

INDEX LEGEND

PLAT OF SURVEY

LOCATION: A PART OF THE N.E.1/4,
S.W.1/4 OF SECTION 23-77-28
MADISON COUNTY, IOWA

OWNER: CARL AND SARA TESSMER

SURVEY FOR: TBI ENTERPRISES, LLC

SURVEYOR: TYRONE L. ENDERSON, P.L.S.# 17350

PREPARED BY: TY-END SURVEYING, L.L.C.
& RETURN TO: 1820 1ST ST., PERRY, IA. 50220
PHONE (515) 250-2833



Document 2023 1892

Book 2023 Page 1892 Type 06 026 Pages 1
Date 8/14/2023 Time 10:16:48AM
Rec Amt \$7.00

INDX
ANNO
SCAN
CHEK

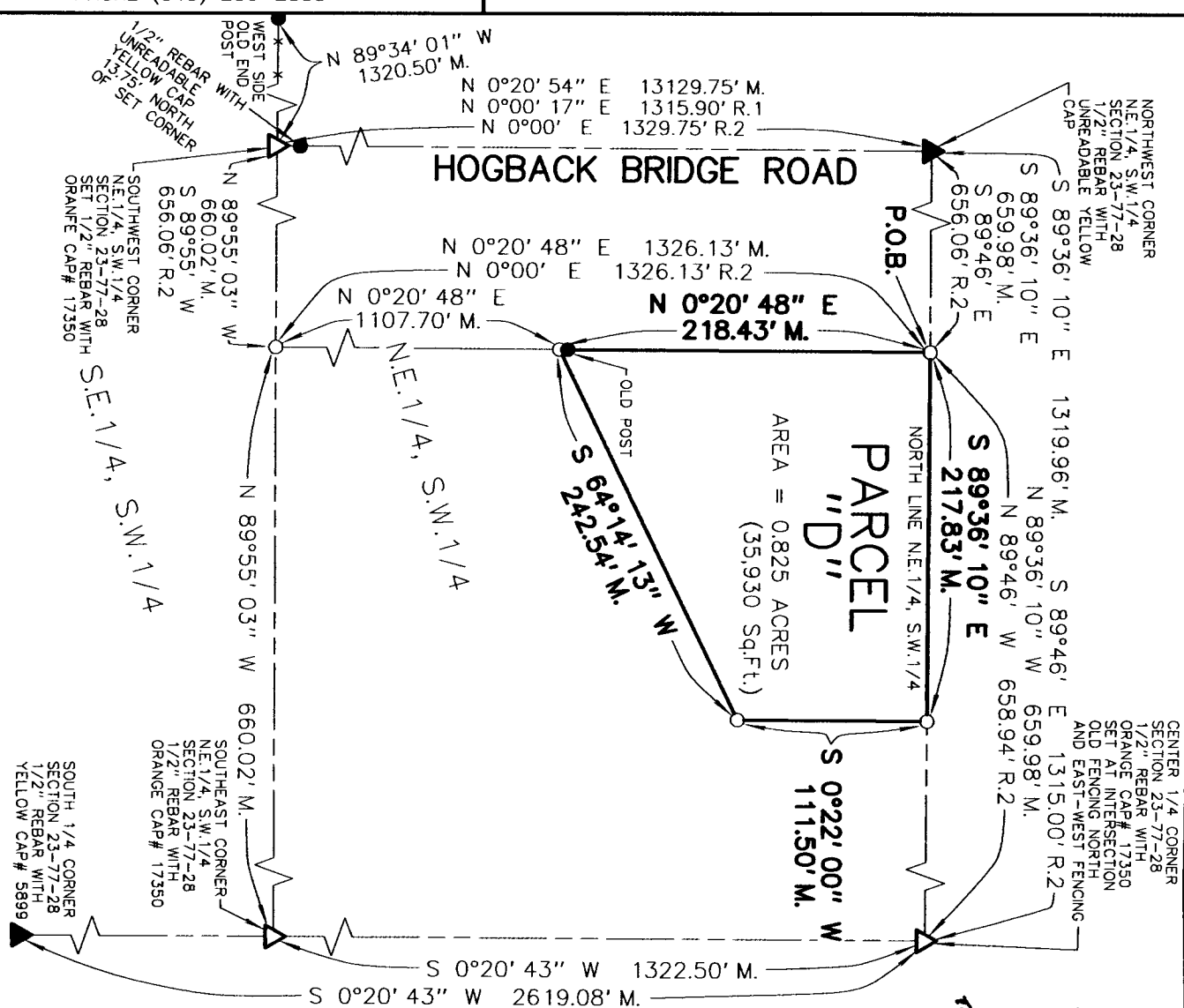
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

TY-END SURVEYING, L.L.C.
1820 1ST ST. - PERRY, IOWA 50220
CELL - (515)250-2833

LEGEND:
○ FOUND SECTION CORNER
△ SET SECTION CORNER

○ SET 1/2" REBAR WITH ORANGE CAP# 17350
△ P.O.B. POINT OF BEGINNING

M. MEASURED
R.1 RECORDED BOOK-2003, PAGE-5596
R.2 RECORDED BOOK-109, PAGE-611



PLAT OF SURVEY
PARCEL "D" OF THE NORTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 23-77-28
SURVEYED: 5-20-23 - 8-14-23

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S 89°36'10" E 659.98 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S 89°36'10" E 217.83 FEET; THENCE S 0°22'00" W 111.50 FEET; THENCE S 64°14'13" W 242.54 FEET; THENCE N 0°20'48" E 218.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.825 ACRES MORE OR LESS.

SURVEYOR'S NOTE:

- 1) PARCEL "D" WILL NEED TO BE OWNED BY AN ADJOINING PROPERTY OWNER WITH ACCESS TO PUBLIC ROAD.
- 2) ACQUIRED LOCATIONS AND BEARINGS USING A 2012 SOKKIA GRX 1 GPS. NAD83 SOUTH IOWA DATUM.
- 3) PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD.

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Tyrone L. Enderson
TYRONE L. ENDERSON IOWA LIC. NO. 17350 DATE 8-14-23
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES CERTIFIED ONE

