

BK: 2023 PG: 1035
 Recorded: 5/12/2023 at 2:40:24.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

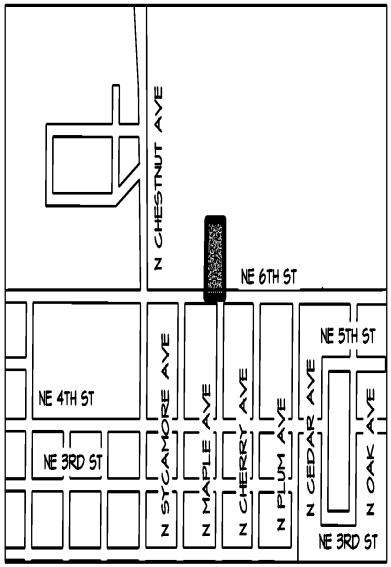
RETRACEMENT SURVEY TRACT IN SE1/4 NW1/4 SECTION 7-77-25

265 6TH STREET NE EARLHAM, MADISON COUNTY, IOWA

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



INDEX LEGEND			
COUNTY: MADISON			
SECTION	TOWNSHIP	RANGE	1/4 1/4
ALIQOT PART: 6	77	28	SE NW
NOAH B & SANDRA A HUNTER PROPRIETOR (S): PO BOX 394 EARLHAM, IA 50072			
REQUESTED BY: NOAH B HUNTER			
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC LAND SURVEYOR: ATTN: PATRICK J SHEPARD & RETURN TO: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884			



VICINITY SKETCH

PROPERTY OWNER:
 NOAH B & SANDRA A HUNTER
 PO BOX 394
 EARLHAM, IA 50072

PREPARED FOR:
 NOAH B HUNTER
 PO BOX 394
 EARLHAM, IA 50072

PROPERTY ADDRESS:
 265 6TH ST NE
 EARLHAM, IOWA 50072

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@CECLAC.COM

LEGAL DESCRIPTION: CONTRACT BOOK 2019, PAGE 1375
 A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION SIX (6), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 359.3 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION SIX (6), AND RUNNING THENCE WEST 191.2 FEET, THENCE NORTH 429 FEET, THENCE EAST 195.1 FEET, THENCE SOUTH 429 FEET TO POINT OF BEGINNING,

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
(930)	ADDRESS

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	RETRACEMENT SURVEY

AREA TABLE

ALIQOT PART	GROSS (ACRES)	PUBLIC R.O.W. EASEMENT (ACRES)	NET (ACRES)
SW1/4 SW1/4	1.88	0.14	1.74

NOTES:
 1. 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.

PURPOSE FOR RETRACEMENT SURVEY:
 THIS SURVEY IS BEING PREPARED TO ESTABLISH EXISTING BOUNDARY LINES.

CERTIFICATION

	<p>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.</p> <p style="text-align: right;"><i>Patrick J. Shepard</i> 5-12-23</p> <p>PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p style="text-align: center;">1 & 2</p>
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DATE:	MAY 09, 2023
DATE OF SURVEY:	APRIL 14, 2023
DESIGNED BY:	PKJ
DRAWN BY:	PKJ

SE1/4 NW1/4
 SEC. 06-77-28
 EARLHAM, IA
 COVER

