

INDEX LEGEND

LOCATION: PT. PARCEL "C" SW1/4 SW1/4
SECTION 5-T74N-R27W
MADISON COUNTY, IOWA

REQUESTOR: LANA R. JACKSON
2871 NATURE LANE
PERU, IA 50222

PROPRIETOR: MICHAEL & SHANNON MAYHEW
2331 290th STREET
PERU, IA 50222

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

PLAT OF SURVEY - PARCEL "K"
PART OF PARCEL "C" IN THE SW1/4 SW1/4
IN SECTION 5 - T74N - R27W

LEGAL DESCRIPTION: PARCEL "K"

A PART OF PARCEL "C" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2010, PAGE 1899, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

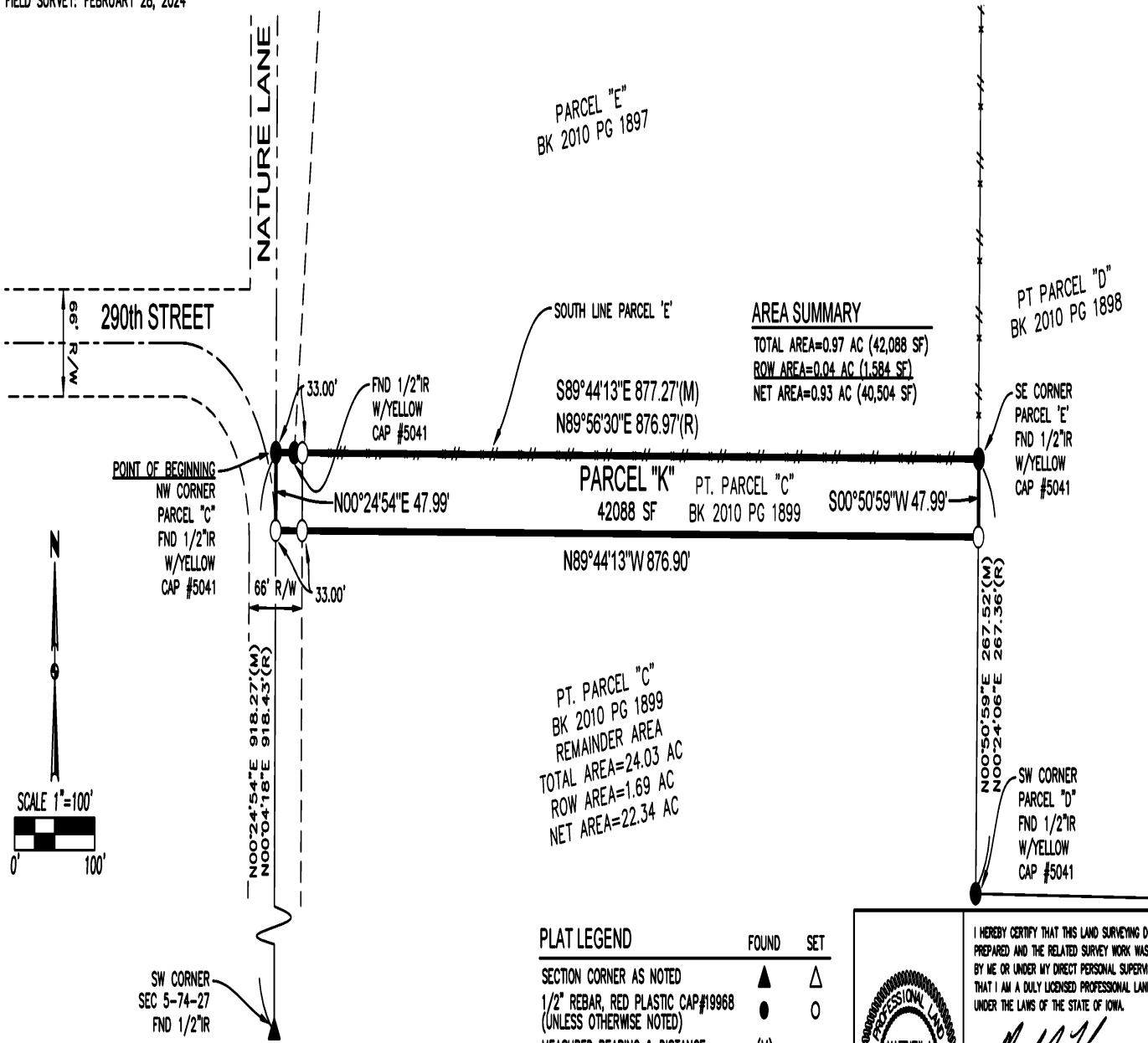
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "C"; THENCE SOUTH 89°44'13" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "C", 877.27 FEET TO THE SOUTHEAST CORNER OF PARCEL "E" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2010, PAGE 1897; THENCE SOUTH 00°50'59" WEST ALONG SAID NORTHERLY LINE, 47.99 FEET; THENCE NORTH 89°44'13" WEST, 876.90 FEET TO THE WEST LINE OF SAID PARCEL "C"; THENCE NORTH 00°24'54" EAST ALONG SAID WEST LINE, 47.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.97 ACRES (42,088 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BK: 2024 PG: 1060
Recorded: 5/16/2024 at 9:19:29.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AREA ABOVE RESERVED FOR RECORDER

FIELD SURVEY: FEBRUARY 28, 2024



PLAT LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

SURVEY NOTES:

- THE INTENT OF THIS SURVEY IS TO CREATE A NEW TAX PARCEL FOR THE TRANSFER OF PROPERTY.
- PARCEL "K" IS TO BE CONJOINED WITH PARCEL "E" AS ONE TAX PARCEL.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

Matthew J. Thomas
MATTHEW J. THOMAS, P.L.S. 05/16/2024
DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE: _____ REVIEWED: _____

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: _____ ENGINEER: _____

CIVIL DESIGN ADVANTAGE

PLAT OF SURVEY - PARCEL "K"
PART OF PARCEL "C" IN THE SW1/4 SW1/4 SEC 5-T74N-R27W
MADISON COUNTY, IOWA

2402.154