

BK: 2024 PG: 2180
 Recorded: 9/9/2024 at 11:12:44.0 AM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

**PLAT OF SURVEY
 PARCEL AK
 ROLLING ACRES**
 MADISON COUNTY, IOWA

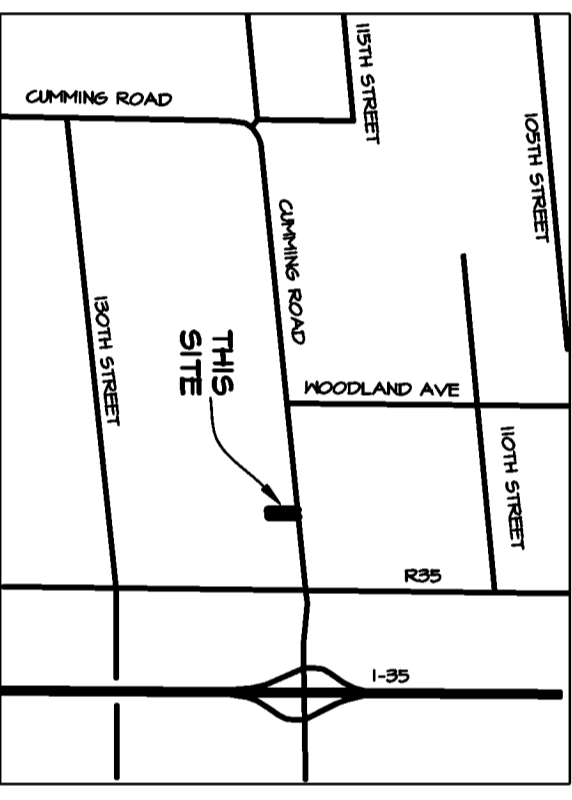
PROPERTY OWNER:
 J RENDA REVOCABLE
 LIVING TRUST
 3364 CUMMING RD
 CUMMING, IA 50061

PREPARED FOR:
 JOHN J RENDA
 3364 CUMMING RD
 CUMMING, IA 50061

PROPERTY ADDRESS:
 3364 CUMMING RD
 CUMMING, IA 50061

**PROFESSIONAL
 LAND SURVEYOR:**
 CIVIL ENGINEERING CONSULTANTS, INC.
 ATTN: PATRICK J SHEPARD, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: (515) 276-4884
 EMAIL: SHEPARD@CECLAC.COM

INDEX LEGEND	
COUNTY: MADISON	
SUBDIVISION: ROLLING ACRES	
LOT: 1	
PROPRIETOR (S): JOHN J RENDA 3364 CUMMING RD CUMMING, IA 50061	
REQUESTED BY: JOHN J RENDA	
COMPANY LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884



VICINITY SKETCH

LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. WORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY LINES
- PARCEL LINES
- EXISTING LOT OR TAX PARCEL LINES
- ORIGINAL PLAT LOT LINES
- EASEMENT LINES
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.M. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- 430 ADDRESS

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	PLAT OF SURVEY

LEGAL DESCRIPTION: PROPERTY
 A PARCEL OF LAND IN LOT 1, ROLLING ACRES, AN OFFICIAL PLAT RECORDED IN BOOK 1, PAGE 149 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AS A POINT OF REFERENCE AT THE NW CORNER OF SAID LOT 1; THENCE 500°20'46"W, 338.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE S84°34'14"E, 17.50 FEET TO A POINT; THENCE 500°20'46"W, 60.00 FEET TO A POINT; THENCE N84°34'14"W, 17.50 FEET TO A POINT ON SAID WEST LINE OF LOT 1; THENCE N00°20'46"E, 60.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 1.050 SF (0.024 ac.)

NOTES:
 1. THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NAD 1983 IOWA STATE PLANE SOUTH ZONE GRID NORTH CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.

