

PLAT OF SURVEY

COUNTY: MADISON
 SEC: 22 TWP: 77N RANGE: 27W
 ALIQUOT PART: NW 1/4 NW 1/4
 PARCEL DESIGNATION: K
 CITY: VAN METER
 PROPRIETOR: CASHMAN, GWEN E. REVOCABLE TRUST
 REQUESTED BY: TOM JACKMAN
 SURVEYOR NAME: MERLIN L. DAVIS



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Book 2024 Page 2656 Type 06 026 Pages 1
 Date 10/31/2024 Time 10:31:49AM
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INDX
 ANNO
 SCAN

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING
 3000 SE Grimes Blvd., Ste 800,
 GRIMES, IOWA 50111, PH. (515)986-5048

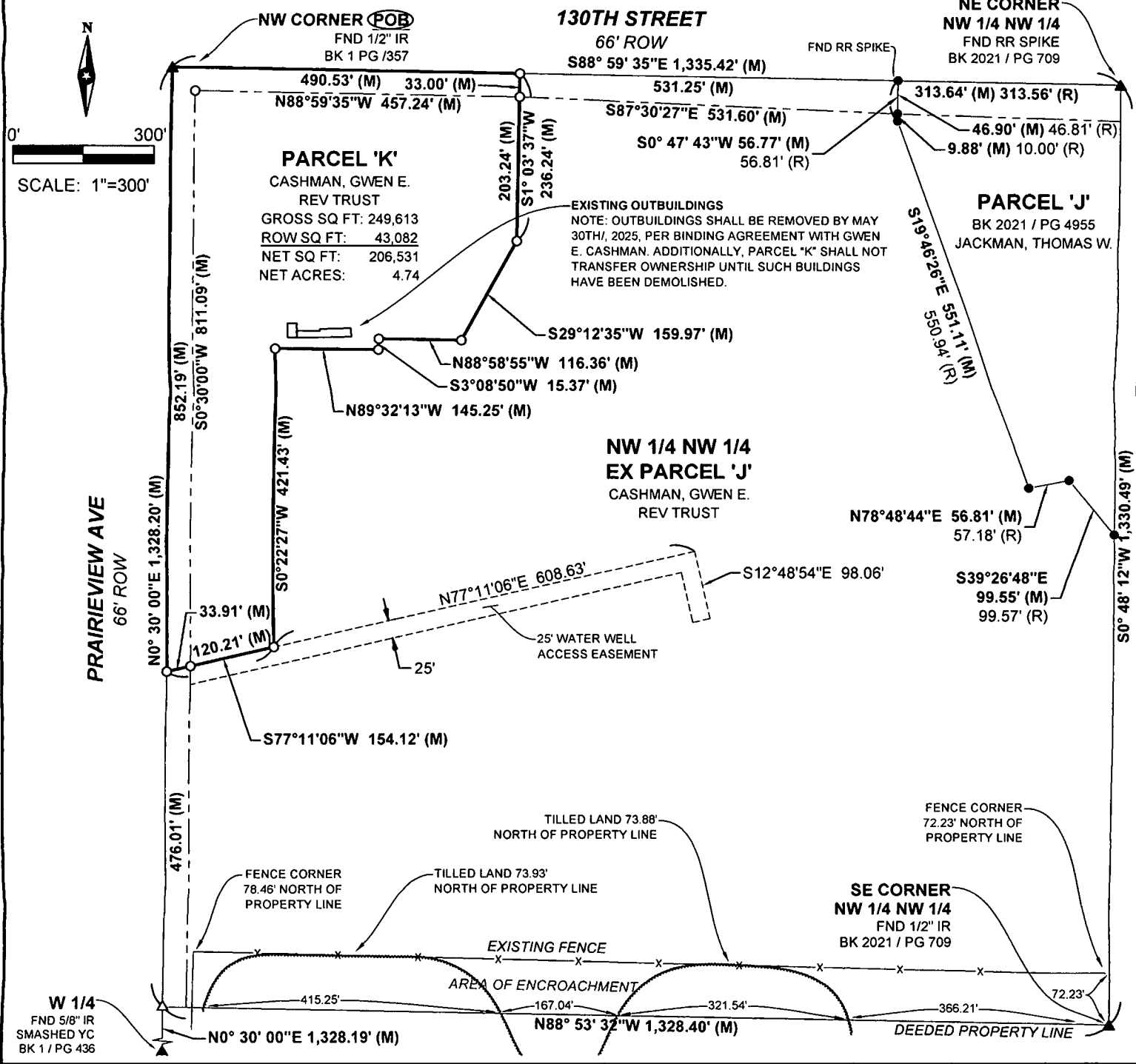
* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

LEGAL DESCRIPTION - PARCEL 'K'

A PARCEL OF LAND LOCATED IN THE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

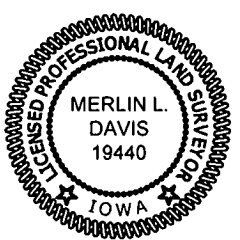
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 88°59'35" EAST, ALONG THE SECTION LINE, 490.53' FEET; THENCE SOUTH 1°03'37" WEST, 236.24' FEET; THENCE SOUTH 29°12'35" WEST, 159.97' FEET; THENCE NORTH 88°58'55" WEST, 116.36' FEET; THENCE SOUTH 3°08'50" WEST, 15.37' FEET; THENCE NORTH 89°32'13" WEST, 145.25' FEET; THENCE SOUTH 0°22'27" WEST, 421.43' FEET; THENCE SOUTH 77°11'06" WEST, 154.12' FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH 0°30'00" EAST, 852.19' FEET TO THE POINT OF BEGINNING.



FIELD WORK DATE: 09/26/2024 DRAWING DATE: 10/10/2024 DRAFTER: MS JOB NUMBER: #24187

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: 10/29/2024
 MERLIN L. DAVIS
 PRINTED OR TYPED NAME:
 IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 THIS SHEET ONLY
 PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

R	RECORDED DISTANCE	OC	ORANGE CAP
M	MEASURED DISTANCE	RC	RED CAP
C	CALCULATED DISTANCE	IP	IRON PIPE
●	FOUND 1/2" IR YC 15982 UNLESS NOTED	IR	IRON ROD
○	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		