



Document 2022 3060  
 Book 2022 Page 3060 Type 06 026 Pages 1  
 Date 10/21/2022 Time 9:49:40AM  
 Rec Amt \$7.00

INDX  
 ANNO  
 SCAN  
 CHEK

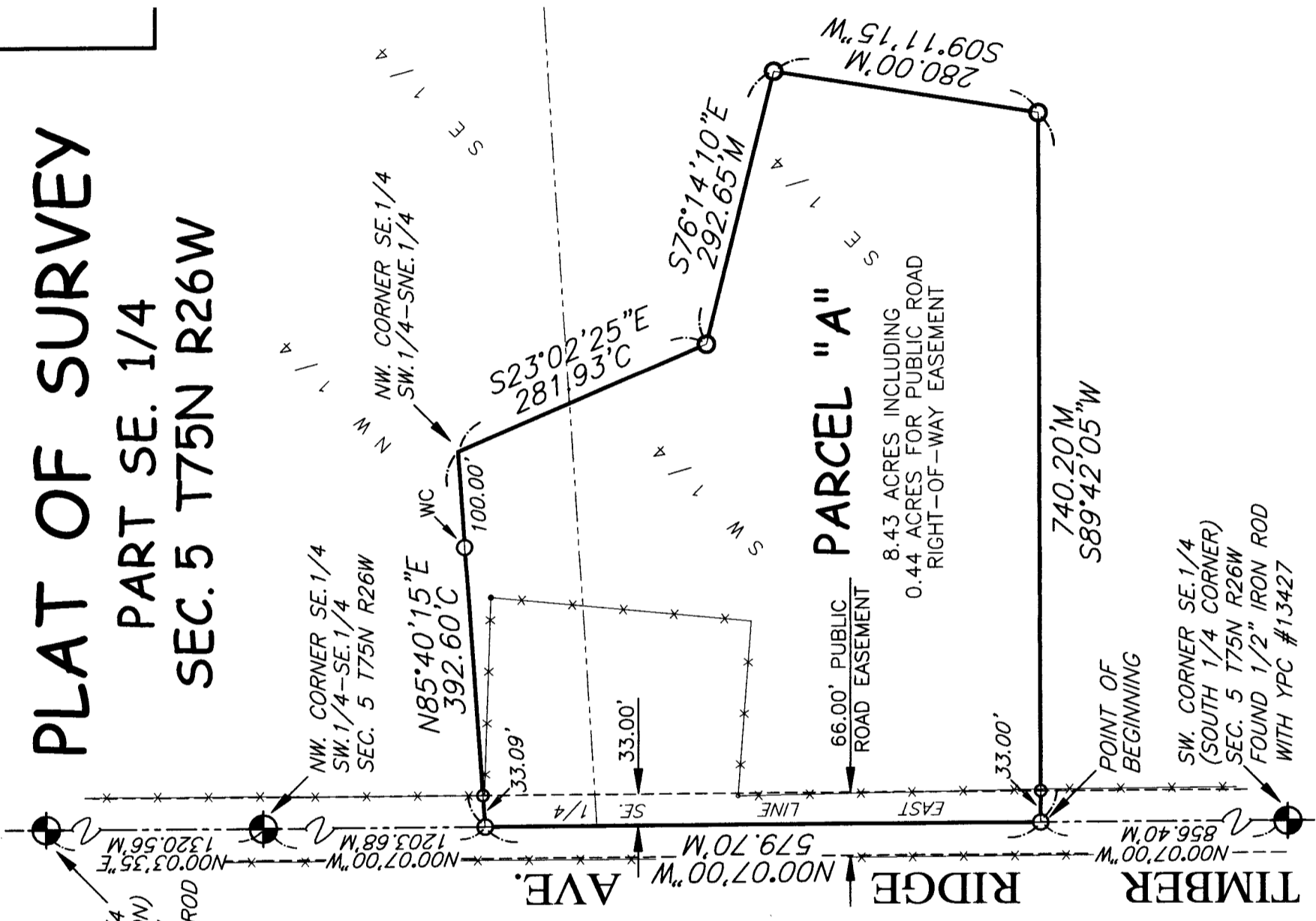
LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

