INDEX LEGEND Document 2023 2605 PLAT OF SURVEY PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23-77-28 LOCATION: Book 2023 Page 2605 Type 06 026 Pages 1 Date 10/23/2023 Time 1:31:56PM MADISON COUNTY, IOWA Rec Amt \$7.00 OWNER: CARL AND SARA TESSMER **ANNO** SCAN SURVEY FOR: ISAAC TESSMER BRANDY MACUMBER, COUNTY RECORDER CHEK TYRONE L. ENDERSON, P.L.S.# 17350 SURVEYOR: MADISON COUNTY IOWA TY-END SURVEYING, L.L.C. 1820 1ST ST., PERRY, IA. 50220 PHONE (515) 250-2833 PREPARED BY & RETURN TO: -NORTHWEST CORNER:
NE.1/4, S.W.1/4
SECTION 23-77-28
1/2" REBAR WITH
UNREADABLE
YELLOW CAP 1820 BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 23, MERIDIAN, MADISON COUNTY, IOWA; THENCE S 89°06' 35" E SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S 0°53' 25" V 89°36' 10" W 203.52 FEET; THENCE S 64°14' 13" W 50 N 64°14' 13" E 495.44 FEET TO A POINT ON THE NORTH LINS SECTION 23; THENCE ALONG SAID NORTH LINE S 89°36' 10" I BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEET ALONG THE EAST LINE OF THE NORTHWEST THENCE N 57°25' 13" W 509.09 FEET; THENCE 50.00 FEET TO A POINT ON THE NORTH LINE OF LINE S 89°06' 35" E 960.44 FEET TO THE POINT A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: U 'ARCE! П 50 FOOT GAL QUINN'S GATE SUBDIVISION U 1ST ST. ARCI EXISTING 50' WIDE INGRESS/EGRESS SURVEYING, L
- PERRY, IOWA
- (515)250-2833 EASEMENT WIDE INGRESS/EGRESS EASEMENT FOR ACCESS DESCRIPTION N 0°20′48″ W 218.43′ M.& R. N 0°20′48″ E W 1107.70' M.& R. Ę 89°36′ \bigcirc .EGAL NORTH 10'' OF THE 50220 က 659.98' M.& F [1] FOR Ш FOUND SECTION OF THE NORTHWEST ORTHWEST 1/4 OF TI SCRIPTION: OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE N 71HWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE N 71HENCE N 71H LEGEND: Ω SECTION CORNER J 0 WIDE GRE 5 .09 23, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL E 379.63 ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF TE 5" W 50.00 FEET; THENCE N 89°06' 35" W 379.16 FEET; THE 508.33 FEET; THENCE N 0°20' 48" E 55.68 FEET; THENCE H LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID O" E 215.09 FEET TO THE POINT OF BEGINNING AND CONTAINING TO PARCEL N 0°20' 43" E 1322.50' M.& R. NGRESS, 379.63' ASEMENT 0 0 89°06′ 34′ 379.16′ C. يَّا FOUND 1/2" REBAR WIT ORANGE CAP# 17350 SET 1/2" REBAR WITH ORANGE CAP# 17350 **EGRESS** $\overline{\circ}$ DESCRIBED URVEYED: \triangleright AS EASEMENT: FOLLOWS: S 0 TOWNSHIP 77 NORTH, RANGE 89°06′ 叮 .16 - 23 Ω .¤ O. ≤ **D D** 35" MEASURED
CALCULATED ∇ 23; THENCE CE N 89°06' 3 391.36 FEET; \leq ഗ 10-20-2 Ft.) MORE רין 口 89°06′ 35″ + PRINCIPAL 1/4 OF THE FEET: THENCE BEGINNING 1340.07' ARE 135° 1 П 1°03' 12" W 830.00 W 397.85 FEET; THENCE N 0°53' 25" E NCE ALONG SAID NORTH 28 960. βĘ WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF .44′ HEREBY Z LICENSE 89°06′ 397.85′ Z CERTIFIED ENDE CERTIFY THAT THIS SURVEYING DOCUMENT Ö RENEWAL DATE П įσ AST CORNER S.E.1/4 Z V V V V V ×3; RSON 5TH TED FENCE Ĭπ 350 € Ē IOWA LIC. NO. IS DECEMBER SECTION 23-YEAR OLD ESTABLISHED 1/4 1/4 1°03′ 12″ S 830.00' M. W 31, N.E.1/4, S.E.1/4 17350 89°36′ 2) SURVEYOR'S NOTE: 10-23-23 2024 OLD FENCE LINE PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD. ACQUIRED LOCATIONS AND BEARINGS USING A 2012 SOKKIA GRX 1 G.P.S. NAD83 SOUTH IOWA DATUN DATE LICENSED LAND ш SCALE 1305.55' M.-**≒** ∥ ENDERSON EAST 1/4 CORNER SECTION 23-77-28 WHITE STONE 3" SQUARE TOP — TYRONEL OWP -28選 = 200' N FEET