

PLAT OF SURVEY

PARCEL H, SEC. 30-76-26
MADISON COUNTY, IOWA

BK: 2022 PG: 2927
Recorded: 10/7/2022 at 8:22:38.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

INDEX LEGEND

CITY: N/A
COUNTY: MADISON
SEC: 30-76N-R26W
QUARTER: NE 1/4 & NW 1/4
PROPRIETOR: SEE OWNERSHIP NOTES 1 & 2
REQUESTED BY: RICK SEELEY
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
RETURN TO: PATRICK SHELQUIST 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229

OWNERSHIP NOTES:

- 1) SURVEYOR WAS ONLY ABLE TO LOCATE A DEED FOR PART OF THE CAROLYN SEELEY PROPERTY. DEED FOUND IN BOOK 2001, PAGE 4093. SAID DEED APPEARS TO DESCRIBE THAT PART OF THE SEELEY PROPERTY IN THE NORTH HALF OF THE THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30.
- 2) SURVEYOR UNABLE TO LOCATE A DEED FROM PREVIOUS OWNERS TO CAROLYN SEELEY FOR ANY GROUND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER.
- 3) SEVERAL DEEDS IN THIS AREA APPEAR TO BE INCORRECTLY REFERENCING QUARTER SECTIONS AND QUARTER-QUARTER SECTIONS. CONFUSION APPEARS TO BE BASED UPON THE ORIGINAL BLM/GLG SURVEY.

AREA SUMMARY: BASIS OF BEARING:

16.20 ACRES TOTAL
-7.25 ACRES ROAD
8.95 ACRES NET

NW1/4NE1/4 SEC. 30
0.20 ACRES TOTAL
-0.19 ACRES ROAD
0.01 ACRES NET

SW1/4NE1/4 SEC. 30
14.34 ACRES TOTAL
-6.68 ACRES ROAD
7.66 ACRES NET

S1/2NW1/4 SEC. 30
0.48 ACRES TOTAL
0.10 ACRES ROAD
0.38 ACRES NET

N1/2NW1/4 SEC. 30
1.18 ACRES TOTAL
-0.28 ACRES ROAD
0.90 ACRES NET

Line Table		
Line #	Direction	Length
L1	S83°14'21"W	92.21'
L2	N88°55'56"W	135.12'
L3	N73°13'28"W	28.99'
L4	S67°15'07"E	31.40'
L5	S60°39'11"E	115.35'
L6	S51°18'17"E	167.20'
L7	S50°28'55"E	52.25'
L8	S83°21'08"W	24.25'
L9	S36°38'05"E	57.24'
L10	N84°46'41"W	87.35'
L11	S85°40'44"E	124.90'
L12	S71°37'11"E	164.87'
L13	N25°46'38"W	66.42'
L14	N50°26'55"W	35.34'
L15	N51°18'17"W	165.64'
L16	N60°39'11"W	112.91'
L17	N67°15'07"W	167.01'
L18	S88°55'56"E	11.78'
L19	S73°13'28"E	126.35'
L20	N05°45'07"E	4.20'

