BK: 2023 PG: 2212

Recorded: 9/12/2023 at 3:38:47.0 PM

Pages 2

County Recording Fee: \$12.00 Iowa E-Filing Fee: \$3.00 Combined Fee: \$15.00

Revenue Tay

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

SW 1/4 OF NW 1/4 OF SECTION 24 LOCATION:

T 75N, R 26W, ST CHARLES, MADISON COUNTY, IOWA

OWNER: GEORGE D & NANCY LOU RAMEY

106 W CLANTON, ST CHARLES IA 50240

SURVEY FOR: DYLAN COSNER

CHAD A. DANIELS PREPARED BY

DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 **RETURN TO:**

NOTE: The original tract of land owned by George and Nancy Ramey. The Warranty

515-577-2583

130.96 feet to the South line

seconds West, 43.70 feet to

an area of 0.13 Acres.

the Point of Beginning, having

of said Parcel P; thence North 89 degrees 26 minutes 33

SURVEY LEGEND () - Recorded Distance/Bearing

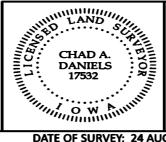
Monuments

- Set 1/2" red plastic capped rebar, #17532
- O Found 1/2" red cr #17532 - Found 1/2" yellow cr #5041 □ Found 1/2" yellow cr #6808

BASIS OF BEARINGS IS IA RCS ZONE 8

70

140 FEET Deed is recorded in Book 47 Page 777 on 26 Aug 1977. Since then it has been surveyed into Parcels G, N, and P. Only Parcel G has been transferred to this day. 81.78 S 89°08'56" E S 89°06'57" E 138.06 85.00' 55.00 2.00' South 00°19'33" E 00°15'38" E **DESCRIPTION - PARCEL GG:** 00°19'25" That part of Parcel P, recorded Parcel N 2005 4783 in Book 2005 Page 4783, of the Southwest Quarter of the 00°18'44" E m **Northwest Quarter of Section** 131.90 131 24, Township 75 North, Range S 89°10'12" E 26 West of the 5th P.M., City <u>ૹ</u> 43.70 of St Charles, Madison County, 41.30 Iowa, described as follows: 264.39' (263 **Beginning at the Southwest** S 89°10'12" E corner of said Parcel P; thence 55.15' 00°07'36" G_{arage} 00°07'37" North 00 degrees 07 minutes Parcel p 36 seconds West, 131.17 feet 2005 A783 to the Northwest corner of said Parcel P; thence South 89 € m degrees 10 minutes 12 130.96 131 Parcel GG seconds East, 43.70 feet along 0.13 Acres the North line of said Parcel P; thence South 00 degrees 07 minutes 37 seconds East.



N 89°26'33" W

43.70

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.

24 Aug 23 Signed ¹ Chad A. Daniels Date

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

N 88°32'15" W

157.10' (157.02')

PROJ. NO. 2115

DATE OF SURVEY: 24 AUGUST 2023

[∠] 20.02'

PAGE 1 of 1

RESOLUTION 9C-2023

RESOLUTION APRROVING PLAT OF SURVEY FOR PARCEL"GG" FOR DYLAN COSNER.

BE IT RESOLVED by the Council of the City of St. Charles, Iowa:

WHEREAS, there was filed in the Office of the City Clerk of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed division of land constituting a plat of survey for Dylan Cosner; and,

WHEREAS, the real estate comprising said plat is described as follows:

Beginning at the Southwest corner of said Parcel P; thence North 00 degrees 07 minutes 36 seconds West, 131.17 feet to the Northwest corner of said Parcel P; thence South 89 degrees 10 minutes 12 seconds East, 43.70 feet along the North line of said Parcel P; thence North 89 degrees 26 minutes 33 seconds West, 43.70 feet to the Point of Beginning, having and area of 0.13 Acres.

WHEREAS, THE City Council of the City of St. Charles, Madison County, Iowa, finds that said plat should be approved by the City Council of the City of St. Charles, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles, Madison County, Iowa that the Plat of Survey for Parcel GG is hereby approved and the Madison County Recorder is authorized to record said Plat of Survey.

PASSED AND APPROVED by the Council this 11th day of September, 2023.

Dennis Smith, Mayor

ATTECT.

Tracy Kozek/City Clerk