

## INDEX LEGEND

LOCATION: LOT 7 CORRECTED SUBDIVISION PLAT OF LOT 7 AND LOT 8 OF POLO POINTE PLAT 2 CUMMING IOWA 50061

REQUESTOR: CHRISTY ROBERTS

PROPRIETOR: JOSHUA & CHRISTY E. ROBERTS  
3351 135th COURT  
CUMMING IOWA 50061

SURVEYOR: JOEL R. ROMÉY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC  
RETURN TO: 33235 L AVENUE  
ADEL IOWA 50003  
PHONE: 515.493.8317

## PLAT OF SURVEY

Document 2022 3234

Book 2022 Page 3234 Type 06 026 Pages 1  
Date 11/08/2022 Time 9:26:24AM  
Rec Amt \$7.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



SCALE: 1"=60'

CORRECTED

SUBDIVISION

LOT 8

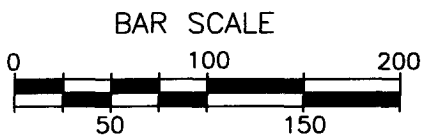
N25°17'00"E  
64.77'M  
64.64'P  
N24°50'18"E

L=234.03' CH=232.15' N12°29'50"E  
R=533.00' Δ=25°09'26" CH=229.88' N12°23'06"E  
R=533.00' L=231.70' CH=229.88' N12°23'06"E

PARCEL "L"

0.12 ACRES

VACATED

SW. CORNER  
LOT 7

S84°00'05"W  
452.03'P  
452.65'M  
S84°25'00"W

SW. CORNER  
LOT 8

S84°00'05"W  
66.36'P  
65.34'M  
S84°26'00"W

N00°19'30"W  
100.93'M  
100.93'P  
N00°04'07"W

135th

S58°44'50"E  
CH=10.00'  
L=10.00'M  
Δ=02°01'30"  
R=283.00'

LANE

R=283.00' L=336.95' CH=317.29' N86°07'53'E  
R=283.00' L=260.28' CH=251.21' N77°38'07"E

## PROPERTY DESCRIPTION:

## PARCEL "L"

AN IRREGULAR SHAPED PORTION OF LOT 7 IN THE CORRECTED SUBDIVISION PLAT OF LOT 7 AND LOT 8 OF POLO POINTE PLAT No. 2, AN OFFICIAL PLAT, MADISON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 AND ALONG A 283.00 FEET CONCAVE NORTHERLY, A DISTANCE OF 10.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 2°01'30", A CHORD LENGTH OF 10.00 FEET AND A CHORD BEARING OF S58°44'50"E; THENCE S17°09'22"W, A DISTANCE OF 293.07 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7 AND ALONG A 533.00 FEET RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 234.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°09'26", A CHORD LENGTH OF 232.15 FEET AND A CHORD BEARING OF N12°29'50"E; THENCE N25°17'00"E ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 64.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.12 ACRES.

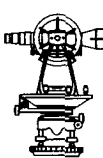
## NOTES:

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.  
DATE OF FIELD WORK: NOVEMBER 2022.

BASIS OF BEARINGS: IOWA RTN SOUTH ZONE.

## LEGEND:

- INDICATES LOT CORNER FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP #11582
- INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- P INDICATES PLATTED DISTANCE
- R INDICATES RECORDED DISTANCE



Raccoon Valley  
Land Surveying

33235 L Avenue Adel Iowa 50003  
Phone: 515.493.317

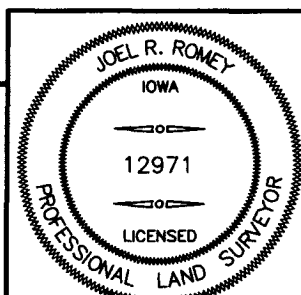
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED:

Joel R. Roméy

DATE:

11/07/22



PAGE  
1 OF 1

DRAWING NO.

'22-  
051