BK: 2023 PG: 1413
Recorded: 6/20/2023 at 8:11:10.0 AM
Pages 1
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.13
Combined Fee: $10.13
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

INDEX LEGEND
CITY: SAINT CHARLES
COUNTY: MADISON
TRS: SECTION 16, T75N, R26W
ALIQUOT PART: SW1/4 NE1/4
PROPRIETOR: ABRAHAM BALES
REQUESTED BY: ABRAHAM BALES
SURVEYOR: STEPHEN L. ZIMMERMAN II
COMPANY: MCCLURE ENGINEERING
RETURN TO: STEPHEN L. ZIMMERMAN II 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229

RETRACEMENT PLAT OF SURVEY

PARCEL "P" SW1/4 NE1/4 SEC.16-T75N-R26W

LEGAL DESCRIPTION:

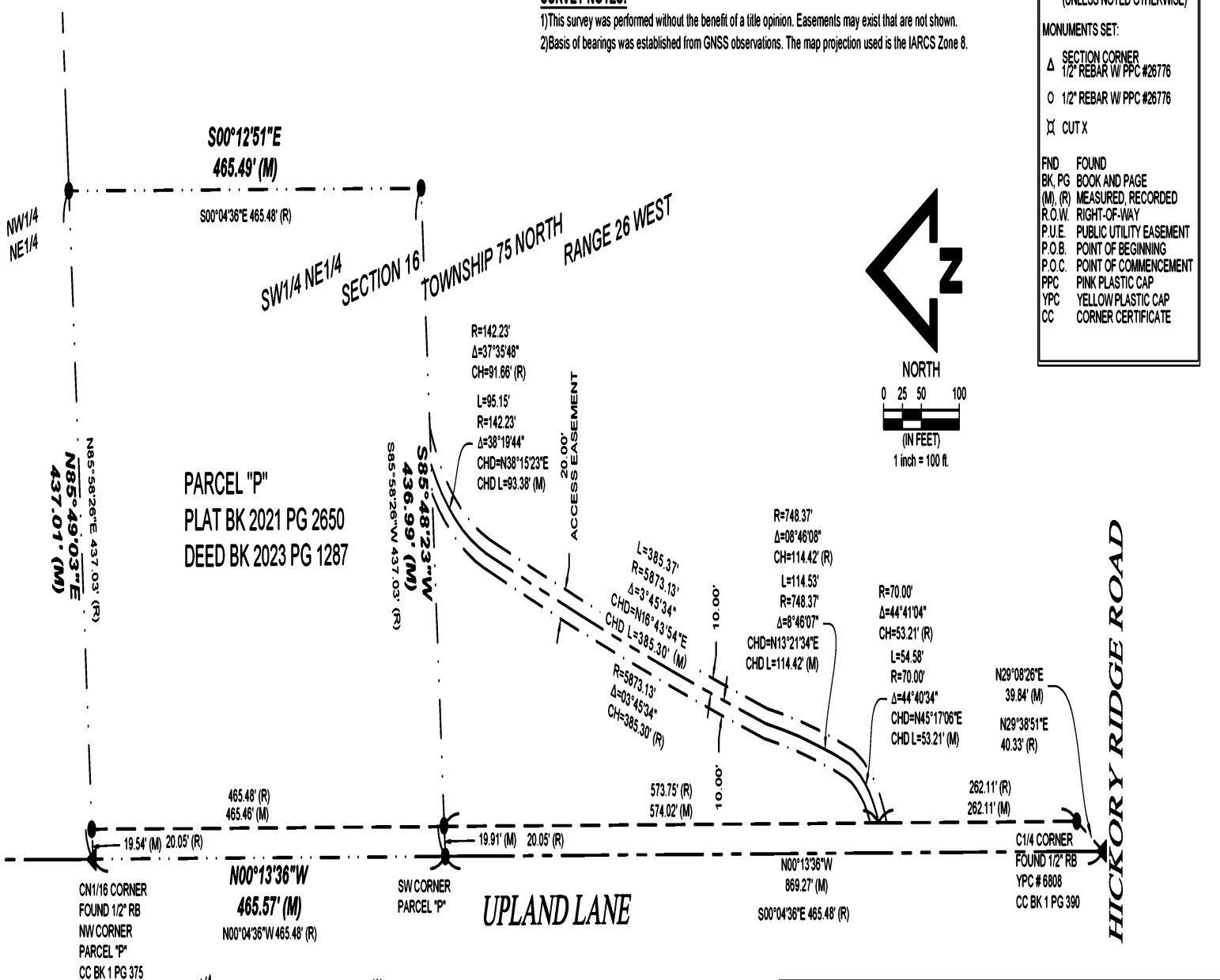
Parcel "P" in the Southwest Quarter of the Northeast Quarter of Section 16, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County Iowa, as shown on the plat recorded in Book 2021 Page 2650 in the office of the County Recorder, Madison, County, Iowa.
Subject to any and all easements of record,
Said tract contains 4.66 acres (202,932 square feet), including 0.21 acres (9,076 square feet) of right-of-way.

SURVEY NOTES:

1)This survey was performed without the benefit of a title opinion. Easements may exist that are not shown.
2)Basis of bearings was established from GNSS observations. The map projection used is the IARCS Zone 8.

GENERAL LEGEND	
	SURVEY BOUNDARY
	PROPOSED LOT
	EXIST PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
■	1/2" REBAR W/YPC #6808
●	1/2" REBAR W/ YPC #15982 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
△	SECTION CORNER 1/2" REBAR W/ PPC #26776
○	1/2" REBAR W/ PPC #26776
⌧	CUT X

FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PPC	PINK PLASTIC CAP
YPC	YELLOW PLASTIC CAP
CC	CORNER CERTIFICATE



PROFESSIONAL LAND SURVEYOR
STEPHEN L. ZIMMERMAN II
26776
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

6-20-2023
STEPHEN L. ZIMMERMAN II — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY
DATE SURVEYED: 6/16/2023

2456 UPLAND LANE
SAINT CHARLES, IOWA

ENGINEER	DRAWN BY	REVISIONS
N/A	SLZ	.
SURVEYOR	CREW CHIEF	.
SLZ	SLZ	.
		.
		.

SHEET NO. 01/01

IOWA
MADISON COUNTY
SEC. 16-75-26
2023000683
6/19/2023

McCLURE™
making lives better.
335 SE Oralabor Road
Ankeny, Iowa
515-512-1381
fax 515-964-2370

DRAWING PATH: P:\2023000683-000_04-Drawings\boundary base.dwg PLOT DATE: 06/20/2023 7:17 AM PLOTTED BY: STEVE ZIMMERMAN