

BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON
 SEC:7 TWP: 74N RANGE: 27W
 ALIQUOT PART: NW 1/4 SE 1/4
 PARCEL DESIGNATION: J
 PROPRIETOR: HALL, JASON R. & JENNIFER A.
 REQUESTED BY: JASON HALL
 SURVEYOR NAME: MERLIN L. DAVIS



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Book 2024 Page 1797 Type 06 026 Pages 1
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INDX
 ANNO
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BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

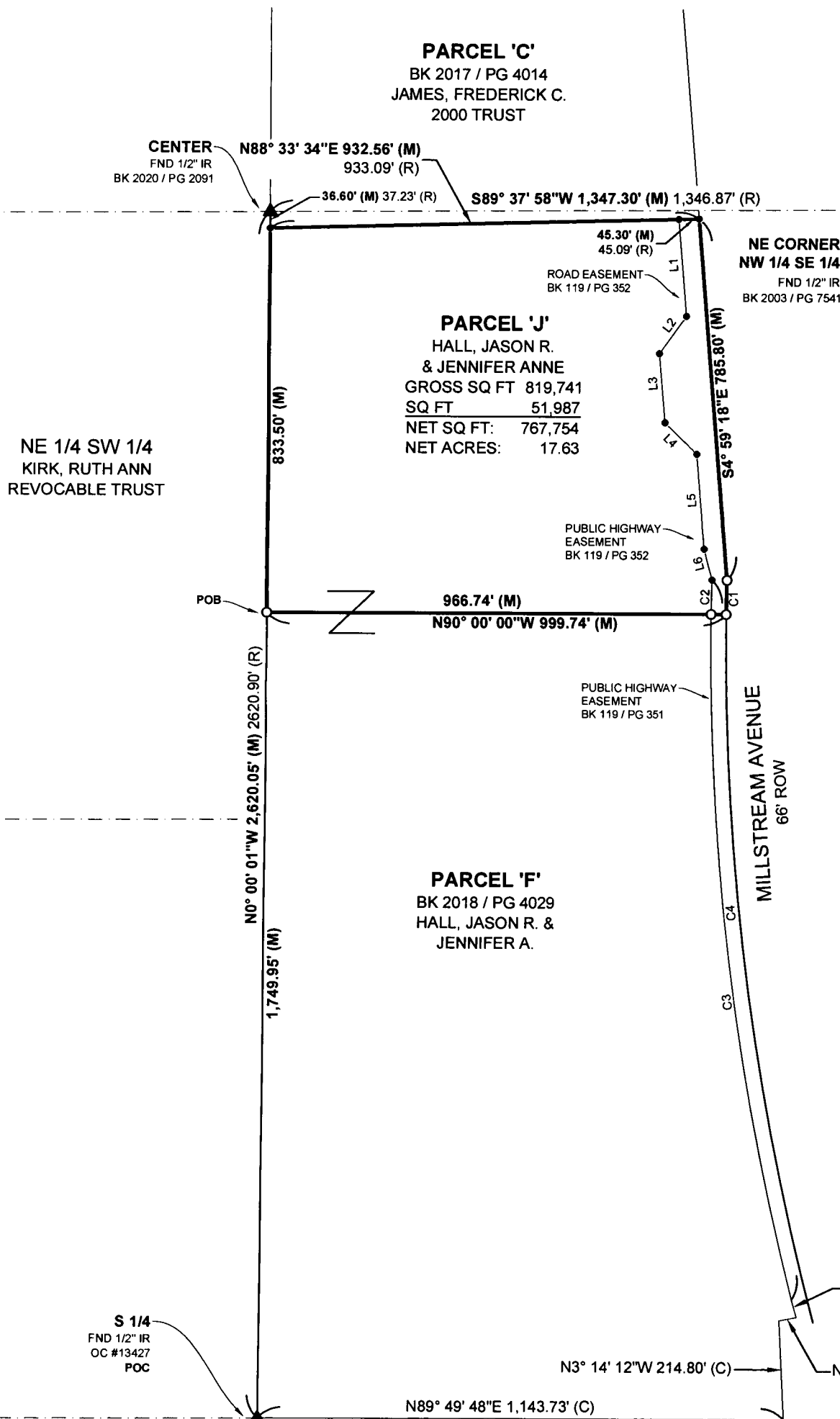
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ABACI CONSULTING, INC.

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



LEGAL DESCRIPTION: PARCEL 'J'

THE NORTH 833.50' FEET OF PARCEL 'F' AS RECORDED IN BOOK 2018, PAGE 4029 IN THE OFFICE OF THE, MADISON COUNTY RECORDER, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., THENCE NORTH 00°00'12" WEST, ALONG THE WEST LINE OF SAID PARCEL 'F', 1,749.95' FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'12" WEST, 833.50' FEET; THENCE NORTH 88° 33'34" EAST, 932.56' FEET; THENCE SOUTH 4°59'18" EAST, 785.80' FEET TO A POINT OF CURVATURE, CONCAVE NORTH EASTERLY, WHOSE RADIUS IS 5,619.21' FEET, WHOSE ARC LENGTH IS 74.13' FEET, WHOSE CHORD BEARS SOUTH 0°39'25" WEST, A DISTANCE OF 74.13 FEET; THENCE NORTH 90°00'00" WEST, 999.74' FEET TO THE POINT OF BEGINNING. CONTAINING 819,741 SQUARE FEET (18.82 ACRES) MORE OR LESS.

SUBJECT TO ANY COVENANTS, RESTRICTIONS, OR EASEMENTS, RECORDED OR UNRECORDED.

NOTE:
 THIS SURVEY WAS PERFORMED FOR MORTGAGE PURPOSES ONLY. PARCEL 'J' IS TIED TO PARCEL 'F' AND CANNOT BE SOLD INDEPENDENTLY UNLESS SUBDIVISION PLAT HAS BEEN APPROVED.

Curve Table					
Curve #	Length	Radius	Delta	CHORD DIRECTION	CHORD LENGTH
C1	74.13	5619.21	0.76	S0°39'25"W	74.13
C2	74.73	5652.21	0.76	S0°39'22"W	74.73
C3	1502.96	5652.21	15.24	S7°20'25"E	1498.53
C4	1577.68	5652.21	15.99	S6°57'41"E	1572.57

Parcel Line Table		
Line #	Length	Direction
L1	210.51	S5° 01' 18.44"E
L2	99.25	S35° 53' 33.56"W
L3	150.00	S5° 01' 18.44"E
L4	99.25	S45° 56' 10.44"E
L5	207.00	S5° 01' 18.44"E
L6	68.67	S15° 01' 47.44"E

FIELD WORK DATE: 07/09/2024 DRAWING DATE: 07/10/2024 DRAFTER: MS JOB NUMBER: #24137

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: 7/23/2024
 MERLIN L. DAVIS

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
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 15982
- SET 1/2" IR OC 19440 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET
- OC 19440 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- RC RED CAP
- IP IRON PIPE
- IR IRON ROD

