

PLAT OF SURVEY

COUNTY: MADISON
SEC: 13 TWP: 75N RANGE: 26W
ALIQUOT PART: NE 1/4 NW 1/4
PARCEL DESIGNATION: I
SUBDIVISION NAME: COX'S PRAIRIE OAKS
LOT(S): 2 BLOCK:
SITE ADDRESS: 2430 WALNUT TRAIL
CITY: ST. CHARLES
PROPRIETOR: COX, BRET A. & KYLA S.
REQUESTED BY: BRET & KYLA COX
SURVEYOR NAME: MERLIN L. DAVIS

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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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: PARCEL 'I'

A PARCEL OF LAND LOCATED IN LOT 2, COX'S PRAIRIE OAKS, AN OFFICIAL PLAT IN SECTION 13, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, THENCE SOUTH 82°59'32" WEST, ALONG THE SECTION LINE, 285.63' FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 82°59'32" WEST, 743.95' FEET TO THE SOUTH EASTERLY CORNER OF LOT 1 OF SAID COX'S PRAIRIE OAKS; THENCE NORTH 36°53'23" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, 365.80' FEET; THENCE NORTH 44°55'18" WEST, 247.83' FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WALNUT TRAIL; THENCE CONTINUING NORTH 44°55'18" WEST, 40.06' FEET TO THE NORTHERLY CORNER OF SAID LOT 1; THENCE ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS IS 806.59' FEET, WHOSE ARC LENGTH IS 89.47' FEET, WHOSE CHORD BEARS NORTH 38°41'40" FEET, A DISTANCE OF 89.43' FEET; THENCE SOUTH 54°29'10" EAST, 40.00' FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY; THENCE CONTINUING SOUTH 54°29'10" EAST, 778.45' FEET TO THE POINT OF BEGINNING. CONTAINING 166,879 SQUARE FEET (3.83 ACRES) MORE OR LESS.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	143.93'	270.00'	30°32'36"	N37°59'07"E	142.23' (M & R)
C2	232.84'	2232.48'	5°58'33"	N50°02'41"E	232.74' (M & R)
C3	39.59'	806.59'	2°48'44"	N43°16'42"E	39.59' (M & R)
C4	162.88'	806.59'	11°34'12"	N36°05'14"E	162.60' (M & R)
C5	89.47'	806.59'	6°21'20"	N38°41'40"E	89.43' (M)
C6	73.41'	806.59'	5°12'52"	N32°54'34"E	73.38' (M & R)
C7	218.63'	5363.66'	2°20'08"	N30°27'54"E	218.61' (M & R)
C8	370.93'	446.21'	47°37'46"	N52°09'58"E	360.34' (M & R)
C9	408.37'	406.21'	57°36'01"	N57°10'50"E	391.39' (M & R)
C10	220.26'	5403.66'	2°20'08"	N30°27'54"E	220.24' (M & R)
C11	76.12'	846.59'	5°09'05"	N32°56'17"E	76.09' (M)
C12	96.15'	846.59'	6°30'26"	N38°46'03"E	96.10' (M)
C13	39.31'	846.59'	2°39'39"	N43°21'05"E	39.31' (M & R)
C14	238.83'	2272.48'	6°01'17"	N50°01'05"E	238.72' (M & R)
C15	218.89'	230.00'	54°31'39"	N25°59'35"E	210.72' (M & R)

NOTE: PARCEL I SHALL BE TIED TO LOT 1 OF COX'S PRAIRIE OAKS AND ARE NOT TO BE SOLD BE SEPARATELY.

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FIELD WORK DATE: 06/09/2025 DRAWING DATE: 06/11/2025 DRAFTER: MS JOB NUMBER: #25094

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

6/12/2025

DATE

MERLIN L. DAVIS

PRINTED OR TYPED NAME:
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES 1 & 2

PAGES COVERED BY THIS SEAL:

LICENSED PROFESSIONAL LAND SURVEYOR

MERLIN L. DAVIS

19440

IOWA

LEGEND OF SYMBOLS & ABBREVIATIONS

R RECORDED DISTANCE
M MEASURED DISTANCE
C CALCULATED DISTANCE
● FOUND 1/2" IR YC 15982 UNLESS NOTED
○ 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

OC ORANGE CAP
RC RED CAP
IP IRON PIPE
IR IRON ROD

Y:\site comp\Clients\Cox, Bret & Kyla\#25094, 2430 Walnut Trl, St Charles\CAD\#25094 Plat of Survey 2.dwg 06/12/2025 10:57 AM

