

INDEX LEGEND	
LOCATION:	MADISON COUNTY SEC. 34, T-74-N, R-28-W PARCEL "B"
PROPRIETOR:	ABBEY CLAYTON & MATT CLAYTON
REQUESTED BY:	MATT CLAYTON
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

BK: 2022 PG: 923
Recorded: 3/30/2022 at 2:09:37.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



GARDEN & ASSOC.

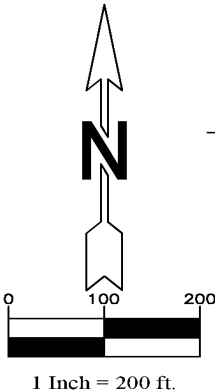
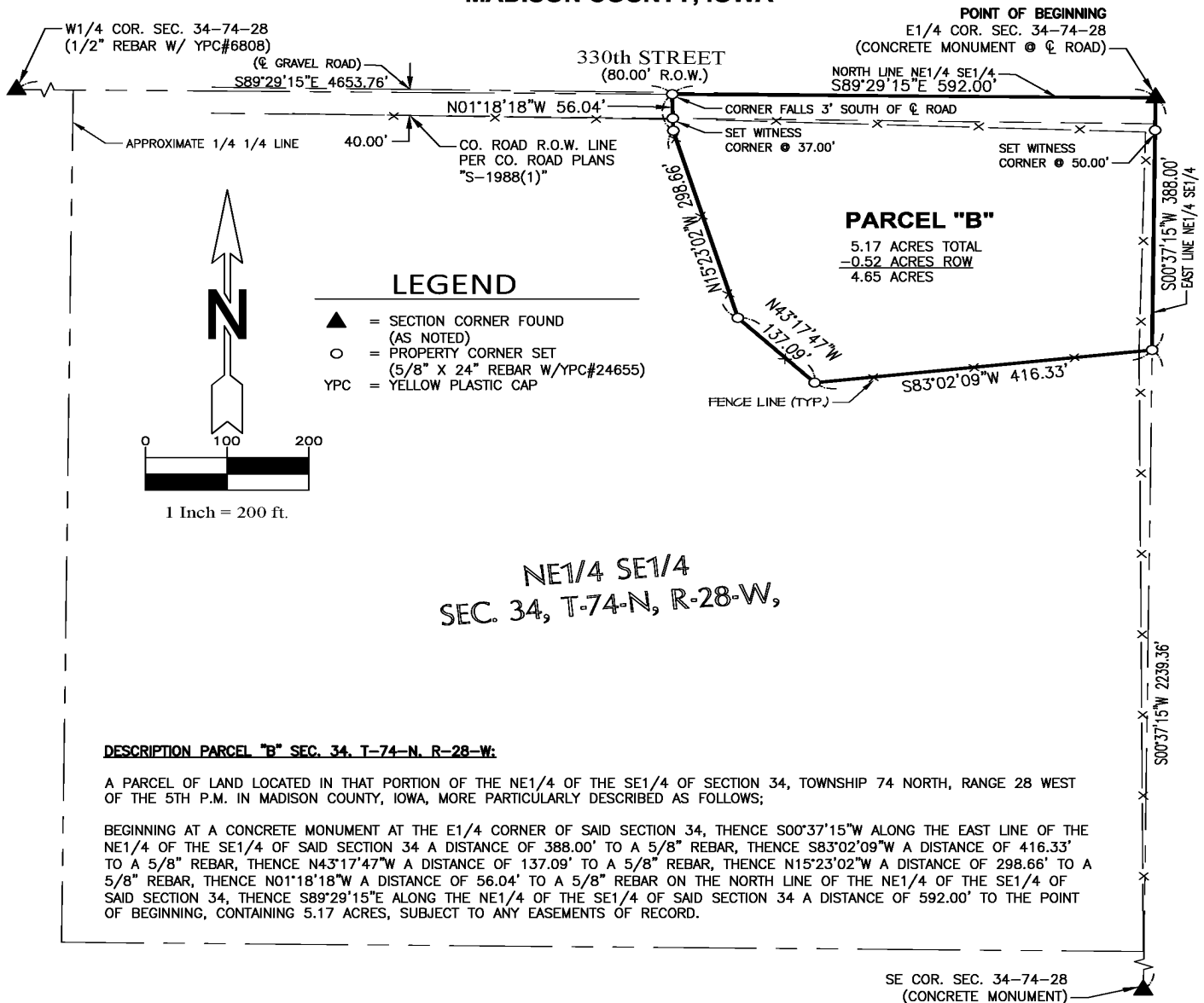
806 Wyoming Ave., Creston, Ia 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (IARCS ZONE 08 AMES-DES MOINES)

FIELD WORK COMPLETED; MARCH 29, 2022

PLAT OF SURVEY

PARCEL "B"
SEC. 34, T-74-N, R-28-W,
MADISON COUNTY, IOWA



LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/YPC#24655)
- YPC = YELLOW PLASTIC CAP

NE1/4 SE1/4
 SEC. 34, T-74-N, R-28-W,

DESCRIPTION PARCEL "B" SEC. 34, T-74-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 34, TOWNSHIP 74 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT AT THE E1/4 CORNER OF SAID SECTION 34, THENCE S00°37'15"W ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 34 A DISTANCE OF 388.00' TO A 5/8" REBAR, THENCE S83°02'09"W A DISTANCE OF 416.33' TO A 5/8" REBAR, THENCE N43°17'47"W A DISTANCE OF 137.09' TO A 5/8" REBAR, THENCE N15°23'02"W A DISTANCE OF 298.66' TO A 5/8" REBAR, THENCE N01°18'18"W A DISTANCE OF 56.04' TO A 5/8" REBAR ON THE NORTH LINE OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 34, THENCE S89°29'15"E ALONG THE NE1/4 OF THE SE1/4 OF SAID SECTION 34 A DISTANCE OF 592.00' TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

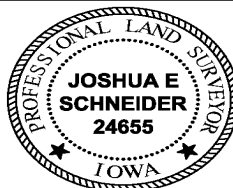
SURVEY FOR: MATT CLAYTON, 1988 330th ST., LORIMOR, IA 50149

SHEET 1 OF 1

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.

Joshua E. Schneider
 Joshua E. Schneider, P.L.S.
 License number: 24655
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: **SHEET 1 OF 1**

3-30-2022 Date



MATT CLAYTON
PARCEL "B"
SEC. 34, T-74-N, R-28-W,
MADISON COUNTY, IA

FLD.BK. 1024

PROJ.NO. 6022671