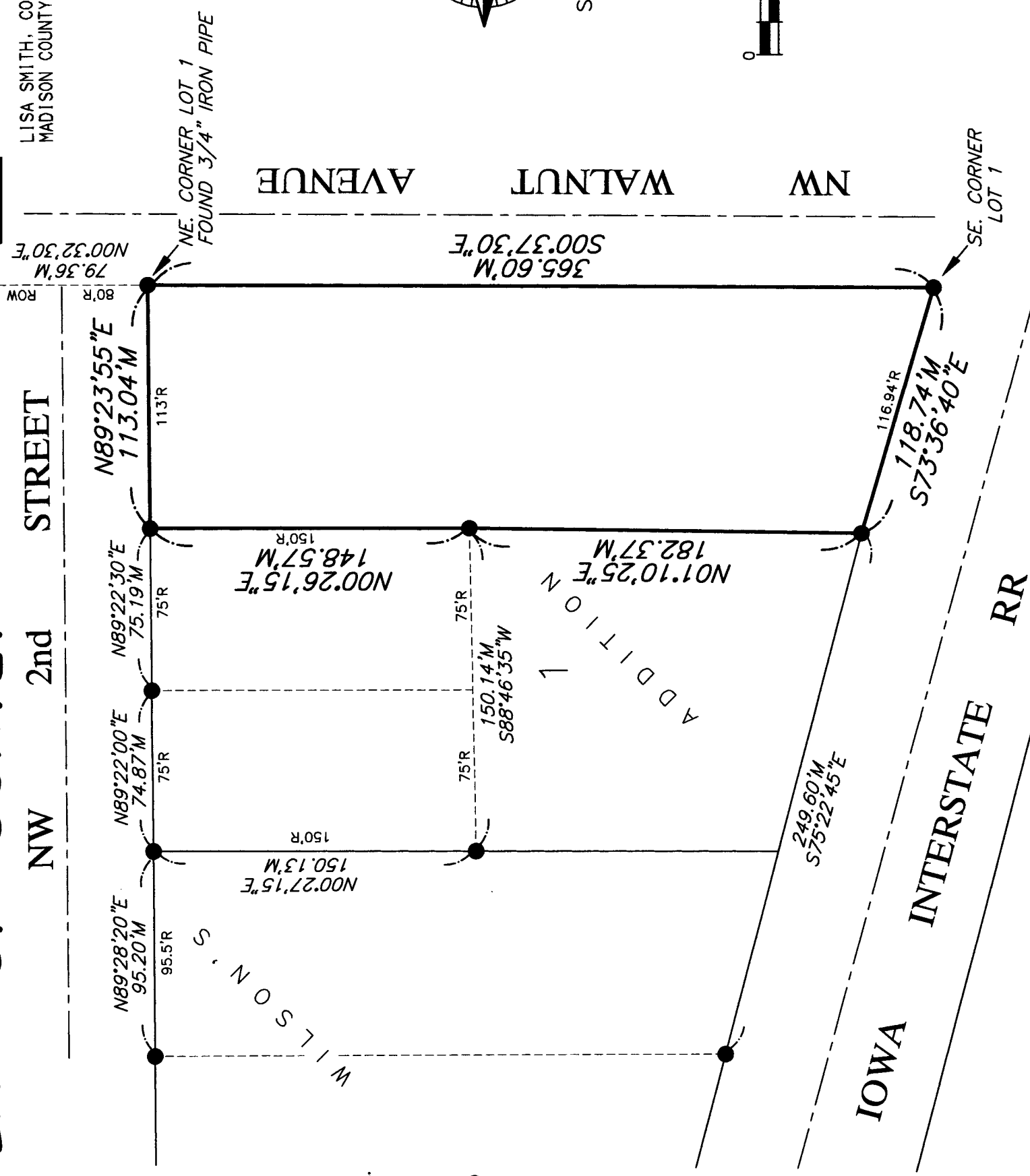
NOTES:

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

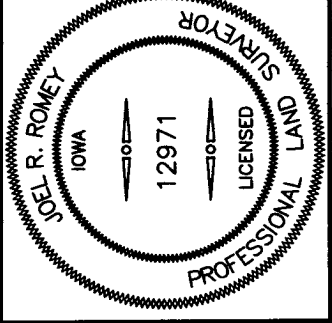
SAID TRACT OF LAND CONTAINS 0.42 ACRES. BASIS OF BEARINGS: IOWA RTN SOUTH ZONE. DATE OF FIELD WORK JUNE 2021

LEGEND:

- INDICATES LOT CORNER FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- INDICATES LOT OF WITNESS CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- P INDICATES PLATTED DISTANCE
- C INDICATES CALCULATED DISTANCE
- YPC YELLOW PLASTIC CAP
- ROW RIGHT-OF-WAY



PAGE 1 OF 1



Document 2022 197
Book 2022 Page 197 Type 06 026 Pages 1
Date 1/20/2022 Time 2:17:12PM
Rec Amt \$7.00
INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R. Romey DATE: 01/20/22
JOEL R. ROMEY P.L.S. 12971

**Raccoon Valley
Land Surveying**

33235 L Avenue Adel Iowa 515.493.8317

PN:21042