

INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 17, T-74-N, R-29-W PARCEL "F" & "G"
PROPRIETOR:	JAMES E. GREGORY & NATALIE R. GREGORY TRUST OF 2017, LYNN MARIE SINGER
REQUESTED BY:	JIM GREGORY, LYNN SINGER
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

BK: 2022 PG: 2373
 Recorded: 8/9/2022 at 1:59:29.0 PM
 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

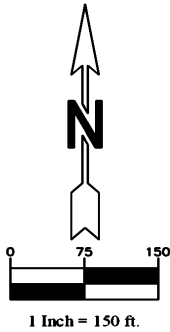
G GARDEN & ASSOC. 806 Wyoming Ave., Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (NAD83 ZONE 12 RED OAK-OTTUMWA)

PLAT OF SURVEY
PARCEL "F" & "G"
SEC. 17, T-74-N, R-29-W,
MADISON COUNTY, IOWA

FIELD WORK COMPLETED; JULY 14, 2022

- LEGEND**
- ▲ = SECTION CORNER FOUND (AS NOTED)
 - = PROPERTY CORNER FOUND (1/2" REBAR W/YPC#15982, UNLESS NOTED)
 - 100.00' = MEASURED DIMENSION
 - (100.00') = RECORDED DIMENSION
 - YPC = YELLOW PLASTIC CAP



PART NE1/4, SE1/4,
SEC. 17, T-74-N, R-29-W

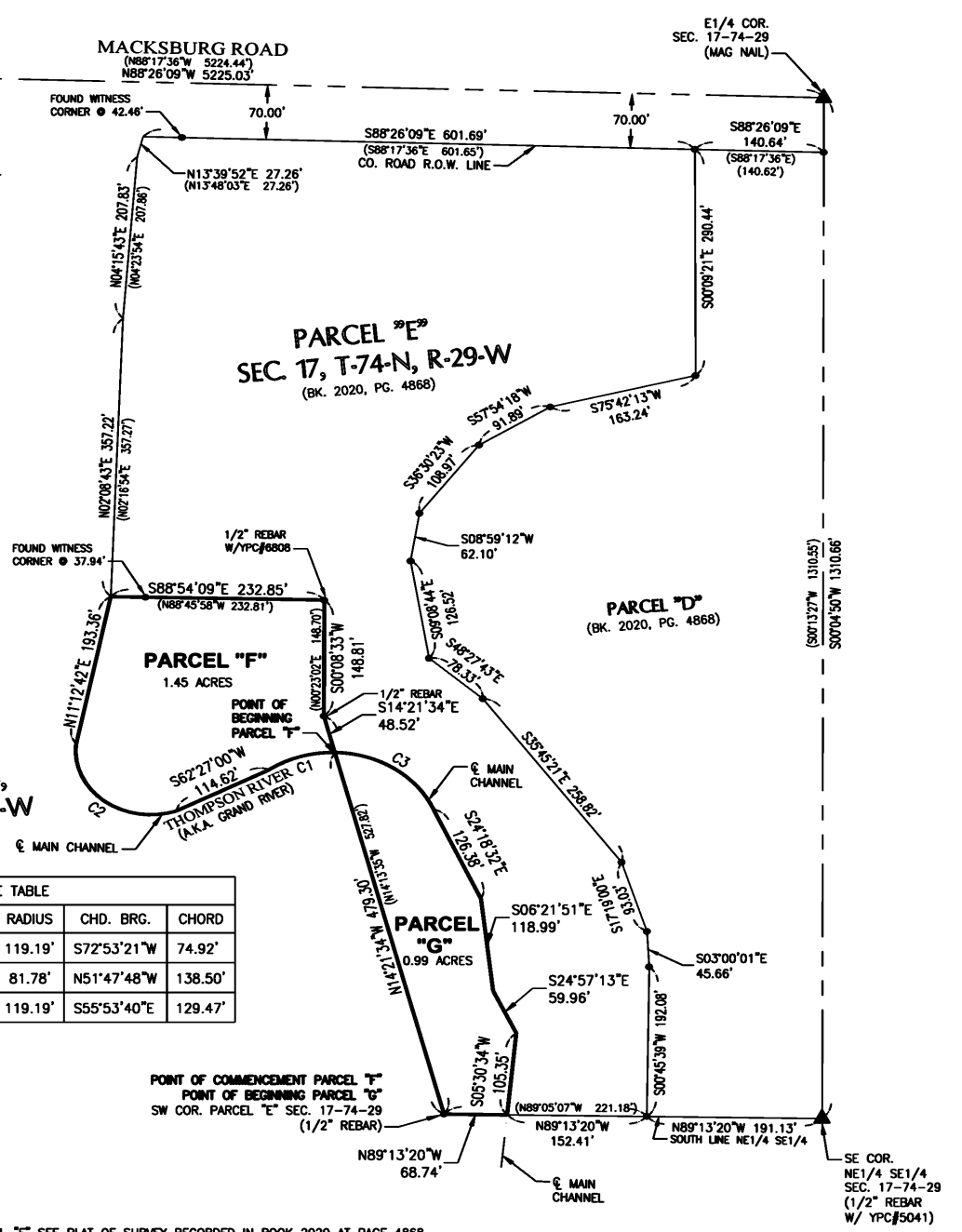
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHD. BRG.	CHORD
C1	36°38'10"	76.21'	119.19'	S72°53'21"W	74.92'
C2	115°43'18"	165.18'	81.78'	N51°47'48"W	138.50'
C3	65°47'49"	136.87'	119.19'	S55°53'40"E	129.47'

DESCRIPTION PARCEL "F" & "G" SEC. 17, T-74-N, R-29-W:

SEE SHEET 2 OF 2

SURVEYOR'S NOTES:

FOR RECORDED DIMENSIONS OF THE EASTERLY LINES OF PARCEL "F" SEE PLAT OF SURVEY RECORDED IN BOOK 2020 AT PAGE 4868.



