

INDEX LEGEND

COUNTY: MADISON
 CITY: EARLHAM
 SUBDIVISION/LOT #: PART OF PARCEL A AND PARCEL C IN THE ORIGINAL PLAT OF THE TOWN OF EARLHAM, BLOCK 13, LOT 1
 PARCEL #: 850000100012100



Document 2023 1795

PROPRIETOR AND REQUESTED BY:
 MARK KELLER
 410 2ND ST SE
 EARLHAM, IA 50072

Book 2023 Page 1795 Type 06 026 Pages 1
 Date 8/03/2023 Time 11:03:12AM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN

SURVEYOR NAME AND CONTACT (RETURN TO):
 NICK CARTER
 CARTER SURVEYING & CONSTRUCTION SERVICES, LLC
 8755 NE 27TH AVE
 ALTOONA, IA 50009

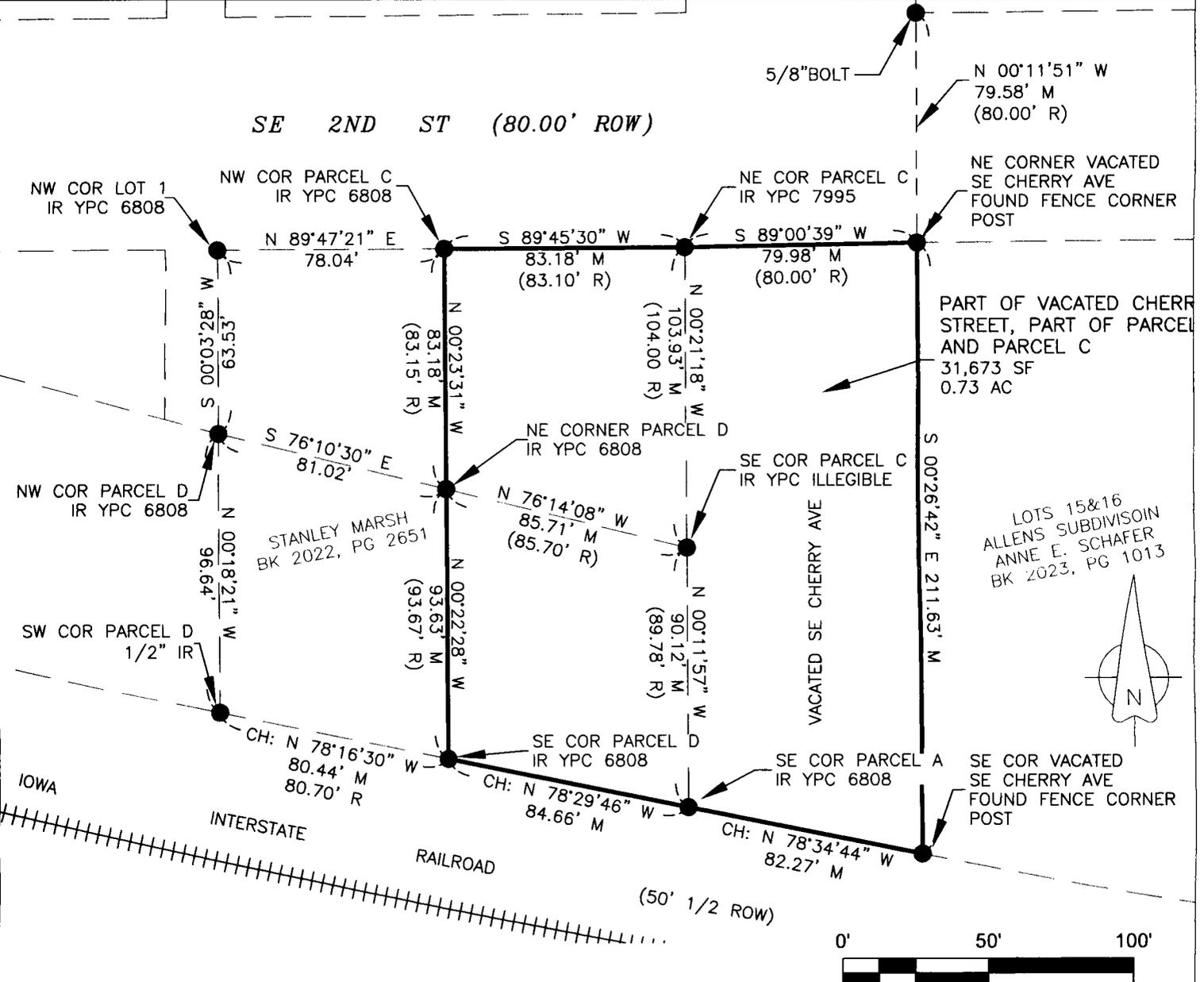
BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756

BOUNDARY RETRACEMENT SURVEY

PART OF PARCEL A, PARCEL C, AND PART OF VACATED CHERRY STREET IN BLOCK 1, LOT 13 OF THE ORIGINAL PLAT OF THE TOWN OF EARLHAM, IDWA



SURVEY NOTES:

- SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- DATE OF FIELD WORK: MAY 22, 2023.
- BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM.
- THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS IN THE PLATS OF SURVEY FOUND IN BOOK 2003, PAGE 4794, BOOK 2003, PAGE 4795 AND BOOK 2, PAGE 236 OF THE MADISON COUNTY, IOWA RECORDER.
- SURVEYED LOT AREA WAS DETERMINED USING STRAIGHT LINES BETWEEN THE FOUND SE CORNER OF PARCEL D, SE CORNER OF PARCEL A AND SE CORNER OF VACATED CHERRY AVENUE.

LEGAL DESCRIPTION (BOOK 2018 PAGE 1107):

ALL THAT PART OF CHERRY STREET IN THE ORIGINAL TOWN OF EARLHAM, MADISON COUNTY, IOWA, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF RAILROAD AVENUE, AND NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY IN SAID TOWN; AND PARCEL "C" LOCATED IN LOT ONE (1), BLOCK THIRTEEN (13), ORIGINAL TOWN OF EARLHAM, MADISON COUNTY, IOWA, CONTAINING 0.179 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2003, PAGE 4794 ON AUGUST 13, 2003, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA; AND PARCEL "A" LOCATED IN THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD COMPANY'S DEPOT GROUNDS LYING SOUTH OF LOT ONE (1), BLOCK THIRTEEN (13), ORIGINAL TOWN OF EARLHAM, MADISON COUNTY, IOWA, CONTAINING 15,029 SQUARE FEET, AS SHOWN IN THE PLAT OF SURVEY FILED IN BOOK 2, PAGE 236 ON DECEMBER 21, 1994 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA; EXCEPT PARCEL "D", A PART OF SAID PARCEL "A", CONTAINING 0.171 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2003, PAGE 4795 ON AUGUST 13, 2003, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

DRAWN DATE: 5/26/2023

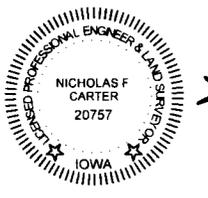
REV DATE: -

DRAWN BY: N CARTER

SCALE: 1" = 50'

PAGE 1 OF 1

PROJECT #23-122



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 JULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS F. CARTER P.E. IA LIC NO 20757 DATE 8-1-23

MY LICENSE RENEWAL DATE IS DECEMBER 31 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
- SET PK NAIL IN ASPHALT
- FOUND MONUMENT AS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE