

BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON  
SEC: 24 TWP: 77 RANGE: 26  
SUBDIVISION NAME: EVANS RURAL ESTATES, PLAT 2  
LOT(S): 13  
ADDRESS: 3381 140TH ST  
CITY: CUMMING  
PROPRIETOR: WRAY, ZACHARY & JENNA  
REQUESTED BY: ZACH WRAY  
SURVEYOR NAME: MERLIN L. DAVIS



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Book 2025 Page 1170 Type 06 026 Pages 1  
Date 5/14/2025 Time 11:25:37AM  
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INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

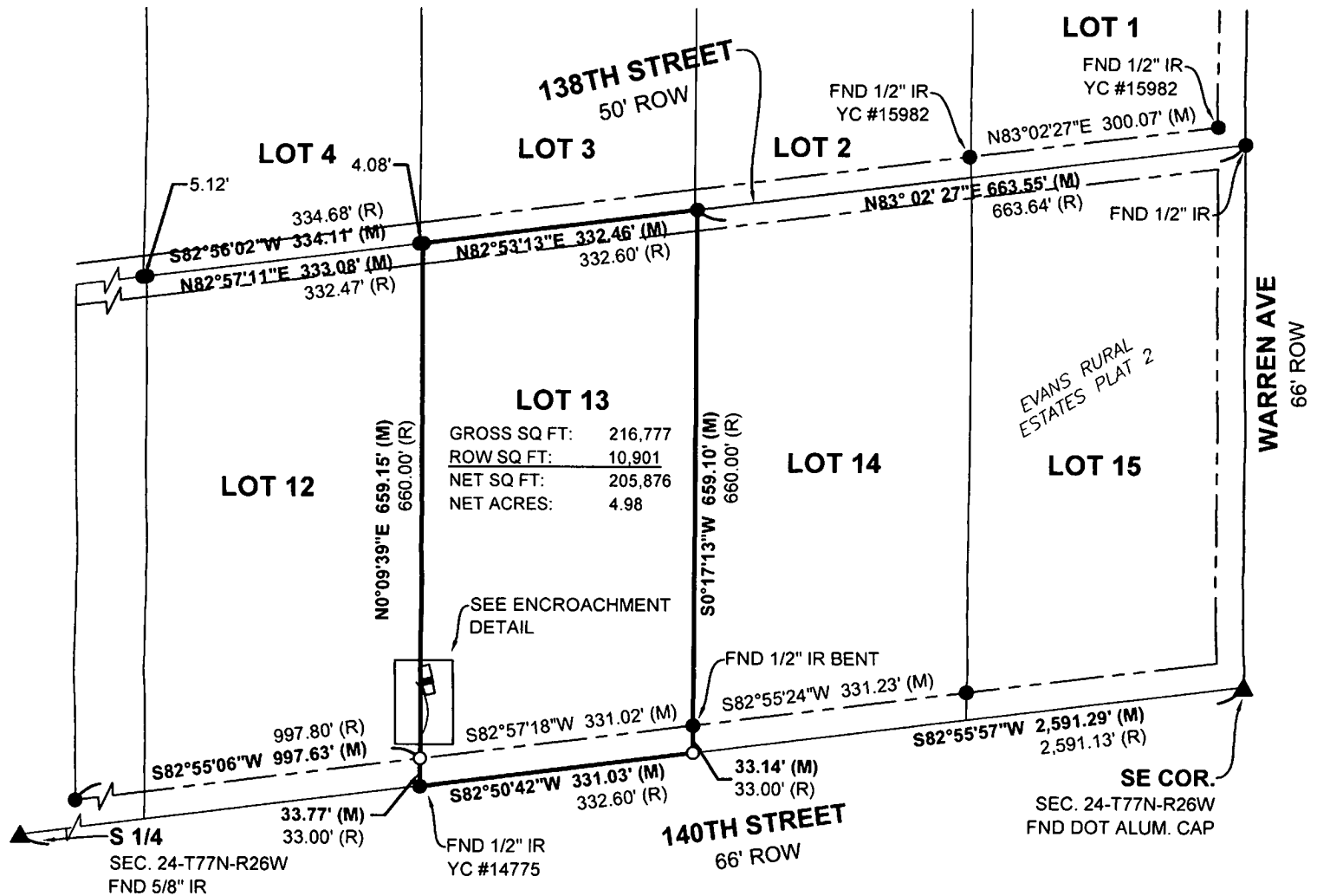
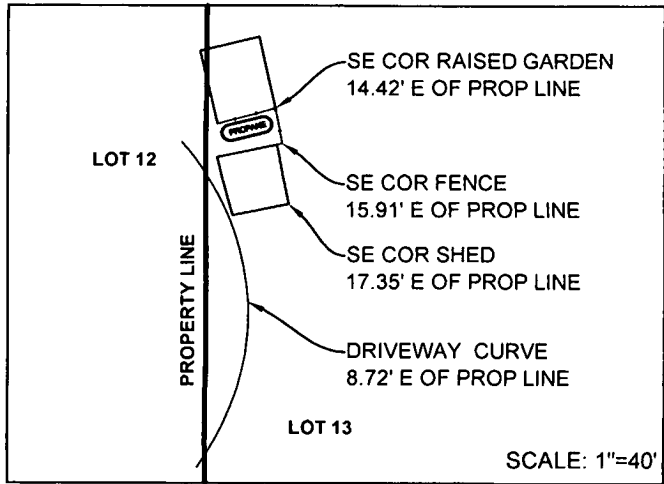
LEGAL DESCRIPTION

LOT THIRTEEN (13) OF EVANS RURAL ESTATES, PLAT 2, A  
SUBDIVISION OF THE SOUTH HALF (1/2) OF THE SOUTHEAST  
QUARTER (1/4) OF SECTION TWENTY-FOUR (24), IN  
TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE  
TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY,  
IOWA.



SCALE: 1"=200'

ENCROACHMENT DETAIL



FIELD WORK DATE: 03/06/2025    DRAWING DATE: 03/07/2025    DRAFTER: KP    JOB NUMBER: #25034

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: 5/12/2025  
MERLIN L. DAVIS

PRINTED OR TYPED NAME:  
IOWA LIC. NO. 19440  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
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 5/8" IR 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                        |    |            |