

COUNTY: MADISON
SITE ADDRESS: 2694 VALLEYVIEW AVE
LOCATION: SECTION 10, TOWNSHIP 74 NORTH, RANGE 26 WEST
ALIQUOT PART- NW 1/4 OF SW 1/4
PARCEL: C
PROPRIETOR: PHILLIPS, DENNIS & PEGGY
REQUESTED BY: PHILLIPS, DENNIS & PEGGY
SURVEYOR NAME: MERLIN L. DAVIS



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Date 4/17/2023 Time 11:11:34AM

Rec Amt \$7.00

INDX
ANNO
SCAN

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

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

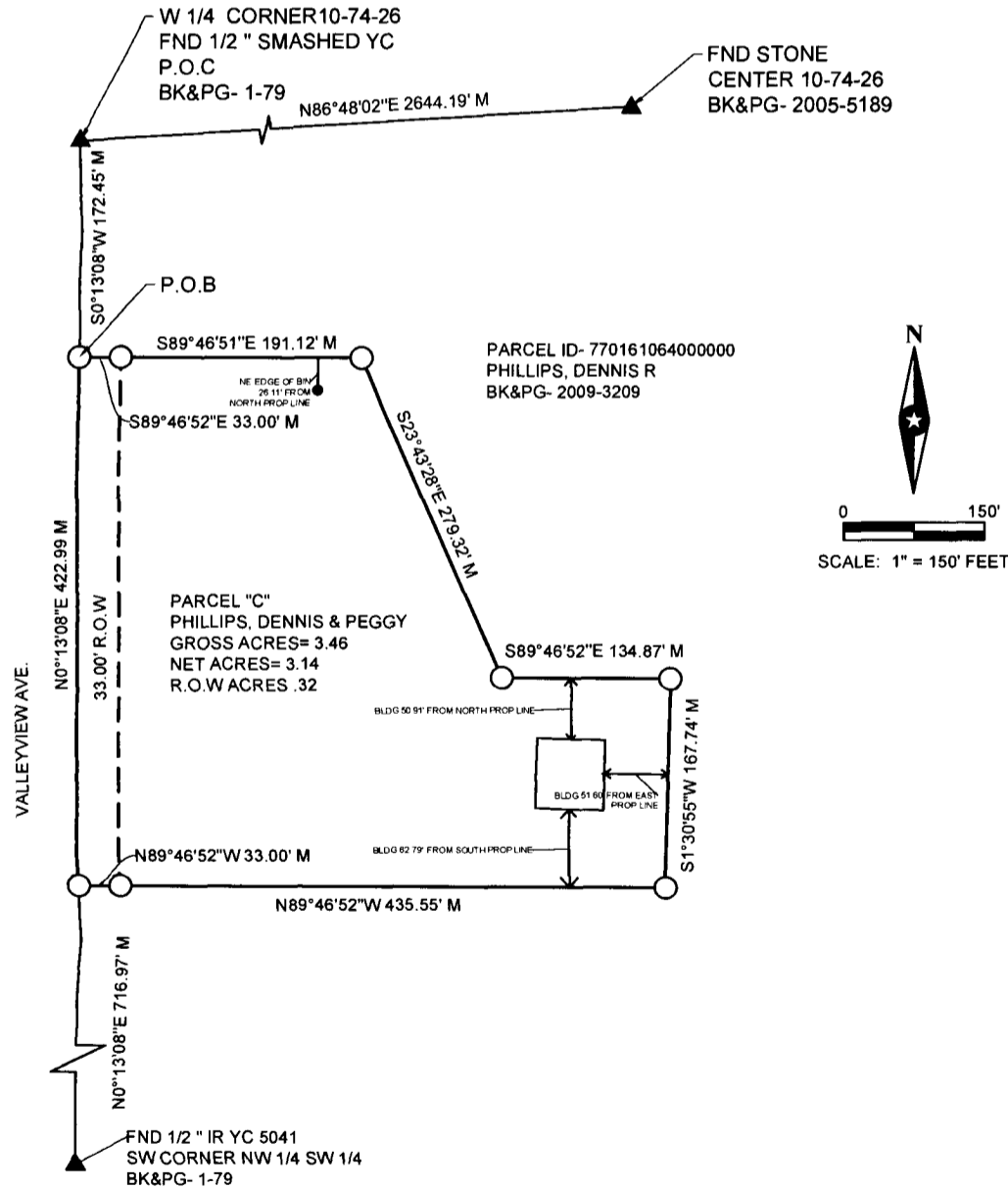
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE Grimes Blvd Ste 800, GRIMES, IA 50111, PH(515)986-5048

PLAT OF SURVEY OF PARCEL "C"

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE SW1/4 SECTION 10, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 10, THENCE SOUTH 0°13'08" WEST, ALONG THE WEST LINE OF SAID SECTION 10, 172.45' FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'52" EAST, 33.00' FEET, TO THE EAST RIGHT OF WAY LINE OF VALLEYVIEW AVENUE; THENCE SOUTH 89°46'51" EAST, 191.12' FEET; THENCE SOUTH 23°43'28" EAST, 279.32' FEET; THENCE SOUTH 89°46'52" EAST, 134.87' FEET; THENCE SOUTH 1°30'55" WEST, 167.74' FEET; THENCE NORTH 89°46'52" WEST, 435.55' FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE ON VALLEYVIEW AVENUE; THENCE CONTINUING NORTH 89°46'52" WEST, 33.00' FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 10; THENCE NORTH 0°13'08" EAST, ALONG SAID WEST LINE, 422.99' FEET, TO THE POINT OF BEGINNING, CONTAINING 3.46 ACRES AND 150,576 SQUARE FEET MORE OF LESS, SUBJECT TO ANY AND ALL EASEMENTS RECORDED OR UNRECORDED.



Basis of Bearing is Iowa State Plane Coordinate System South Zone.

FIELD WORK DATE: 3-15-2023 DRAWING DATE: 3-17-2023 DRAFTER: JL JOB NUMBER: 23040

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.

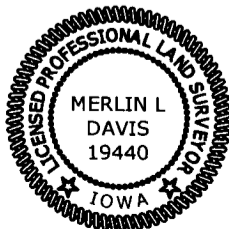
Merlin L. Davis 4/13/23
SIGNATURE DATE

MERLIN L DAVIS

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

1 OF 1

PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

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