

INDEX LEGEND - PLAT OF SURVEY

LOCATION:	1248 TIMBER RIDGE AVE. VAN METER, IA
REQUESTOR:	HUNTRODS, RITA F.
PROPRIETOR:	HUNTRODS, RITA F.
SURVEYOR:	MARK L. LEE
SURVEY CO.:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	MARK L. LEE, PE, PLS 10430 New York Ave, Ste C URBANDALE, IA 50322-3773 TELE: (515) 252-7457 mlee@leechamberlinengineers.com



Document 2023 1599

Book 2023 Page 1599 Type 06 026 Pages 3
Date 7/13/2023 Time 11:08:31AM
Rec Amt \$17.00

INDX
ANNO
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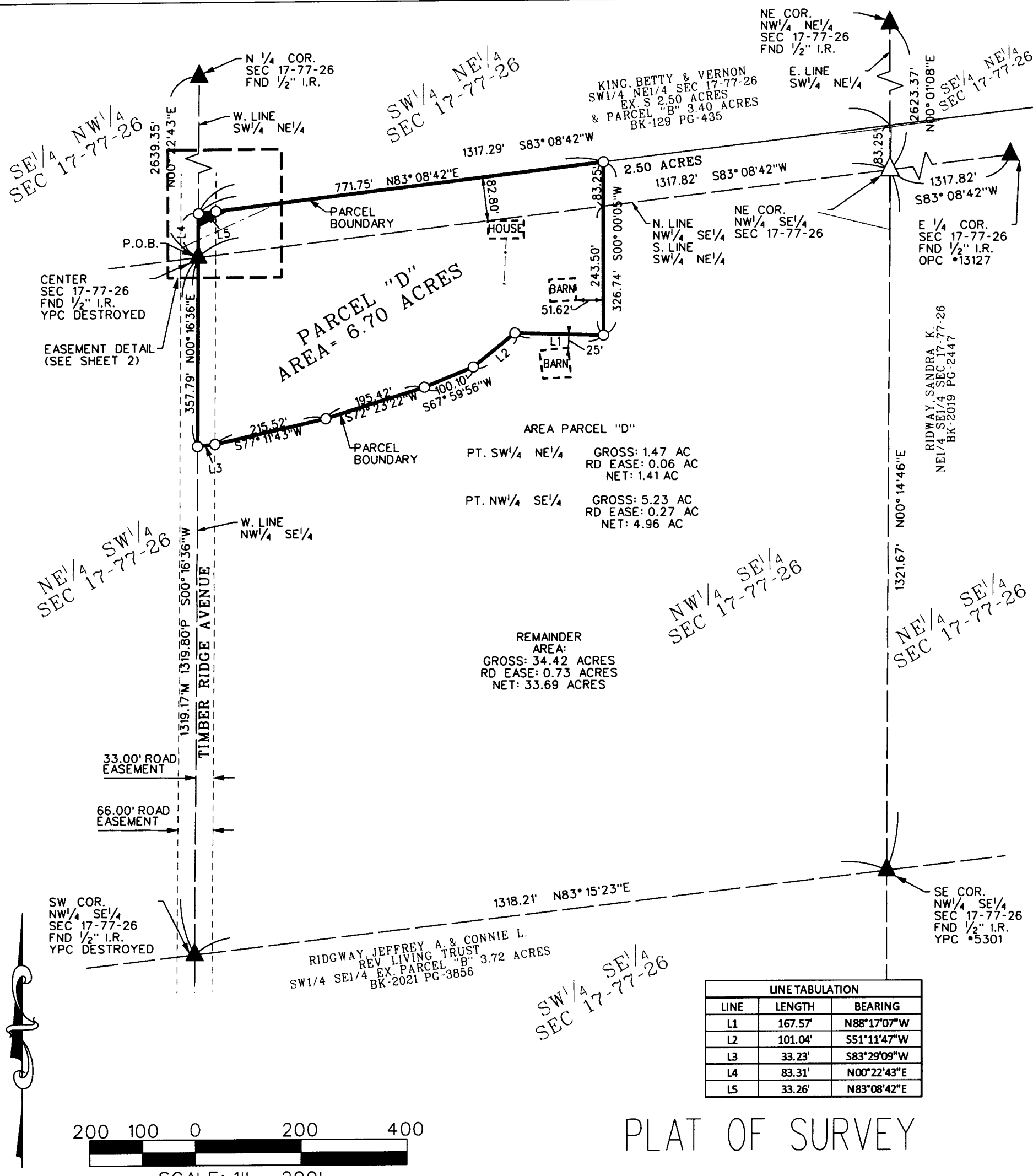
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

LOCATION is Pt. of the NW1/4 SE1/4 & SW1/4 NE1/4 SEC 17-77-26

PLAT OF SURVEY, PART OF THE NW1/4 SE1/4 AND SW1/4 NE1/4 OF SEC 17-77-26, MADISON COUNTY, IOWA.