SURVEYOR'S RECOMMENDED LEGAL DESCRIPTION: PARCEL H

PARCEL H BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE FRACTIONAL NORTH HALF OF THE NORTHWEST QUARTER, AND THE FRACTIONAL SOUTH HALF OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N00°00'15"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 17.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°00'15"W, ALONG SAID EAST LINE, 142.65 FEET, TO A POINT ON THE FORMER CENTER LINE OF PRIMARY ROAD NO. IA. 92; THENCE 532.90 FEET, ALONG SAID FORMER CENTER LINE AND THE ARC OF A 1145.92 FOOT RADIUS CURVE, CONCAVE NORTHEAST, HAVING A CHORD WHICH BEARS N54°44'43"W, 528.11 FEET; THENCE N41°25'22"W, ALONG SAID FORMER CENTER LINE, 799.16 FEET; THENCE 152.90 FEET, ALONG SAID FORMER CENTER LINE AND THE ARC OF A 954.93 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, HAVING A CHORD WHICH BEARS N46°00'44"W, 152.74 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL D, AS FILED IN THE OFFICE OF THE RECORDER, MADISON COUNTY, IOWA IN BOOK 2001, PAGE 5084; THENCE S83°14'21"W, ALONG THE SOUTH LINE OF SAID PARCEL D, 92.21 FEET; THENCE 512.85 FEET, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL D AND THE SOUTHERLY LINE OF PARCEL E, AS FILED IN THE OFFICE OF THE RECORDER, MADISON COUNTY, IOWA IN BOOK 2001, PAGE 5083 AND THE ARC OF A 879.93 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD WHICH BEARS N72°05'06"W, 505.63 FEET; THENCE N88°55'56"W, ALONG THE SOUTH LINE OF SAID PARCEL E AND THE SOUTH LINE OF PARCEL F, AS FILED IN THE OFFICE OF THE RECORDER, MADISON COUNTY, IOWA IN BOOK 3, PAGE 639, A DISTANCE OF 135.12 FEET; THENCE N73°13'28"W, ALONG SAID SOUTH LINE, 28.99 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE FORMER HIGHWAY; THENCE S67°15'07"E, ALONG THE NORTH RIGHT-OF-WAY OF THE FORMER HIGHWAY, 31.40 FEET; THENCE S60°39'11"E, ALONG THE NORTH RIGHT-OF-WAY OF THE FORMER HIGHWAY, 115.35 FEET; THENCE S51°18'17"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FORMER HIGHWAY, 167.20 FEET; THENCE S50°28'55"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FORMER HIGHWAY, 52.25 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE S83°21'08"W, ALONG SAID SOUTH LINE, 24.25 FEET, TO A POINT ON THE CENTER LINE OF THE FORMER HIGHWAY, AS DESCRIBED IN WARRANTY DEEDS FILED IN THE OFFICE OF THE RECORDER, MADISON COUNTY, IOWA IN BOOK 118, PAGE 221 & BOOK 128, PAGE 428; THENCE S50°28'55"E, ALONG SAID CENTER LINE, 300.66 FEET; THENCE S36°38'05"E, ALONG SAID CENTER LINE, 57.24 FEET; THENCE S23°20'40"E, ALONG SAID CENTER LINE, 329.42 FEET; THENCE S25°46'38"E, ALONG SAID CENTER LINE, 407.58 FEET; THENCE DEPARTING SAID CENTER LINE, S71°37'11"E, ALONG THE CENTER LINE OF THE FORMER HIGHWAY, 164.87 FEET; THENCE S80°02'47"E, ALONG THE CENTER LINE OF THE FORMER HIGHWAY, 811.23 FEET, TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 16.20 ACRES, WHICH INCLUDES 7.25 ACRES OF PUBLIC ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION OF RECORD:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE HIGHWAY AS FORMERLY TRAVELED AND THE SOUTH LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY (30), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., SAID POINT BEING 618 FEET EAST OF THE WEST LINE OF SAID SECTION THIRTY (30) AS MEASURED ALONG SAID SOUTH LINE, THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF THE HIGHWAY AS NOW PAVED AND TRAVELED; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF THE HIGHWAY AS NOW PAVED AND TRAVELED TO THE NORTH LINE OF THE HIGHWAY AS FORMERLY TRAVELED, THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF THE HIGHWAY AS FORMERLY TRAVELED TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, WHICH LIES NORTH AND EAST OF THE PUBLIC HIGHWAY AS USED AND TRAVELED ACROSS SAID FRACTIONAL QUARTER PRIOR TO THE RELOCATION OF SAID HIGHWAY IN 1922, CONTAINING IN ALL 27 ACRES MORE OR LESS, SUBJECT TO THE EASEMENTS FOR HIGHWAY PURPOSES NOW OF RECORD.

EXCEPT

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY (30) IN TOWNSHIP SEVENTY-SIX (76) NORTH OF RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., WHICH LIES NORTH AND EAST OF PUBLIC HIGHWAY NO. 92 AS THE SAME NOW EXISTS.

SURVEY NOTES:

- 1) SURVEYOR CONTACTED MADISON COUNTY ENGINEER ON 9/9/2022 LOOKING FOR INFORMATION ON FORMER HIGHWAY (NOW ROAD TO MCGINNIS CEMETERY). ENGINEER'S OFFICE STATED THERE IS NO INFORMATION AVAILABLE FOR THIS ROAD AND IT DOESN'T SHOW UP IN THE MADISON COUNTY ROAD BOOK.
- 2) SURVEYOR CONTACTED THE IOWA D.O.T. ON 9/12/2022 LOOKING FOR INFORMATION ON FORMER HIGHWAY (NOW ROAD TO MCGINNIS CEMETERY). THE IOWA D.O.T. PROVIDED A PLAN SET FROM 1931 THAT APPEARS TO INDICATE THE FORMER HIGHWAY MAY HAVE BEEN OCCUPIED AS A 35 FOOT FENCE LINE TO FENCE LINE RIGHT-OF-WAY.
- 3) SURVEYOR HELD THE FORMER HIGHWAY RIGHT-OF-WAY AT 35 FEET (17.5 FEET EACH SIDE OF CENTER LINE) BASED UPON 1931 PLAN SET, OLD FENCING FOUND ALONG RIGHT-OF-WAY, AND OLD ROAD REMNANTS FOUND ON THE NORTH SIDE OF MCGINNIS CEMETERY.

