

BK: 2025 PG: 1393
Recorded: 6/4/2025 at 2:02:36.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the fractional SW $\frac{1}{4}$ of Section 7
T 74N, R 26W, Madison County, Iowa

OWNER: Dennis and Peggy Phillips
2843 Peru Road, Peru IA 50222

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Court Officer Deed: Book 2011 Page 759

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

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — 33' Road Easement
— · — · — Section line

Monuments

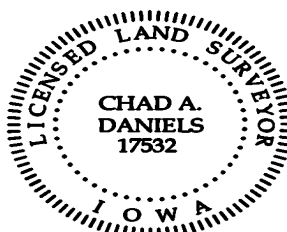
- ▲ - Found section corner
- △ - Set 1 1/4" red plastic capped pipe, #17532
- - Set 1/2" red plastic capped rebar, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:

That part of the fractional Southwest Quarter of Section 7, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the West Quarter corner of said Section 7; thence North 86 degrees 21 minutes 12 seconds East, 300.40 feet along the North line of said fractional Southwest Quarter; thence South 00 degrees 15 minutes 14 seconds West, 1453.44 feet; thence South 86 degrees 21 minutes 12 seconds West, 300.36 feet to the West line of said fractional Southwest Quarter; thence North 00 degrees 14 minutes 19 seconds East, 136.83 feet to the Southwest corner of the North Half of said fractional Southwest Quarter; thence North 00 degrees 15 minutes 14 seconds East, 1316.61 feet to the Point of Beginning, having an area of 10.00 Acres including 1.14 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
N 1/2 SW 1/4	8.00	1.07	9.07
S 1/2 SW 1/4	0.86	0.07	0.93
TOTAL	8.86	1.14	10.00



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 4 JUN 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

0 150 300 FEET

