

RECORDER'S USE ONLY

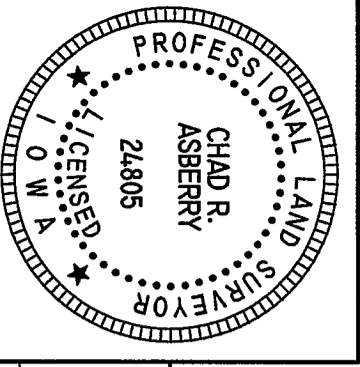
BK: 2022 PG: 2417
 Recorded: 8/15/2022 at 8:10:03.0 AM
 Pages 1
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

INDEX LEGEND

COUNTY: MADISON
 LOCATION: LAKESHORE ESTATES PLAT I - LOT 8
 REQUESTOR: ANGELA K. BROWN
 PROPRIETOR: WILLIAM A. BROWN, JR. AND ANGELA K. BROWN
 SURVEYOR: CHAD R. ASBERRY, PLS #24805
 SURVEYOR COMPANY AND RETURN TO:
 ASBERRY SURVEYING, LLC
 845 23RD STREET, WEST DES MOINES, IA 50265

SURVEY LEGEND

- SET 1/2"(ID) IRON PIPE W/ PPC LS #24805
- FD 1/2" REBAR W/ YPC #15982, UNLESS NOTED
- × NOTHING FOUND OR SET
- X.X' MEASURED DISTANCE
- (X.X') RECORDED DISTANCE
- ROW PUBLIC RIGHT-OF-WAY
- PPC PINK PLASTIC CAP
- YPC YELLOW PLASTIC CAP



