

BK: 2023 PG: 149
 Recorded: 1/27/2023 at 8:15:51.0 AM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NE ¼ OF SE ¼ OF SECTION 5
 T 76N, R 27W, MADISON COUNTY, IOWA

OWNER: CARITA KELLEHER FAMILY TRUST, ET AL
 c/o MARY BEAVERS, 162 S 61ST ST., WEST DES MOINES IA 50266

SURVEY FOR: MARY BEAVERS

PREPARED BY CHAD A. DANIELS
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
 RETURN TO: 515-577-2583

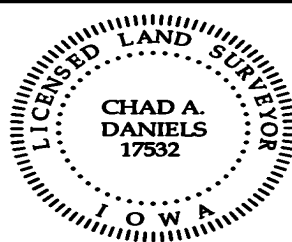
SURVEY LEGEND

- () - Recorded Distance/Bearing
- 33' Road Easement
- - - Section line
- * - * - Fence line
- Monuments**
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:

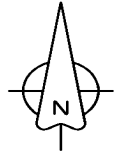
That part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;
 Commencing at the Northeast corner of said Section 5; thence South 00 degrees 55 minutes 35 seconds West, 3216.67 feet along the East line of said Section 5; thence North 84 degrees 38 minutes 54 seconds West, 413.31 feet to the Point of Beginning; thence North 84 degrees 38 minutes 54 seconds West, 340.62 feet; thence North 64 degrees 19 minutes 57 seconds West, 153.80 feet to the Centerline of the County Road; thence North 23 degrees 11 minutes 52 seconds East, 185.76 feet along said Centerline; thence South 71 degrees 19 minutes 13 seconds East, 174.51 feet; thence North 29 degrees 13 minutes 36 seconds East, 288.53 feet; thence South 56 degrees 19 minutes 59 seconds East, 129.82 feet; thence South 01 degrees 24 minutes 28 seconds West, 393.19 feet to the Point of Beginning, having an area of 3.01 Acres including 0.14 Acres of Road Easement.



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels Date 26 JAN 23
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2024
 Page No.'s covered by this seal: 1 and 2

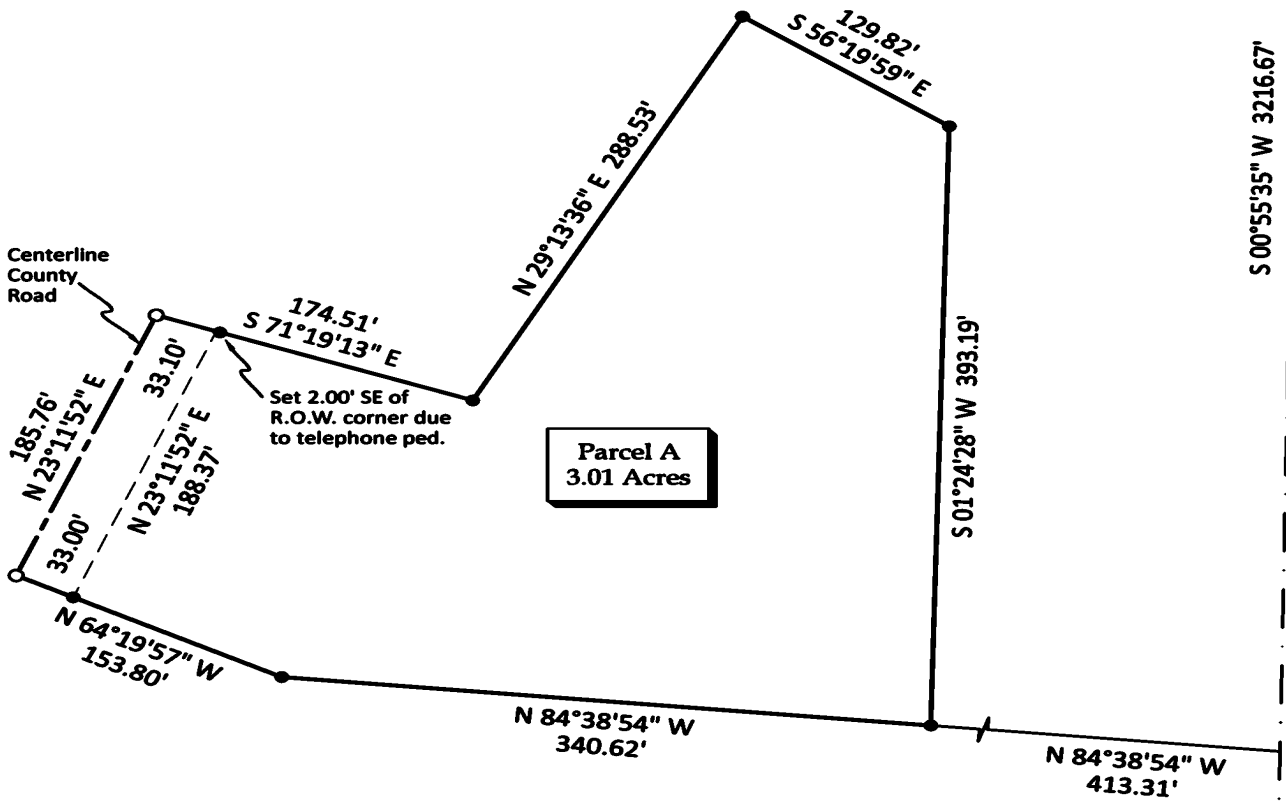


NE COR. SEC. 5
1/2" rebar

S 00°55'35" W 3216.67'

S 00°55'35" W 2007.17'

SE COR. SEC 5
Stone



Parcel A
3.01 Acres

Note about SE Corner:
The limestone has been dislodged by fence construction.
It is laying flat over the original hole.
It could not be reset due to the frozen ground.
I will come back when the ground thaws and reset and retie it.