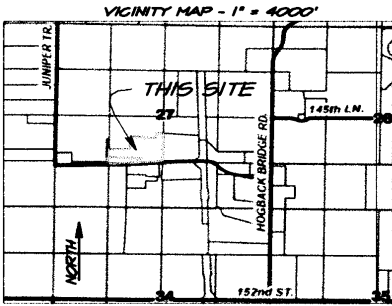


INDEX LEGEND	
LOCATION:	MADISON COUNTY, IOWA SEC 27-T77N-R28W, E1/2 SW1/4
REQUESTOR:	STEVEN D FRAME
PROPRIETOR:	STEVEN D. AND SANDRA JO FRAME 34599 MAPLE RIDGE DRIVE ADEL, IA 50072 PH: 515-249-7473
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131

BK: 2024 PG: 196
 Recorded: 1/29/2024 at 3:39:51.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

INDEX LEGEND



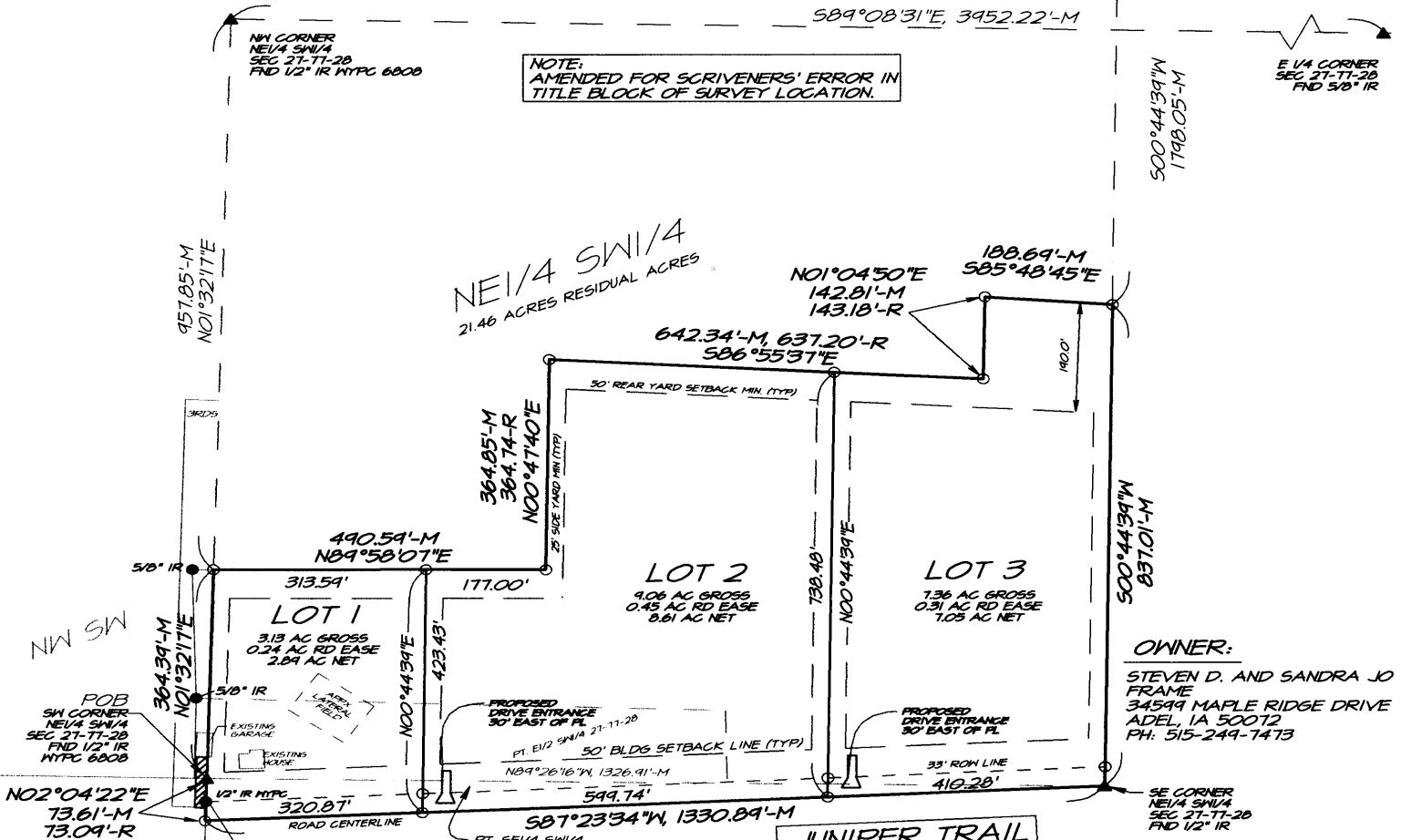
AREA ABOVE FOR RECORDATION ONLY

AMENDED
FINAL PLAT
FRAME SUBDIVISION

AMENDED FROM BOOKK 2024 PG 180
 IN SECTION 27, T77N, R28W

SEE SHEET 2 FOR LEGAL DESCRIPTION

NOTE:
 AMENDED FOR SCRIVENERS' ERROR IN
 TITLE BLOCK OF SURVEY LOCATION.