GENERAL LEGEND

- SURVEY BOUNDARY
 - PROPOSED LOT
 - - - - - EXIST PROPERTY LINE
 - - - - - SECTION LINE
 - - - - - EXIST EASEMENT
- MONUMENTS FOUND:
- ▲ TYPE AS NOTED
 - 1/2" REBAR (UNLESS NOTED OTHERWISE)
 - R.O.W. RAIL
- MONUMENTS SET:
- 1/2" REBAR W/ RPC #24477
- FND FOUND
PC PLASTIC CAP
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
(XXX) STREET ADDRESS

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1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NORTH
THIS PAGE IS NOT TO SCALE

ENGINEER: N/A
DRAWN BY: P. SHELQUIST
SURVEYOR: P. SHELQUIST
CREW CHIEF: A. KERSEY
DRAWING NO.: POS-01
SHEET NO.: 01/03

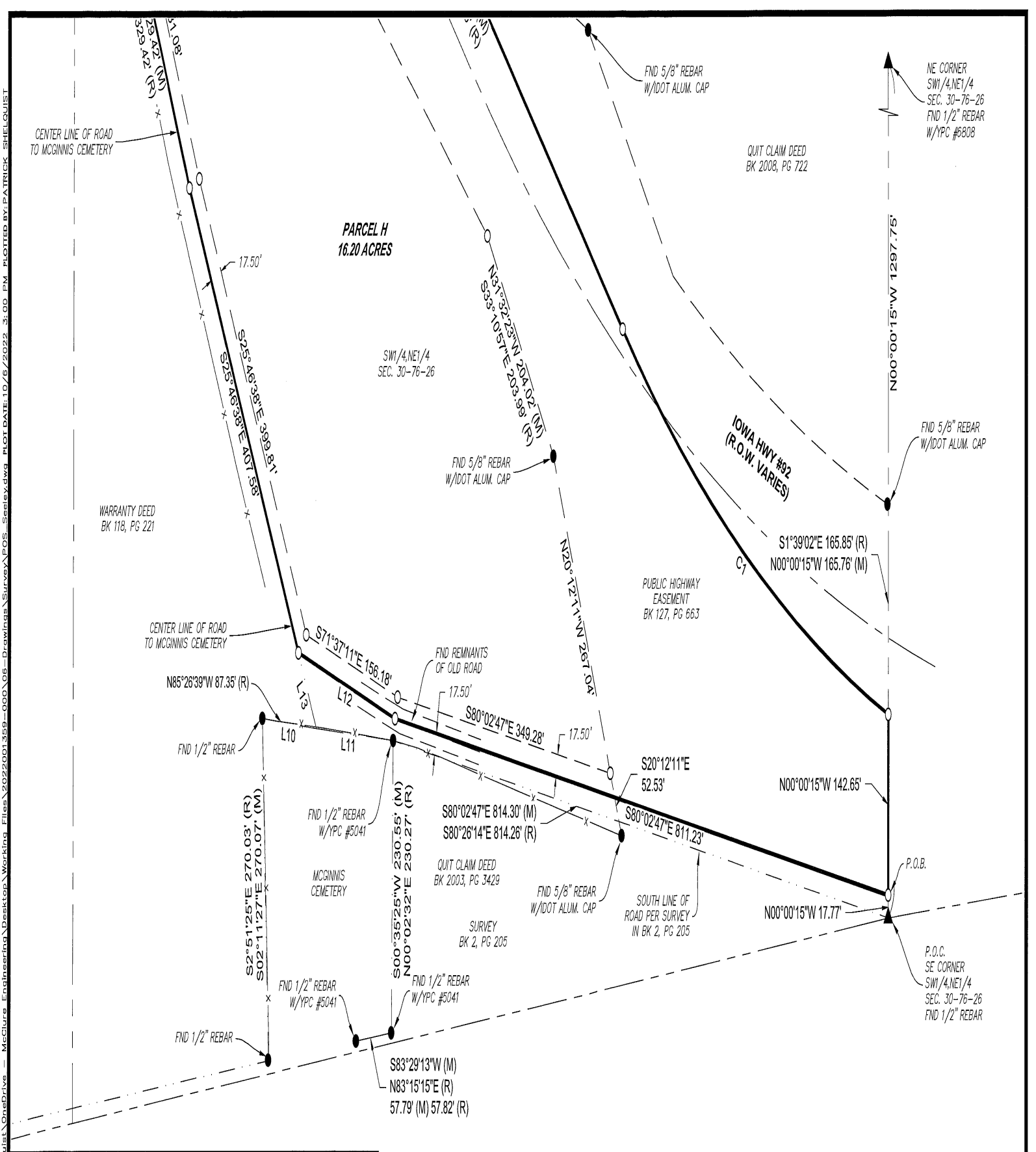
PLAT OF SURVEY
PARCEL H
SEC. 30-76-26
MADISON COUNTY, IOWA
2022001359-000
10/03/2022



