

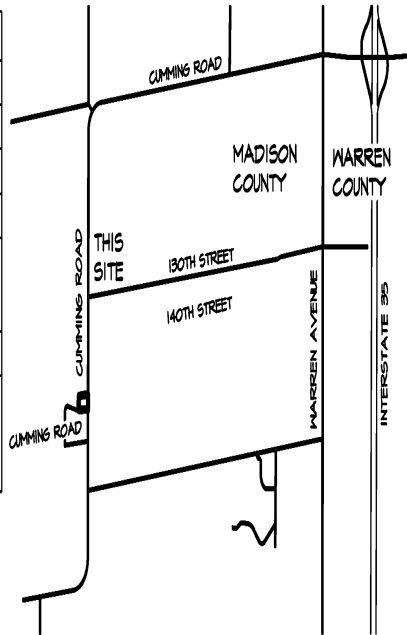
BK: 2022 PG: 3201
 Recorded: 11/3/2022 at 2:52:53.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

**PLAT OF SURVEY
 PARCEL "H"
 NE1/4 SW1/4 SECTION 22-77-26
 MADISON COUNTY, IOWA**

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecilac.com



INDEX LEGEND	
COUNTY: MADISON	
PARCEL: "B"	
SECTION	TOWNSHIP RANGE 1/4 1/4
ALIQUOT PART: 22	T7 26 NE SW
BESCHEN ENTERPRISES LLC PROPRIETOR (S): 3148 135TH CT CUMMING, IA 50061	
REQUESTED BY: THOMAS A BESCHEN	
COMPANY LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884



VICINITY SKETCH

PROPERTY OWNER:
 BESCHEN ENTERPRISES LLC
 3148 135TH CT
 CUMMING, IA 50061

**PROFESSIONAL
 LAND SURVEYOR:**
 CIVIL ENGINEERING CONSULTANTS, INC.
 ATTN: PATRICK J SHEPARD, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: (515) 276-4884
 EMAIL: SHEPARD@CECILAC.COM

PREPARED FOR:
 THOMAS A BESCHEN

LEGAL DESCRIPTION:

A PARCEL OF LAND IN PARCEL "B" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 3139, IN THE NE1/4 SE1/4 OF SECTION 22, TOWNSHIP T7 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID PARCEL "B"; THENCE N84°26'41"E, 169.23 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT; THENCE S03°15'21"W, 186.61 FEET ALONG AN EXISTING FENCE LINE TO A POINT; THENCE S12°32'38"E, 205.60 FEET ALONG SAID FENCE LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL "B"; THENCE S88°33'49"W, 205.32 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF SAID PARCEL "B"; THENCE N00°25'14"E, 375.78 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE POINT OF BEGINNING AND CONTAINING 1.52 ACRES.

LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- — — — — PROPERTY BOUNDARY LINES
- — — — — PARCEL LINES
- — — — — EXISTING LOT OR TAX PARCEL LINES
- — — — — ORIGINAL PLAT LOT LINES
- — — — — EASEMENT LINES
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ④ 930 ADDRESS

DRAWING INDEX

SHEET #	SHEET TITLE
1	COVER
2	PLAT OF SURVEY

NOTES:

- THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NAD 1983 IOWA STATE PLANE SOUTH ZONE GRID NORTH CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.
- PARCEL "H" WILL BE TIED TO LOT 1 ST. JOHN'S WOODS.

PURPOSE FOR RETRACEMENT SURVEY:

THIS SURVEY IS BEING PREPARED TO DIVIDE AN EXISTING PARCEL INTO TWO PARCELS.

CERTIFICATION

	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. Patrick J. Shepard 11-3-22
	PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2

DATE	DATE OF SURVEY	DATE OF SURVEY
OCT. 19, 2022	OCT. 21, 2022	OCT. 21, 2022
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
PLANNED BY:	PLANNED BY:	PLANNED BY:

PARCEL "H"
 SEC. 22-77-26
 MADISON COUNTY, IOWA
 COVER

Q:\NS-FILES\5-7500\57535_C3D Drawings\Plat of Survey\57535 RETRACEMENT.dwg, 11/3/2022 1:36:08 PM, jsmith, 1:1

