

# INDEX LEGEND

Location: NE 1/4 NE 1/4 S 36-76-28 Winterset

Requestor: Ben Garrison

Proprietor: Ben & Brittany Garrison

Project: 25053 Date of Survey: 6/25/2025

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BK: 2025 PG: 1742

Recorded: 7/10/2025 at 8:11:13.0 AM

Pages 1

County Recording Fee: \$7.00

Iowa E-Filing Fee: \$3.13

Combined Fee: \$10.13

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

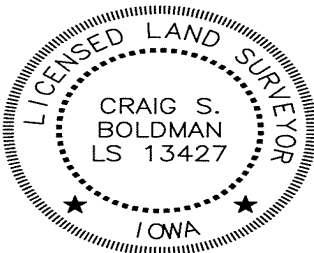
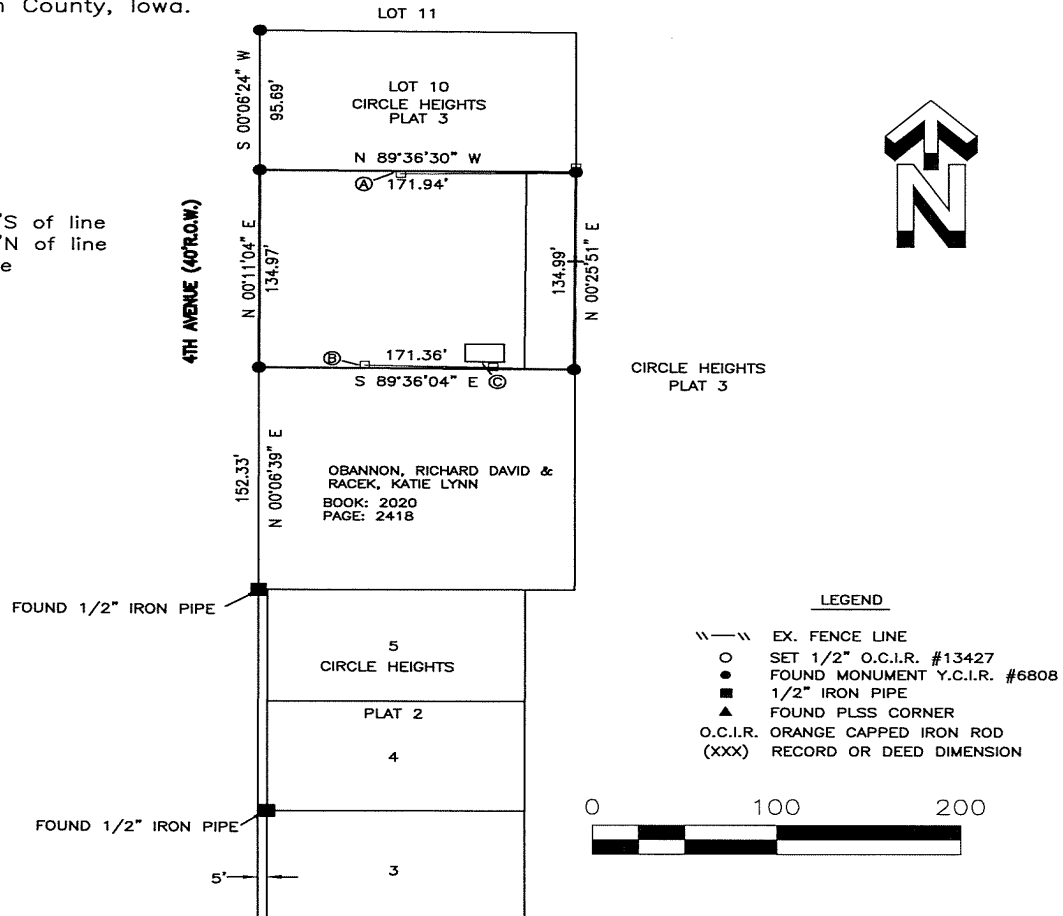
Madison County, Iowa

Boundary Retracement (From Warranty Deed Book: 2017 Page: 3944)

A tract of land located in the Northeast Quarter (1/4) of the Northeast (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence North 666.96 feet along the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) which is also the centerline of 4th Avenue, thence South 89°40'54" East 20 feet to the East line of said 4th Avenue which is the Point of Beginning, thence continuing South 89°40'54" East 145 feet, thence North 135 feet, thence North 89°40'54" West 145 feet, thence South 135 feet the Point of Beginning, containing 0.4494 Acres, AND Parcel "Y", a part of Lot Ten (10), Circle Heights, Plat No. 3 Phase 1, an Addition to the City of Winterset, Madison County, Iowa, containing 0.084 acres, as shown in Plat of Survey filed in Book 2, Page 417 on September 21, 1999 in the Office of the Recorder of Madison County, Iowa.

## Surveyor's Notes:

- A. Fence corner 2.0'S of line
- B. Fence corner 1.9'N of line
- C. Shed 4.8'N of line



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 7/9/25

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2026

Pages or sheets covered by this seal this sheet