

INDEX LEGEND	
LOCATION:	1901 STATE HIGHWAY 92 WINTERSET IOWA SW. 1/4 SECTION 34 T76N R28W MADISON COUNTY IOWA
REQUESTOR:	TRENT LOSTROH
PROPRIETOR:	LOUIS & APRIL LOSTROH
SURVEYOR:	JOEL R. ROMÉY
COMPANY & RETURN TO:	RACCOON VALLEY LAND SURVEYING LLC 33235 L AVENUE ADEL IOWA 50003 PHONE: 515.493.8317



Document 2023 2289

Book 2023 Page 2289 Type 06 026 Pages 1
Date 9/20/2023 Time 11:19:03AM
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INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

RETRACEMENT PLAT OF SURVEY

PROPERTY DESCRIPTION:

WARRANTY DEED BOOK 2016 PAGE 1373:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION (34) IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5th P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
COMMENCING 454.5 FEET EAST AND 60 FEET NORTH 0°12' WEST OF THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34);
RUNNING THENCE NORTH 0°12' WEST 246.8 FEET; THENCE NORTH 89°36' EAST 369 FEET; THENCE SOUTH 0°28' WEST 237 FEET TO THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY #92; THENCE SOUTH 78° WEST 59.9 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE; THENCE3 WEST 307.9 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 2.085 ACRES.

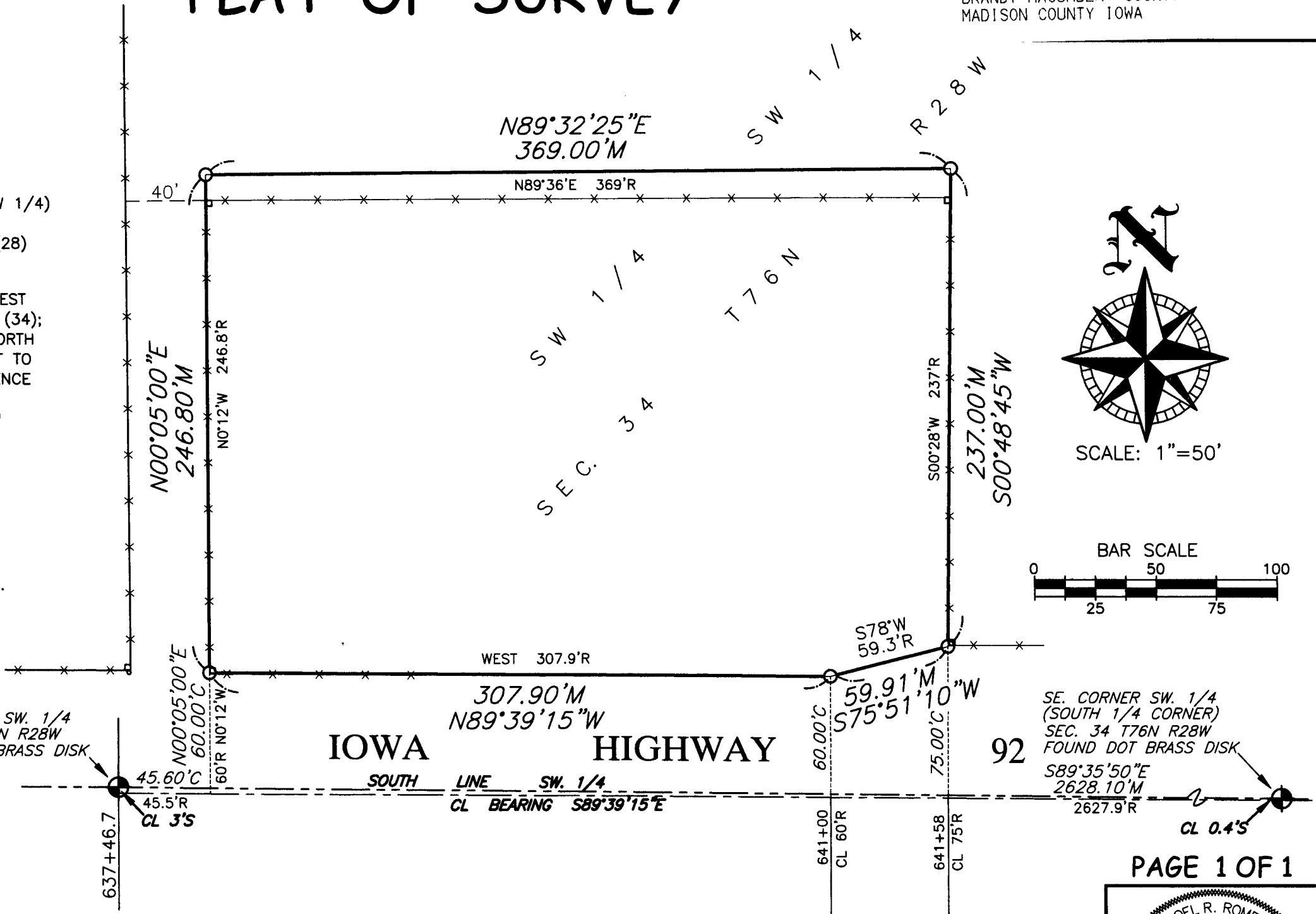
NOTES:

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.
SAID TRACT OF LAND CONTAINS 2.09 ACRES.
DATE OF FIELD WORK: SEPTEMBER 2023

LEGEND:

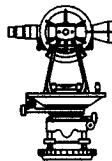
- ⊕ INDICATES USPLSS CORNER FOUND AS NOTED
- INDICATES LOT CORNER PLACED 3/4 INCH IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORD DISTANCE
- C INDICATES CALCULATED DISTANCE

SW. CORNER SW. 1/4
SEC. 34 T76N R28W
FOUND DOT BRASS DISK



SE. CORNER SW. 1/4
(SOUTH 1/4 CORNER)
SEC. 34 T76N R28W
FOUND DOT BRASS DISK
S89°35'50"E
2628.10'M
2627.9'R

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Raccoon—Valley
Land Surveying

33235 L Avenue Adel Iowa 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. Roméy
JOEL R. ROMÉY P.L.S. 12971

DATE:

09/18/23

PN:23041

