

INDEX LEGEND

COUNTY: MADISON
 SUBDIVISION: WELSHONS WOODS
 SEC: 2 TWP: 75N RANGE: 26W
 PARCEL DESIGNATION: PARCEL "E"
 CITY: ST. CHARLES
 PROPRIETOR: WELSHONS, JAN MARIE
 REQUESTED BY: JAN WELSHONS
 SURVEYOR NAME: MERLIN L. DAVIS



Document 2023 2523

Book 2023 Page 2523 Type 06 026 Pages 1
 Date 10/13/2023 Time 10:52:04AM
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INDX
 ANNO
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BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

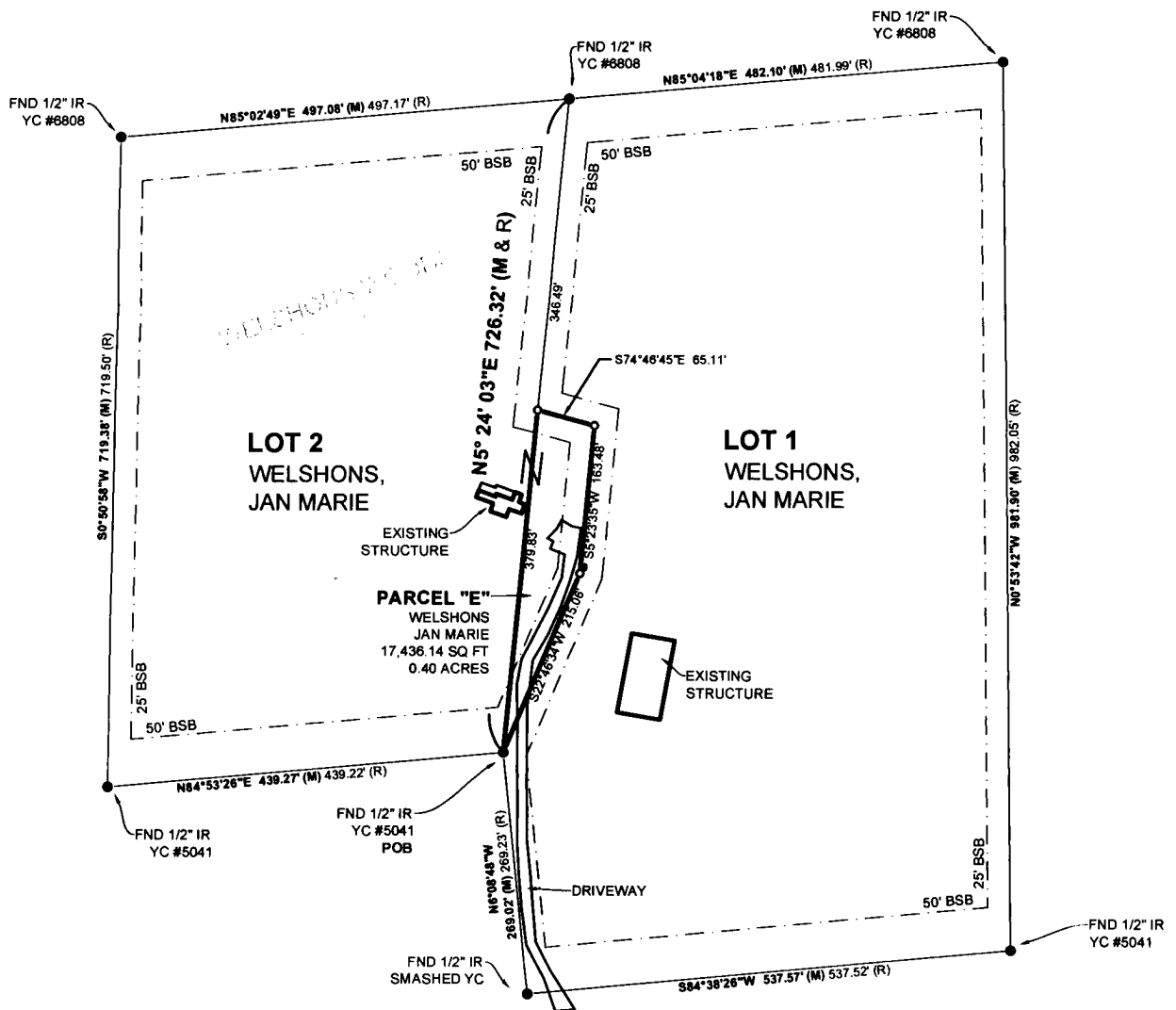
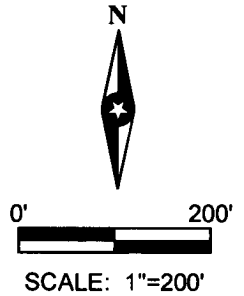
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PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

PLAT OF SURVEY

LEGAL DESCRIPTION: PARCEL "E"
 PART OF LOT 1 OF WELSHONS WOODS, AN OFFICIAL PLAT
 NOW INCLUDED IN AND FORMING A PART OF MADISON
 COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2,
 THENCE NORTH 5°24'03" EAST, 379.83' FEET; THENCE
 SOUTH 74°46'45" EAST, 65.11' FEET; THENCE SOUTH 5°23'35"
 WEST, 163.48' FEET; THENCE SOUTH 22°46'34" WEST, 215.06'
 FEET TO THE POINT OF BEGINNING. CONTAINING 17,436.14
 SQUARE FEET (0.40 ACRES) MORE OR LESS.



FIELD WORK DATE: 10/03/2023 DRAWING DATE: 10/05/2023 DRAFTER: MS JOB NUMBER: #23190

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

SIGNATURE: *Merlin L. Davis* DATE: 10/09/23

PRINTED OR TYPED NAME:
 IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 THIS SHEET ONLY



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|-----|-----------------------------------|----|------------|
| R | RECORDED DISTANCE | YC | YELLOW CAP |
| M | MEASURED DISTANCE | OC | ORANGE CAP |
| C | CALCULATED DISTANCE | RC | RED CAP |
| ● | CORNER MONUMENT FOUND | IP | IRON PIPE |
| ○ | SET 1/2" IR OC 19440 UNLESS NOTED | IR | IRON ROD |
| ▲ | SECTION CORNER FOUND | | |
| △ | SECTION CORNER SET | | |
| | OC 19440 UNLESS NOTED | | |
| POB | POINT OF BEGINNING | | |
| POC | POINT OF COMMENCEMENT | | |
| BSB | BUILDING SETBACK | | |