

INDEX LEGEND

LOCATION: NE.1/4-NE.1/4
SECTION 16 T77N R27W
MADISON COUNTY IOWA

REQUESTOR: MATT HECKMAN

PROPRIETOR: MATTHEW HECKMAN

SURVEYOR: JOEL R. ROMEY

COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC
33235 L AVENUE
ADEL IOWA 50003

NW. CORNER NE.1/4
(NORTH 1/4 CORNER)
SEC. 16 T77N R27W
FOUND 5/8" IRON ROD
WITH YPC #11532

PLAT OF SURVEY

PART NE.1/4-NE.1/4 SEC. 16 T77N R27W

Document 2023 1638

Book 2023 Page 1638 Type 06 026 Pages 1
Date 7/17/2023 Time 3:33:02PM
Rec Amt \$7.00

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PARCEL DESCRIPTION:

PARCEL "B"

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS;
BEGINNING AT THE NORTH WEST CORNER OF THE NORTHEAST QUARTER (NE.1/4) OF THE NE.1/4 OF SAID SECTION 16;
THENCE S89°06'40"E ALONG THE NORTH LINE OF THE NE.1/4 OF THE NE.1/4 OF SAID SECTION 16, A DISTANCE OF 438.83 FEET;
THENCE S00°13'45"W, A DISTANCE OF 1316.10 FEET TO THE SOUTH LINE OF THE NE.1/4) OF THE NE.1/4 OF SAID SECTION 16;
THENCE N89°15'30"W ALONG THE SOUTH LINE OF THE NE.1/4) OF THE NE.1/4 OF SAID SECTION 16, A DISTANCE OF 439.26 FEET TO THE SOUTHWEST CORNER OF THE NE.1/4) OF THE NE.1/4 OF SAID SECTION 16;
THENCE N00°14'55"E LONG THE WEST LINE OF THE NE.1/4) OF THE NE.1/4 OF SAID SECTION 16, A DISTANCE OF 1317.22 FEET TO THE POINT OF BEGINNING.

NOTES:

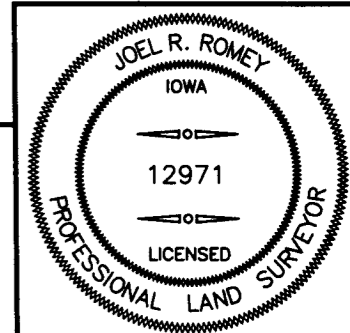
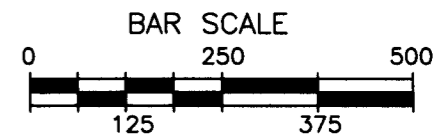
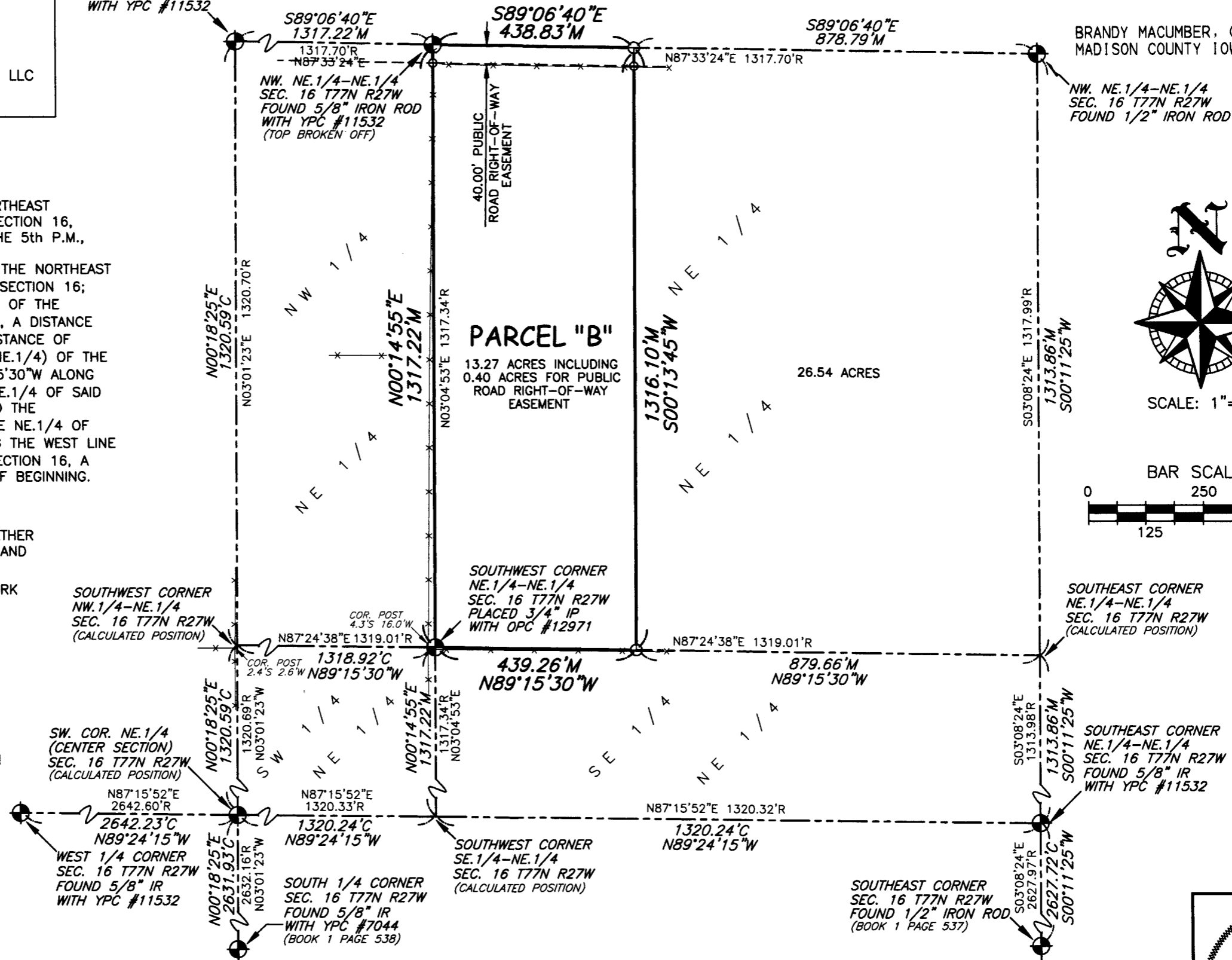
SAID PARCELS BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.

DATE OF FIELD WORK: JULY 2023

LEGEND:

- INDICATES USPLSS CORNER FOUND/PLACED OR CALCULATED AS NOTED
- INDICATES PARCEL CORNER PLACED 3/4 INCH OD IRON PIPE WITH ORANGE PLASTIC CAP #12971
- R INDICATES RECORD DISTANCE
- M INDICATES MEASURED DISTANCE
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC ID CAP
- OPC ORANGE PLASTIC ID CAP
- ✱ EXISTING FENCE LINES



Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R. Romey DATE: 07/17/23
JOEL R. ROMEY P.L.S. 12971

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