

BK: 2024 PG: 336
 Recorded: 2/13/2024 at 3:11:06.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: PART OF THE N 1/2 OF SW 1/4 OF SECTION 12
 T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: JACOB AND MCKENNA LUPKES
 2179 PAGE ST., OSCEOLA IA 50213

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
 RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — Road Right of Way
- · — · — Section line
- * — * — Fence line

Monuments

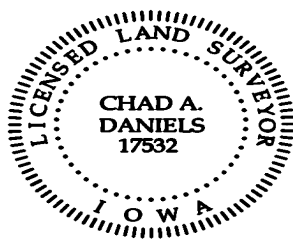
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" yellow cr #5041
- - Found R.O.W. Rail

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL O:

That part of the North Half of the Southwest Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
 Commencing at the Northwest corner of the Northeast Quarter of said Southwest Quarter;
 thence North 82 degrees 23 minutes 22 seconds East, 263.19 feet along the North line of said Northeast Quarter of said Southwest Quarter; thence South 01 degrees 12 minutes 14 seconds West, 92.66 feet to the South line of a Madison County Highway and to the Point of Beginning;
 thence South 01 degrees 12 minutes 14 seconds West, 345.40 feet; thence South 80 degrees 25 minutes 38 seconds West, 392.78 feet to the Southeast corner of Parcel A, recorded in Book 2 Page 520; thence North 01 degrees 12 minutes 14 seconds East, 350.65 feet to the Northeast corner of said Parcel A with said point being on said South right of way line; thence with a non-tangent curve turning to the left with an arc length of 341.44 feet, with a radius of 6566.31 feet, with a chord bearing of North 81 degrees 22 minutes 26 seconds East, with a chord length of 341.40 feet along said South right of way line; thence North 79 degrees 53 minutes 04 seconds East, 50.45 feet along said South right of way line to the Point of Beginning, having an area of 3.07 Acres.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW SW	1.04	0.00	1.04
NE SW	2.03	0.00	2.03
TOTAL	3.07	0.00	3.07



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels 12 FEB 24
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2024
 Page No.'s covered by this seal: 1 and 2