PURPOSE FOR PLAT OF SURVEY:
 THIS SURVEY WILL CREATE A NONCONFORMING PARCEL. THE NONCONFORMING PARCEL CREATED SHALL BE COMBINED WITH AND NEVER SOLD SEPARATELY FROM THE ADJACENT PROPERTY TO THE WEST.

CERTIFICATION

PROFESSIONAL
 LAND SURVEYOR
 IOWA

PATRICK J.
 SHEPARD
 12265

9-9-24

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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL. | & 2

DATE:	SEP. 05, 2024
DATE OF SURVEY:	SEP. 05, 2024
DESIGNED BY:	PJS
DRAWN BY:	JS



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

**PARCEL AK
 ROLLING ACRES
 MADISON COUNTY, IOWA**
COVER

FOUND
1/4" CORNER
NE
SEC. 13-77-26

FOUND
1/2" I.P. WYTELLOW CAP #12471

P.O.B.
NW CORNER LOT 1
ROLLING ACRES

N63°32'48"E 2541.90' M. 2548.35' P.
CUMMING ROAD (COUNTY ROAD 6-14)
324.84' M. 300.00' P.

338.00'

NOO°20'46"E
60.00'
17.50'
584°34'14"E
P.O.B.
PARCEL AK
1050 S.F.
0.024 AC.

N64°34'14"W
17.50'
60.00'

LOT 1
OWNERS:
LINDA K. JACKETTE
REVOCABLE TRUST
3964 CUMMING RD
CUMMING, IA 50061

W 1/4 FRL NW NE
SEC 13-77-26
OWNERS:
LINDA K. JACKETTE
REVOCABLE TRUST
3964 CUMMING RD
CUMMING, IA 50061

ROLLING ACRES
(BK. 1, PG. 144)

LOT 2
OWNERS:
LINDA K. JACKETTE
REVOCABLE TRUST
RD BOX 40
CUMMING, IA 50061

500°16'01"W 1319.68' M. 1320.00' P.

500°20'46"W 1320.19' M. 1320.00' P.

500°15'33"W 1319.62' M. 1320.00' P.

FOUND
1/4" CORNER
NW
SEC. 13-77-26

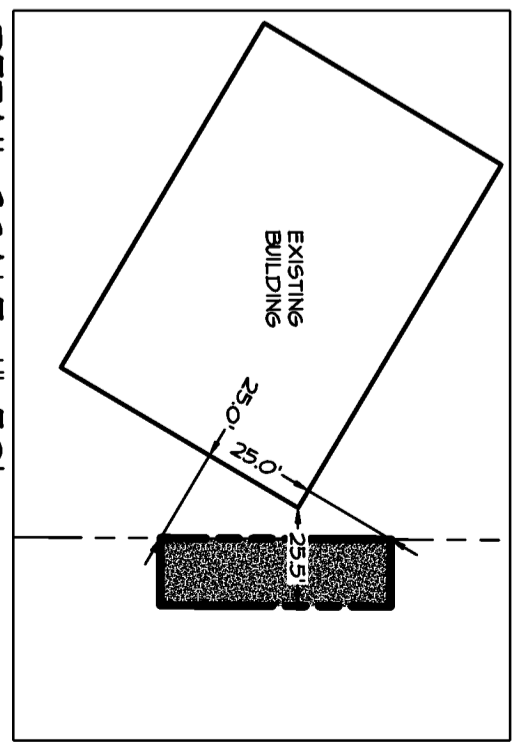
N63°35'48"E 321.91' M.
300.00' P.

FOUND
1/2" I.P. WYTELLOW CAP #12471
SW CORNER LOT 1
ROLLING ACRES

S83°24'21"W 331.84' M.
330.00' P.

FOUND
1/2" I.P. WYTELLOW CAP #12471
SE CORNER LOT 1
ROLLING ACRES

DETAIL SCALE: 1" = 50'



SCALE: 1" = 100'



PARCEL AK
ROLLING ACRES
MADISON COUNTY, IOWA
PLAT OF SURVEY

DATE:	SEP. 05, 2024
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DESIGNED BY:	PJS
DRAWN BY:	JDS



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