BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON

SUBDIVISION NAME: LAKESHORE ESTATES PLAT 1

LOT(S): 7 **BLOCK:** SITE ADDRESS: UNASSIGNED

CITY: CUMMING

PROPRIETOR: AGUILAR, JOSECITO VALERO

REQUESTED BY: JRL BUILDERS, LLC SURVEYOR NAME: MERLIN L. DAVIS

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

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Book 2025 Page 2193 Type 06 026 Pages 1 Date 8/18/2025 Time 11:18:38AM

Rec Amt \$7.00

INDX **ANNO SCAN**

BRANDY MACUMBER. COUNTY RECORDER

MADISON COUNTY IOWA

CHFK

* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

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

LEGAL DESCRIPTION

LOT SEVEN (7) OF LAKESHORE ESTATES, PLAT ONE (1), LOCATED IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND COVENANTS, RECORDED OR UNRECORDED. S84° 21' 32"W 33.09' (M & R) S84° 21' 32"W 518.85' (M) L=91.84' (M) 92.55' (R), END 1/2" IR 518.75' (R) R=150.00 BRNG = N20° 01' 49 FND 1/2" IR BENT CH = 90.42' (M) 91.09' (R) LOT 6 N33° 45' 24"E 156.31' (M & R) £ε 524.55' (524.47' (50' PIPELINE EASEMENT CENTERED ON PIPE (TYP.) \$69° 07' 28"E 716.70' (M) 37.52°TM 679 18 (M) 679 19 (R) So FND 1/2" IR YC #6808 LOT 7 GROSS SQ FT: 275,015 34.06' (M) 13,294 261,721 33.32' (R) ROW SQ FT: NET ACRES: 6.01 FND 1/2" IR YC #15982 ė SE 1/4 NW 1/4 LAKESHORE LOT 8 FND 1/2" IR-S34°22'49"W 128.36' (M & R) N63° 10' 09'W 1,123.77' (M)
1.124.85' (R) **E**@ .**95** 481 481 S0°16'51"E LOT 9 FND 1/2" IR YC #6808 200' SCALE: 1"=200"

FIELD WORK DATE: 07/09/2025

DRAWING DATE: 07/11/2025

JOB NUMBER: #25125

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PEFFORMED 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.

MERLIN L. DAVIS

RINTED OR TYPED NAME IOWALIC NO 19440

1

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

THIS SHEET ONLY PAGES COVERED BY THIS SEAL:

5510N4/ **DAVIS** 19440 IOWA MODIO TO WAY

LEGEND OF SYMBOLS & ABBREVIATIONS

OC ORANGE CAP

RED CAP

IR IRON ROD

IRON PIPE

RC

RECORDED DISTANCE

MEASURED DISTANCE

CALCULATED DISTANCE

CORNER MONUMENT FOUND SET 1/2" IR OC 19440 UNLESS NOTED

SECTION CORNER FOUND SECTION CORNER SET Δ

OC 19440 UNLESS NOTED POINT OF BEGINNING
POINT OF COMMENCEMENT POB

YELLOW CAP

Isite complClients\IRL Builders LLC\2025\#25125, xxxx Valleyvfew Ct, Cumming\CAD\Boundary.dwg 08/13/2025 1;58 PM