I HEREBY CERTIFY THAT THIS LAND 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Patrick Shelquist 10/6/2022
DATE
PAGES OR SHEETS COVERED BY THIS SEAL: 3 SHEETS
DATE SURVEYED: 9/29/2022

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	532.90'	1145.92'	26°38'42"	N54°44'43"W	528.11'
C2	152.90'	954.93'	9°10'27"	N46°00'44"W	152.74'
C3	512.85'	879.93'	33°23'39"	N72°05'06"W	505.63'
C4	436.14'	1417.89'	17°37'27"	N69°06'33"W	434.43'



DRAWING PATH: C:\Users\pshelquist\OneDrive - McClure Engineering\Desktop\Working Files\2022001359-000-06-Drawings\Survey\POS_Seelsy.dwg PLOT DATE: 10/6/2022 3:00 PM PLOTTED BY: PATRICK SHELQUIST

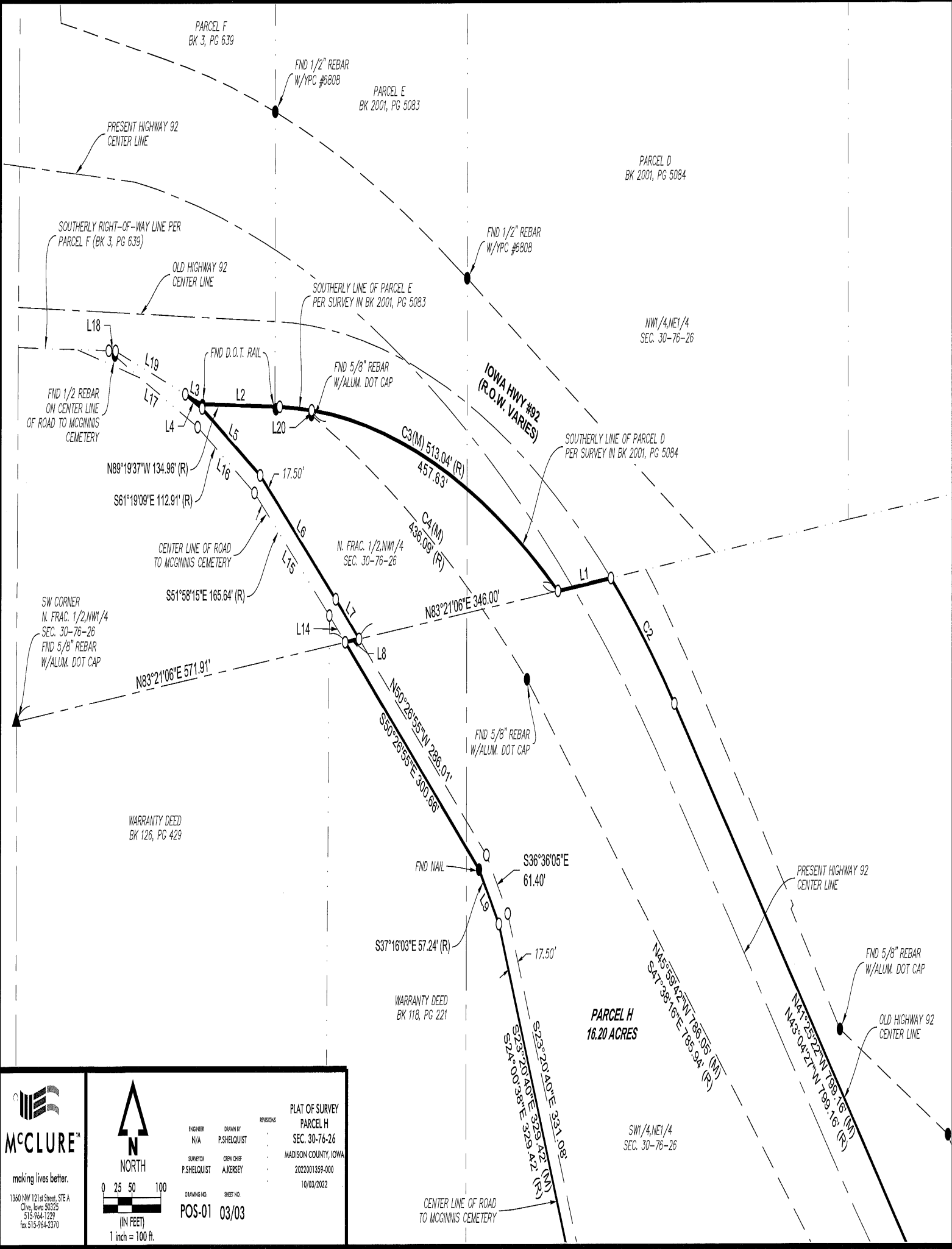
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Clive, Iowa 50925
515-964-1229
fax 515-964-2370