# PLAT OF SURVEY

## PART SE. 1/4

### SEC. 5 T75N R26W

NW CORNER SE.1/4  
 (CENTER OF SECTION)  
 SEC. 5 T75N R26W  
 FOUND 1/2" IRON ROD  
 WITH YPC #11582



**INDEX LEGEND**

LOCATION: 2280 TIMBER RIDGE AVENUE  
 ST. CHARLES IOWA  
 PARCEL "A" SE.1/4 SEC. 5 T75N R26W  
 MADISON COUNTY IOWA

REQUESTOR: LONDON CAMP  
 PROPRIETOR: GLENDA K. CAMP TRUST  
 2271 RUSTIC AVENUE  
 WINTERSSET IOWA 50273

SURVEYOR: JOEL R. ROMNEY  
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC  
 RETURN TO: 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515.493.8317

**PARCEL DESCRIPTION:**  
 AN IRREGULAR SHAPED PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE.1/4) OF SAID SECTION 5; THENCE N00°07'00"W ALONG THE WEST LINE OF THE SE.1/4 OF SAID SECTION 5, A DISTANCE OF 856.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°07'00"W ALONG THE WEST LINE OF THE SE.1/4 OF SAID SECTION 5, A DISTANCE OF 579.70 FEET; THENCE N87°40'15"E, A DISTANCE OF 392.60 FEET; THENCE S23°02'25"E, A DISTANCE OF 281.90 FEET; THENCE S76°14'10"E, A DISTANCE OF 292.65 FEET; THENCE S09°11'15"W, A DISTANCE OF 280.00 FEET; THENCE S89°42'05"W, A DISTANCE OF 740.20 FEET TO THE POINT OF BEGINNING.

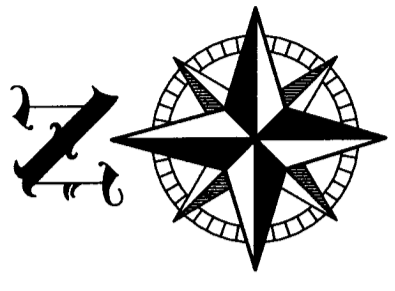
SAID PARCEL CONTAINS 8.43 ACRES INCLUDING 0.44 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

**NOTES:**  
 SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.  
 BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.  
 DATE OF FIELD WORK: OCTOBER 2022

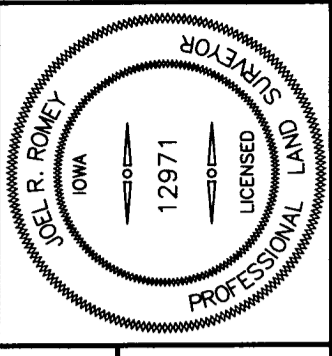
**AREAS IN 1/4-1/4:**  
 NW 1/4-SE 1/4 = 1.13 ACRES INCLUDING 0.09 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.  
 SW 1/4-SE 1/4 = 7.30 ACRES INCLUDING 0.35 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

**LEGEND:**

- INDICATES USPLISS LAND CORNER FOUND AS NOTED
- INDICATES PARCEL/ROW CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- INDICATES MEASURED DISTANCE
- INDICATES RECORDED DISTANCE
- WITNESS CORNER
- YELLOW PLASTIC ID CAP
- EXISTING FENCE LINE



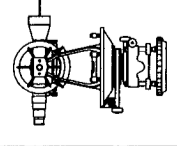
SCALE: 1"=150'



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: 10/20/22  
 JOEL R. ROMNEY P.L.S. 12971

**Raccoon Valley Land Surveying**  
 33235 L Avenue Adel Iowa 50003 515.493.8317



PN:22041