

**INDEX LEGEND**

**LOCATION:** PART OF OUTLOT 3 IN OUTLOTS TO ACADEMY ADDITION, CITY OF EARLHAM

**REQUESTOR:** MARQUIS INVESTMENTS, LLC  
425 NE 6TH ST  
EARLHAM, IA 50072

**PROPRIETOR:** RANDALL C. LILLIE & DIANNA M. LILLIE  
P.O. BOX 67  
EARLHAM, IA 50072

**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 "T"**

**LEGAL DESCRIPTION - PARCEL "T"**

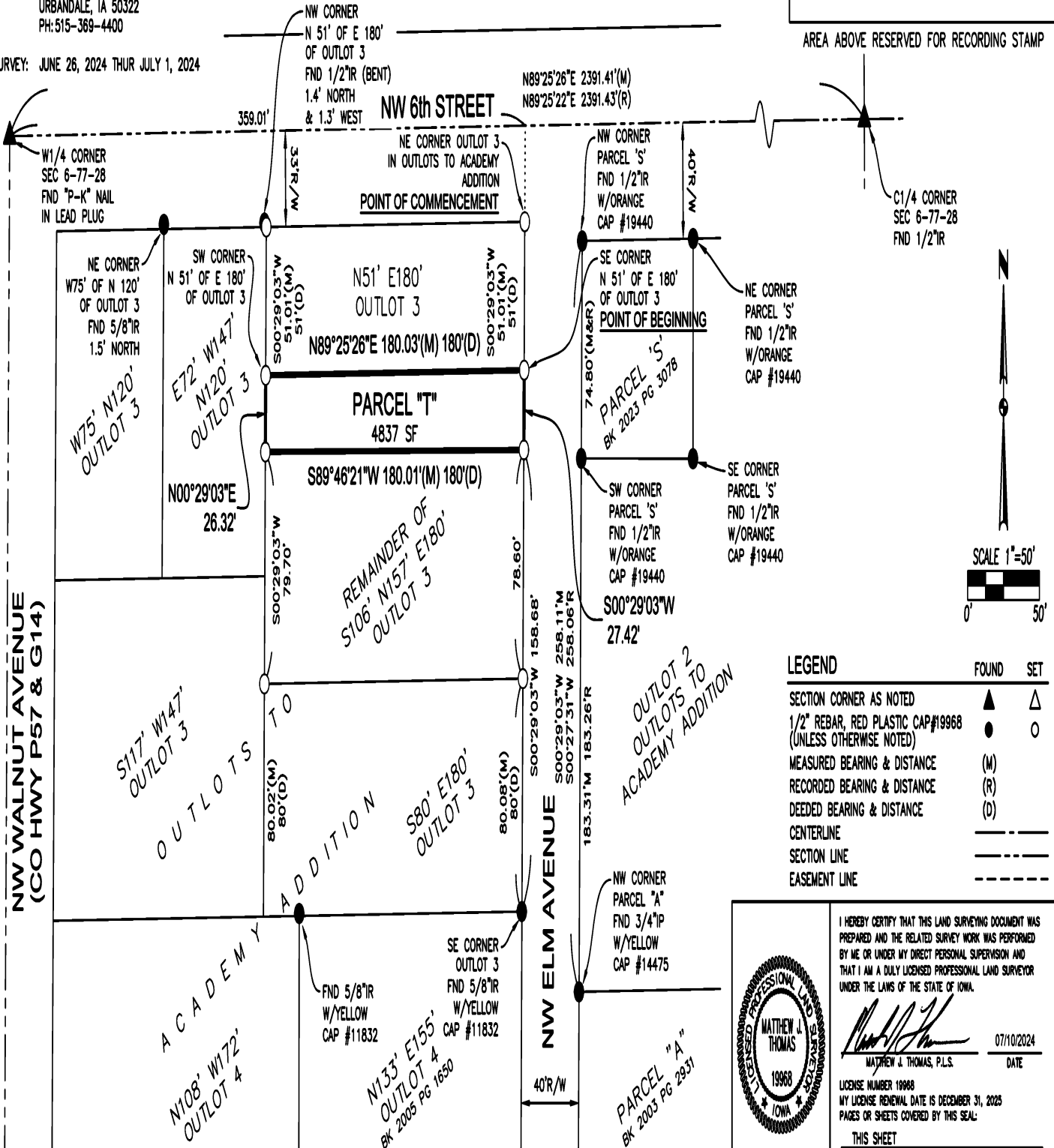
A PART OF OUTLOT 3 IN OUTLOTS TO ACADEMY ADDITION, AN OFFICIAL PLAT IN THE CITY OF EARLHAM, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT 3; THENCE SOUTH 00°29'03" WEST ALONG THE EAST LINE OF SAID OUTLOT 3, A DISTANCE OF 51.01 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 51 FEET OF THE EAST 180 FEET OF SAID OUTLOT 3; THENCE CONTINUING SOUTH 00°29'03" WEST ALONG SAID EAST LINE, 27.42 FEET; THENCE SOUTH 89°46'21" WEST, 180.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 180 FEET OF SAID OUTLOT 3; THENCE NORTH 00°29'03" EAST ALONG SAID WEST LINE, 26.32 FEET TO THE SOUTHWEST CORNER OF THE NORTH 51 FEET OF THE EAST 180 FEET OF SAID OUTLOT 3; THENCE NORTH 89°25'26" EAST ALONG THE SOUTH LINE OF THE NORTH 51 FEET OF THE EAST 180 FEET OF SAID OUTLOT 3, A DISTANCE OF 180.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,837 SQUARE FEET, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

BK: 2024 PG: 1707  
Recorded: 7/17/2024 at 1:51:10.0 PM  
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

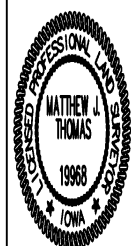
FIELD SURVEY: JUNE 26, 2024 THUR JULY 1, 2024

AREA ABOVE RESERVED FOR RECORDING STAMP



**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	----	



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.  
DATE: 07/10/2024

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

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 TECH: \_\_\_\_\_  
 REVIEW: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 CIVIL DESIGN ADVANTAGE  
 CITY OF EARLHAM, IOWA  
**PLAT OF SURVEY - PARCEL "T"**  
**PART OF OUTLOT 3 IN**  
**OUTLOTS TO ACADEMY**  
**ADDITION**  
 1/1  
 2406.481