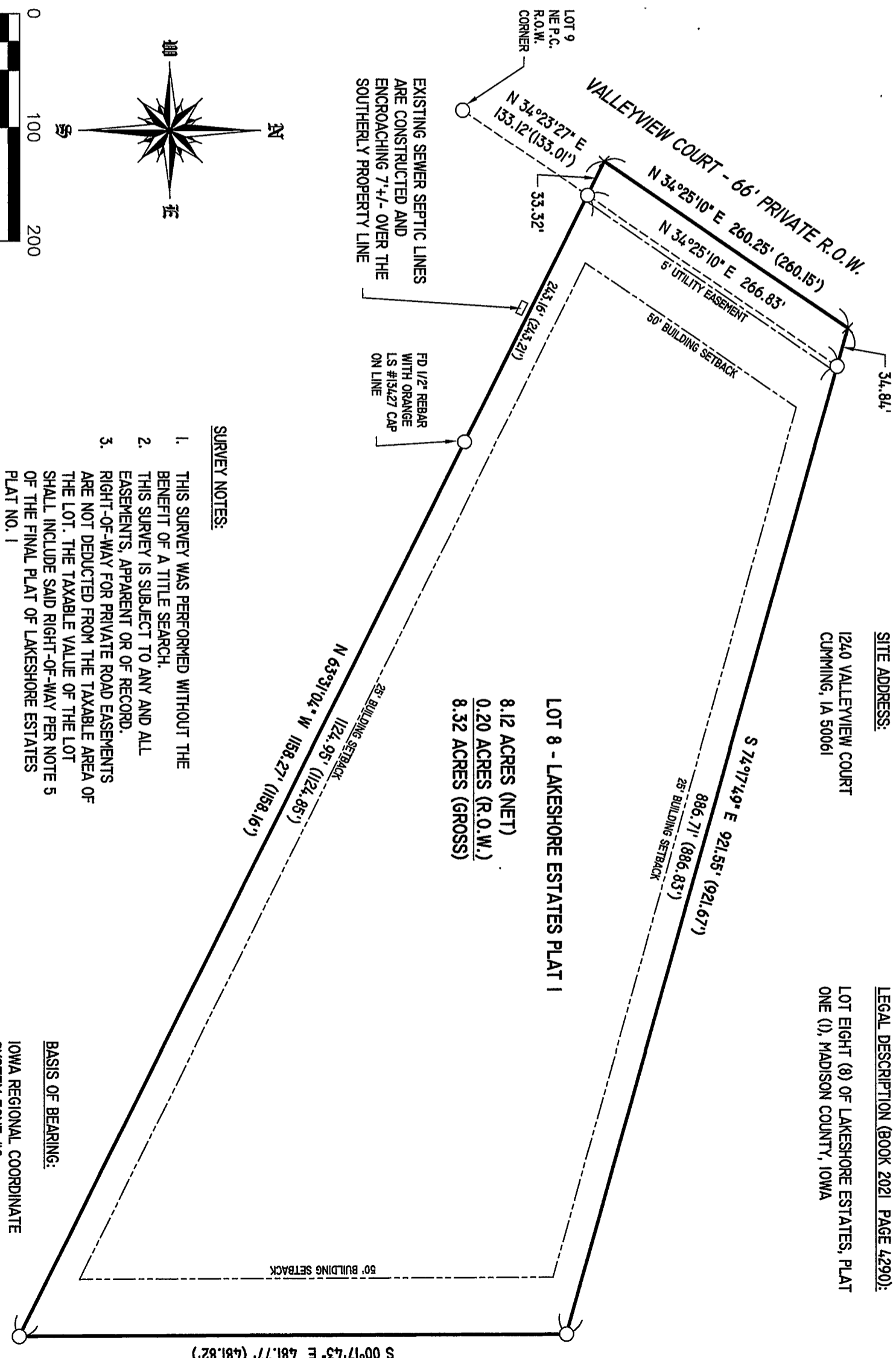
RETRACEMENT PLAT OF SURVEY

SITE ADDRESS:

1240 VALLEYVIEW COURT
CUMMING, IA 50061

LEGAL DESCRIPTION (BOOK 2021 PAGE 4290):

LOT EIGHT (8) OF LAKESHORE ESTATES, PLAT ONE (1), MADISON COUNTY, IOWA



LOT 8 - LAKESHORE ESTATES PLAT I
 8.12 ACRES (NET)
 0.20 ACRES (R.O.W.)
 8.32 ACRES (GROSS)

EXISTING SEWER SEPTIC LINES ARE CONSTRUCTED AND ENCROACHING 7'+/- OVER THE SOUTHERLY PROPERTY LINE

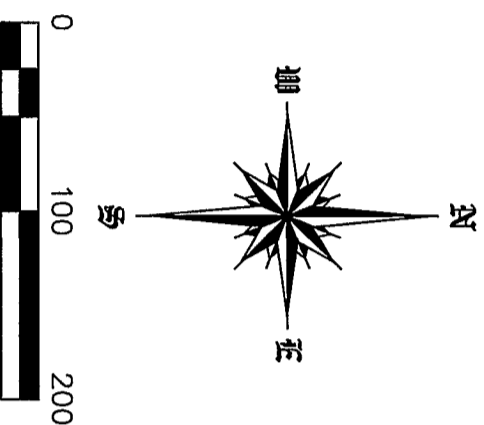
FD 1/2" REBAR WITH ORANGE LS #13427 CAP ON LINE

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
3. RIGHT-OF-WAY FOR PRIVATE ROAD EASEMENTS ARE NOT DEDUCTED FROM THE TAXABLE AREA OF THE LOT. THE TAXABLE VALUE OF THE LOT SHALL INCLUDE SAID RIGHT-OF-WAY PER NOTE 5 OF THE FINAL PLAT OF LAKESHORE ESTATES PLAT NO. 1

BASIS OF BEARING:

IOWA REGIONAL COORDINATE
 SYSTEM ZONE #8
 AMES - DES MOINES ZONE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.
 CHAD R. ASBERRY, PLS #24805
 DATE: 8/14/22
 LICENSE RENEWAL DATE: DECEMBER 31, 2023
 PAGES COVERED BY SEAL: 1



845 23RD STREET
 WEST DES MOINES, IA 50265
 TEL. 515-783-2958
 ASBERRYSURVEYING@GMAIL.COM
 WWW.ASBERRYSURVEYING.COM

SHEET: 1
 PROJECT NO: CRA22-017
 FIELD WORK: 08/11/2022