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, INC, 10430 NEW YORK AVE. STE C URBANDALE, IA 50322-3773 TELE: (515) 252-7457



AREA PARCEL "D"
PT. SW1/4 NE1/4 GROSS: 1.47 AC
RD EASE: 0.06 AC
NET: 1.41 AC
PT. NW1/4 SE1/4 GROSS: 5.23 AC
RD EASE: 0.27 AC
NET: 4.96 AC
REMAINDER AREA:
GROSS: 34.42 ACRES
RD EASE: 0.73 ACRES
NET: 33.69 ACRES

LINE TABULATION		
LINE	LENGTH	BEARING
L1	167.57'	N88°17'07"W
L2	101.04'	S51°11'47"W
L3	33.23'	S83°29'09"W
L4	83.31'	N00°22'43"E
L5	33.26'	N83°08'42"E



SCALE: 1" = 200'

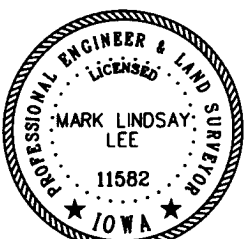
PLAT OF SURVEY

PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SECTION CORNER SET 5/8" IRON ROD W/YELLOW CAP *11582
- FOUND MONUMENT
- I FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- ◆ FOUND P.I., P.C., P.T., P.O.T.
- SET 5/8" IRON ROD W/YELLOW CAP *11582
- ◇ SET STEEL NAIL W/WASHER *11582
- IP. IRON PIPE
- IR. IRON ROD (REROD)
- MD MEASURED DIMENSION
- RP PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE

PROJECT NO. 23007

DATE JUNE 16, 2023	SHEET 1 OF 2	FIELD WORK PERFORMED: APRIL 4 THRU JUNE 8, 2023	DRAWN BY: HCL	CHECKED BY: MLL
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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.

Signature: *Mark Lindsay Lee* Date: 6-16-2023

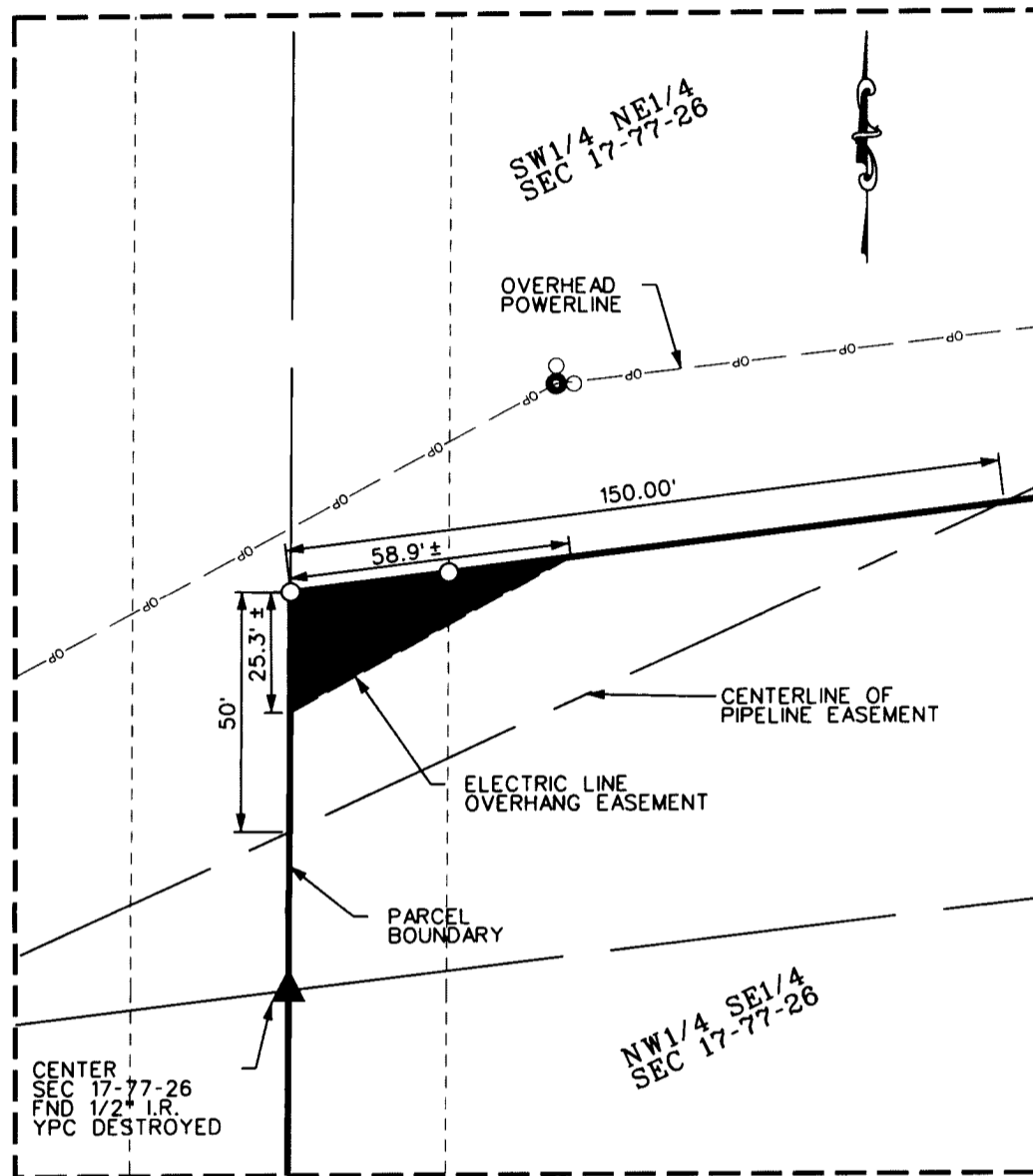
Name: (Printed or typed) MARK L. LEE
License Number 11582
My license renewal date is December 31, 2024.
Pages or sheets covered by this seal: SHEET 1 & 2