SURVEY FOR: JIM GREGORY, 22770 LINCOLN RD., GRETNA, NE 68028 & LYNN SINGER 611 E. POLK ST. APT. #18, AFTON, IA 50830

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 8-9-2022
 Joshua E. Schneider, P.L.S. Date
 License number: 24655
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 OF 2



JIM GREGORY & LYNN SINGER
PARCEL "F" & "G"
SEC. 17, T-74-N, R-29-W,
MADISON COUNTY, IA

FLD.BK. 1024

PROJ.NO. 6022757-764



PLAT OF SURVEY

DESCRIPTION PARCEL "F" SEC. 17, T-74-N, R-29-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 17, TOWNSHIP 74 NORTH, RANGE 29 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2" REBAR AT THE SW CORNER OF PARCEL "E" OF SAID SECTION 17, AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2020 AT PAGE 4868 IN THE RECORDS OF THE MADISON COUNTY RECORDER, THENCE N14°21'34"W ALONG THE SOUTHWESTERLY LINE OF PARCEL "E" OF SAID SECTION 17 A DISTANCE OF 479.30' TO A POINT IN THE CENTER OF THE MAIN CHANNEL OF "THOMPSON RIVER" ALSO KNOWN AS "GRAND RIVER", POINT ALSO BEING THE POINT OF BEGINNING, THENCE THE FOLLOWING 4 COURSES ALONG THE CENTER OF THE MAIN CHANNEL OF THOMPSON RIVER (A.K.A. GRAND RIVER), SOUTHWESTERLY ALONG A 119.19' RADIUS CURVE CONCAVED SOUTHERLY A DISTANCE OF 76.21', SAID CURVE HAVING A CHORD WHICH BEARS S72°53'21"W AND A LENGTH OF 74.92', THENCE S62°27'00"W A DISTANCE OF 114.62', THENCE NORTHWESTERLY ALONG A NON-TANGENT 81.78' RADIUS CURVE CONCAVED NORTHEASTERLY A DISTANCE OF 165.18' SAID CURVE HAVING A CHORD WHICH BEARS N51°47'48"W AND A LENGTH OF 138.50', THENCE N11°12'42"E A DISTANCE OF 193.36' TO THE MOST WESTERLY CORNER OF PARCEL "E" OF SAID SECTION 17, THENCE THE FOLLOWING 3 COURSES ALONG THE SOUTHERLY AND WESTERLY LINES OF PARCEL "E" OF SAID SECTION 17, S88°54'09"E A DISTANCE OF 232.85' TO A 1/2" REBAR, THENCE S00°08'33"W A DISTANCE OF 148.81' TO A 1/2" REBAR, THENCE S14°21'34"E A DISTANCE OF 48.52' TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION PARCEL "G" SEC. 17, T-74-N, R-29-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF PARCEL "E" OF SECTION 17, TOWNSHIP 74 NORTH, RANGE 29 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2020 AT PAGE 4868 IN THE RECORDS OF THE MADISON COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" REBAR AT THE SW CORNER OF PARCEL "E" OF SAID SECTION 17, THENCE N14°21'34"W ALONG THE SOUTHWESTERLY LINE OF PARCEL "E" OF SAID SECTION 17 A DISTANCE OF 479.30' TO A POINT IN THE CENTER OF THE MAIN CHANNEL OF "THOMPSON RIVER" ALSO KNOWN AS "GRAND RIVER", THENCE THE FOLLOWING 5 COURSES ALONG THE CENTER OF THE MAIN CHANNEL OF THOMPSON RIVER (A.K.A. GRAND RIVER), SOUTHEASTERLY ALONG A 119.19' RADIUS CURVE CONCAVED SOUTHWESTERLY A DISTANCE OF 136.87', SAID CURVE HAVING A CHORD WHICH BEARS S55°53'40"E AND A LENGTH OF 129.47', THENCE S24°18'32"E A DISTANCE OF 126.38', THENCE S06°21'51"E A DISTANCE OF 118.99', THENCE S24°57'13"E A DISTANCE OF 59.96', THENCE S05°30'34"W A DISTANCE OF 105.35' TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 17, THENCE N89°13'20"W ALONG THE SOUTH LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 17 A DISTANCE OF 68.74' TO THE POINT OF BEGINNING, CONTAINING 0.99 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

**JIM GREGORY & LYNN SINGER
PARCEL "F" & "G"
SEC. 17, T-74-N, R-29-W,
MADISON COUNTY, IA**