NORTH
0 25 50 100
(IN FEET)
1 inch = 100 ft.

REVISIONS	
ENGINEER	N/A
DESIGNER	P. SHELQUIST
SURVEYOR	P. SHELQUIST
CREW CHIEF	A. KERSEY
DRAWING NO.	POS-01
SHEET NO.	02/03

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PARCEL H
SEC. 30-76-26
MADISON COUNTY, IOWA
2022001359-000
10/03/2022

DRAWING PATH: C:\Users\pshelquist\OneDrive - McClure Engineering\Desktop\Working Files\2022001359-000_06-Drawings\Survey\POS_Seeley.dwg PLOT DATE: 10/6/2022 3:02 PM PLOTTED BY: PATRICK SHELQUIST



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NORTH
0 25 50 100
(IN FEET)
1 inch = 100 ft.

PLAT OF SURVEY
PARCEL H
SEC. 30-76-26
MADISON COUNTY, IOWA
2022001359-000
10/03/2022

REVISIONS

ENGINEER	N/A	DRAWN BY	P. SHELQUIST
SURVEYOR	P. SHELQUIST	CREW CHIEF	A. KERSEY
DRAWING NO.	POS-01	SHEET NO.	03/03

CENTER LINE OF ROAD TO MCGINNIS CEMETERY

SW 1/4, NE 1/4 SEC. 30-76-26

PARCEL H 16.20 ACRES

WARRANTY DEED BK 126, PG 429

WARRANTY DEED BK 118, PG 221

N. FRAC. 1/2, NW 1/4 SEC. 30-76-26

NW 1/4, NE 1/4 SEC. 30-76-26

PARCEL F BK 3, PG 639

PARCEL E BK 2001, PG 5083

PARCEL D BK 2001, PG 5084

IOWA HWY #92 (R.O.W. VARIES)

SOUTHERLY LINE OF PARCEL D PER SURVEY IN BK 2001, PG 5084

SOUTHERLY LINE OF PARCEL E PER SURVEY IN BK 2001, PG 5083

SOUTHERLY RIGHT-OF-WAY LINE PER PARCEL F (BK 3, PG 639)

PRESENT HIGHWAY 92 CENTER LINE

OLD HIGHWAY 92 CENTER LINE

L18

L19

L17

L4

L5

L16

L20

L6

L75

L14

L8

FND NAIL

FND 5/8\"/>

FND 1/2\"/>

FND 1/2\"/>

FND 1/2\"/>

N89°19'37\"/>

S61°19'09\"/>

S51°58'15\"/>

N83°21'06\"/>

N. FRAC. 1/2, NW 1/4 SEC. 30-76-26

N83°21'06\"/>

N50°26'55\"/>

S50°26'55\"/>

S36°36'05\"/>

S37°16'03\"/>

S74°00'36\"/>

S73°20'40\"/>

S72°30'42\"/>

S72°30'42\"/>

C3(M) 513.04' (R) 457.63'

C4(M) 436.09' (R)

SOUTHERLY LINE OF PARCEL D PER SURVEY IN BK 2001, PG 5084

N45°59'42\"/>

S47°38'16\"/>

N47°25'27\"/>

N43°04'21\"/>

SW 1/4, NE 1/4 SEC. 30-76-26

PRESENT HIGHWAY 92 CENTER LINE

FND 5/8\"/>

OLD HIGHWAY 92 CENTER LINE

CENTER LINE OF ROAD TO MCGINNIS CEMETERY

SW CORNER N. FRAC. 1/2, NW 1/4 SEC. 30-76-26 FND 5/8\"/>

FND D.O.T. RAIL

FND 5/8\"/>

L3

L2

L1

C2

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20