PLAT OF SURVEY, PART OF THE NW1/4 SE1/4 AND SW1/4 NE1/4 OF SEC 17-77-26, MADISON COUNTY, IOWA.

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, INC, 10430 NEW YORK AVE. STE C URBAN DALE, IA 50322-3773 TELE: (515) 252-7457

NOTES:

1. PURPOSE OF THE PLAT OF SURVEY IS TO SELL PARCEL TO RELATIVE.
2. OWNERSHIP BY COURT OFFICER DEED FOUND IN BOOK- 2022 PAGE- 2565 OF THE MADISON COUNTY, IOWA, RECORDER'S OFFICE.
3. EASEMENTS
 - MIDAMERICAN ENERGY COMPANY ELECTRIC EASEMENT OVERHANG ONLY (BK 2005 PG 4745)
 - PROPERTY IS SUBJECT TO AN EASEMENT IN THE BENEFIT OF WARREN WATER, INC. (BK 144 PG 10)
 - PROPERTY IS SUBJECT TO AN EASEMENT IN THE BENEFIT OF THE NORTHERN GAS PRODUCTS COMPANY DATED JUNE 14, 1961. THE PHYSICAL PIPELINE WAS NOT LOCATED AND THE PIPELINE MAY NOT BE LOCATED ON THE PROPERTY.



DETAIL
SCALE 1" = 40'

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 77, NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

BEGINNING AT THE CENTER OF SECTION 17, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE N00° 22'43"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 83.31 FEET; THENCE N83° 08'42"E ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 771.75 FEET; THENCE S00° 00'05"W, A DISTANCE OF 83.25 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE CONTINUING S00° 00'05"W, A DISTANCE OF 243.50 FEET; THENCE N88° 17'07"W, A DISTANCE OF 167.57 FEET; THENCE S51° 11'47"W, A DISTANCE OF 101.04 FEET; THENCE S67° 59'56"W, A DISTANCE OF 100.10 FEET; THENCE S72° 23'22"W, A DISTANCE OF 195.42 FEET; THENCE S77° 11'43"W, A DISTANCE OF 215.52 FEET; THENCE S83° 29'09"W, A DISTANCE OF 33.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE N00° 16'36"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 357.79 FEET TO THE POINT OF BEGINNING, CONTAINING 6.70 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PROJECT NO. 23007

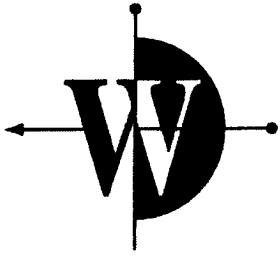
DATE JUNE 18, 2023

SHEET 2 OF 2

FIELD WORK PERFORMED:
APRIL 4 THRU JUNE 8, 2023

DRAWN BY:
HCL

CHECKED BY:
MLL



THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Development Services

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P.O. Box 65320
West Des Moines, IA 50265-0320

Building/Rental Inspection
515-222-3630

Planning and Development
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bi@wdm.iowa.gov
rent@wdm.iowa.gov

July 10, 2023

Ms. Shelley Kaster
Auditor
Madison County
PO Box 152
Winterset IA 50273

RE: Plat of Survey for Parcel D - Huntrods

Dear Ms. Kaster:

In line with Iowa Code 354.9, a plat of survey for a boundary adjustment was submitted to the City of West Des Moines for the creation of Parcel D in a part of the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Sec 17-77-25.

The City of West Des Moines is waiving its review rights under Iowa Code 354.9 for this plat of survey only. The City of West Des Moines retains all other rights within Iowa Code 354.9.

Please contact me for questions about this waiver.

Regards,

Kara V. Tragesser, AICP
Planner

cc. Mark Lee, Lee Chamberlin Engineers