OWNER:
 STEVEN D. AND SANDRA JO
 FRAME
 34599 MAPLE RIDGE DRIVE
 ADEL, IA 50072
 PH: 515-249-7473

NOTES:

- ZONING TYPE - A, AGRICULTURE
50' SETBACKS AND 25' SIDE YARD MINIMUMS.
- WATER SOURCE - "WARREN RURAL WATER", LOCATED ON SOUTH SIDE OF COUNTY ROAD
- ELECTRICITY - "REC", OVERHEAD POWER LOCATED IN NORTH ROW
- WASTE WATER - ON SITE SEPTIC, EACH LOT.
- THE EXISTING GARAGE ON LOT 1, IS ENCRROACHING OVER WEST LINE OF LOT. THE GARAGE WILL BE MOVED OR REMOVED PRIOR TO THE CURRENT OCCUPANT (GAROL J. O'BRIEN), NO LONGER RESIDING ON THIS LOT. A NEW GARAGE OR ACCESSORY BUILDING WILL HAVE TO CONFORM TO CURRENT ZONING REQUIREMENTS.

DRIVE EASEMENT FOR LOT 1

THE SOUTH 38 FEET OF THE EAST 16.5 FEET OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE NORTH 49.5 FEET OF THE EAST 16.5 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION 27 TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PM, MADISON COUNTY, IOWA.

ROSS
 LAND SURVEYING
 Inc.
 PO Box 336,
 Johnston, Iowa 50131
 PH 515 254 2567
 rosslandsurveying.com

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

GREGORY L. ROSS
 L.S. #13286
 My license renewal date is December 31, 2024
 PAGES COVERED: 2

Signed: *[Signature]*
 Date: 1/29/24

GRAPHIC SCALE 1"=200'
 0 200'

- -- FOUND CORNER
- -- SET 1/2" IR with orange plastic cap #13286
- -- CALCULATED CORNER ONLY
- ✗ -- CUT "X"
- ▲ -- SECTION CORNER
- IP/GP -- IRON PIPE/GAS PIPE
- IR -- IRON ROD
- M -- MEASURED DISTANCE
- R -- RECORDED DISTANCE
- W\Y\PC [#] -- WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]

JOB NUMBER: 8542 SUBDV 23

FIELD WORK DONE: AUG 2023
 BEARING= IA SPCS IA SOUTH

FRAME
 SUBDIVISION
 IN SECTION 27
 TOWNSHIP 77 NORTH
 RANGE 28 WEST
 MADISON COUNTY
 IOWA

LEGAL DESCRIPTION-FRAME SUBDIVISION

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 OF THE SW1/4) AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF THE SW1/4) ALL IN SECTION 27, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PM, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27; THENCE NORTH 01°32'17" EAST ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27, A DISTANCE OF 364.39 FEET; THENCE NORTH 89°58'07" EAST, A DISTANCE OF 490.59 FEET; THENCE NORTH 00°47'40" EAST, A DISTANCE OF 364.85 FEET; THENCE SOUTH 86°55'37" EAST, A DISTANCE OF 642.34 FEET; THENCE NORTH 01°04'50" EAST, A DISTANCE OF 142.81 FEET; THENCE SOUTH 85°48'45" EAST, A DISTANCE OF 188.69 FEET TO THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27; THENCE SOUTH 00°44'39" WEST ALONG SAID LINE, A DISTANCE OF 837.01 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27, SAID POINT ALSO BEING THE CENTERLINE OF JUNIPER TRAIL, AS IT IS PRESENTLY ESTABLISHED, THENCE SOUTH 87°23'34" WEST ALONG SAID CENTERLINE, A DISTANCE OF 1330.89 FEET; THENCE NORTH 02°04'22" EAST, A DISTANCE OF 73.61 FEET TO THE POINT OF BEGINNING, ALL CONTAINING 19.55 ACRES, MORE OR LESS, AND SUBJECT TO THE PUBLIC ROADWAY EASEMENT, CONTAINING 1.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.