

BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON  
SEC: 10, 11 TWP: 74N RANGE: 27W  
ALIQUOT PART: SE NE SEC. 10 / SW NW SEC 11  
CITY: PERU  
PROPRIETOR: MOHR, STEPHEN & LAUREL  
REQUESTED BY: STEPHEN MOHR  
SURVEYOR NAME: MERLIN L. DAVIS



Document 2025 1315  
Book 2025 Page 1315 Type 06 026 Pages 1  
Date 5/29/2025 Time 11:56:15AM  
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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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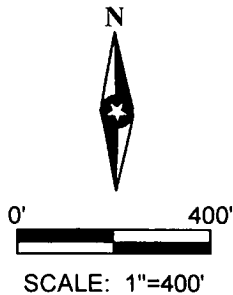
PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 74  
NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON  
COUNTY, IOWA, LYING SOUTH AND EAST OF THE  
SOUTH LINE OF THE FORMER 100' FOOT CHICAGO, ST.  
PAUL AND KANSAS CITY RAILROAD COMPANY  
RIGHT-OF-WAY LINE.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 74  
NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON  
COUNTY, IOWA, LYING SOUTH OF THE SOUTH LINE OF  
THE FORMER 150' FOOT CHICAGO, ST. PAUL AND  
KANSAS CITY RAILROAD COMPANY RIGHT-OF-WAY  
LINE AND WEST OF THE CENTERLINE OF CLANTON  
CREEK.



FORMER 100' CHICAGO, ST.  
PAUL AND KANSAS CITY  
RAILROAD COMPANY ROW  
BK 2016 / PG 3474

ROW FENCE

SW CORNER  
SE 1/4 NE 1/4  
10-74-27  
FND 1/2" IR  
BK 2001 / PG 1951

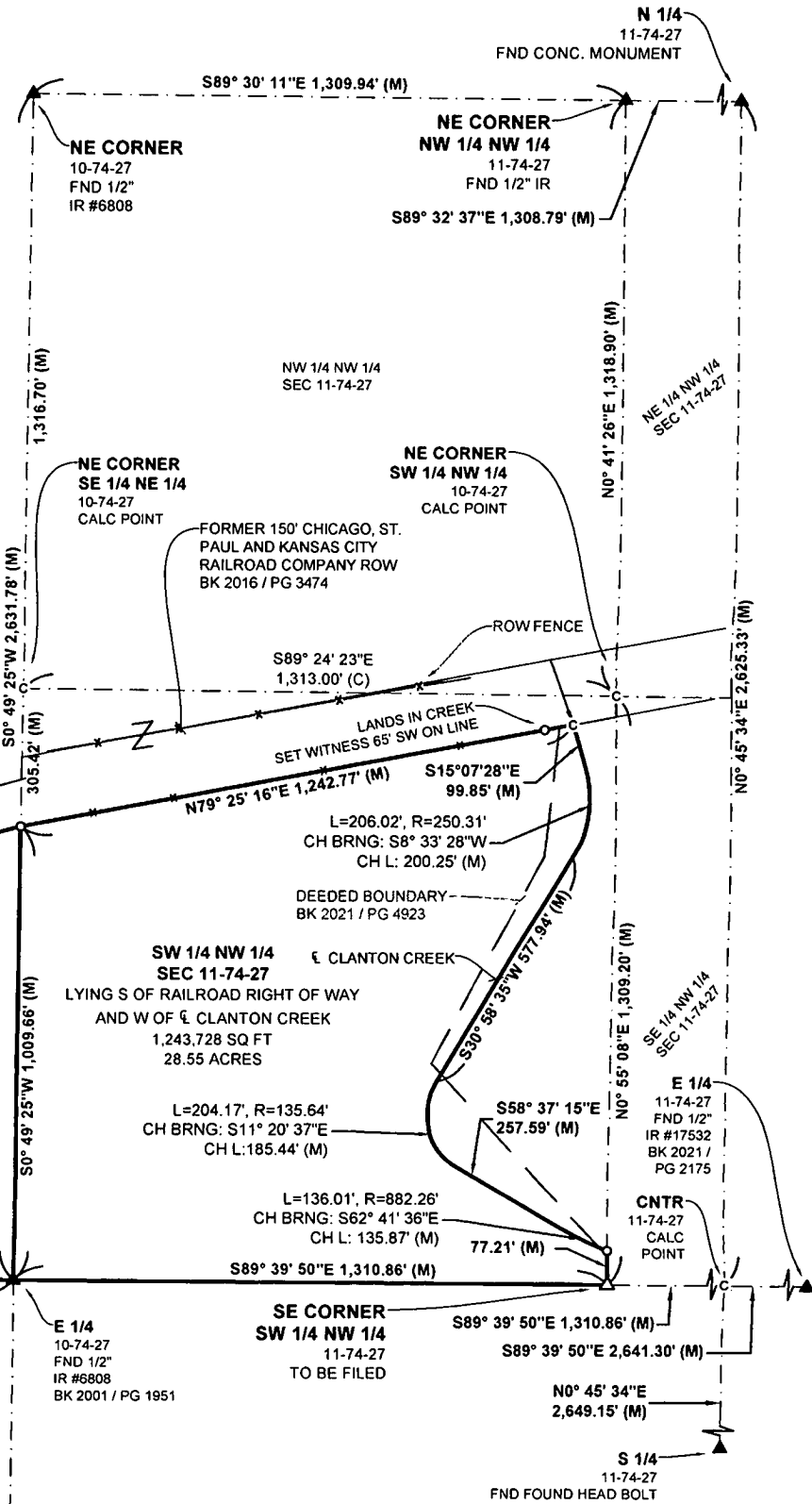
PLEASANTVIEW TRAIL  
ROW VARIES

SE 1/4 NE 1/4  
SEC 10-74-27  
LYING S AND E OF  
RAILROAD RIGHT OF WAY  
683,541 SQ FT  
15.69 ACRES

E 1/4  
10-74-27  
FND 1/2"  
IR #6808  
BK 2001 / PG 1951

SE CORNER  
SW 1/4 NW 1/4  
11-74-27  
TO BE FILED

CNTR  
11-74-27  
CALC  
POINT



FIELD WORK DATE: 12/14/2021 DRAWING DATE: 10/22/2024 DRAFTER: MS JOB NUMBER: #21428

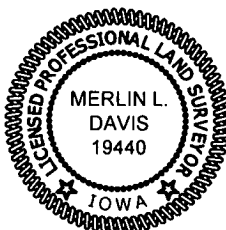
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND  
THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT  
PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL  
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Merlin L. Davis* DATE: 5/29/2025  
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  |
| ●   | CORNER MONUMENT FOUND             | 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                        |    |            |