BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON

SUBDIVISION NAME: JOHNSON'S ADDITION

LOT(S): 12 &13 BLOCK: 3

SITE ADDRESS: 405 NE SYCAMORE

CITY: EARLHAM

PROPRIETOR: SYCAMORE PROPERTIES, LLC

REQUESTED BY: BRETT ANDREASSEN 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 Document 2025 2329

Book 2025 Page 2329 Type 06 026 Pages 1

Date 9/02/2025 Time 12:23:06PM

INDX Rec Amt \$7.00 **ANNO**

SCAN

CHEK BRANDY MACUMBER. COUNTY RECORDER

MADISON COUNTY IOWA

* 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 **MADISON AVE** LOTS TWELVE (12) AND THIRTEEN 66' ROW 25' B/B (13) IN BLOCK THREE (3) OF JOHNSON'S ADDITION TO THE TOWN FND RR SPIKE-É€ OF EARLHAM, MADISON COUNTY, LOT 26 84.39°(84.00°(LOT 1 AWOL S0°52'23"W SUBJECT TO ANY AND ALL **EASEMENTS RECORDED OR** LOT 25 LOT 2 UNRECORDED. ALLEY **3**8 END 1/2" IR 87.74° (88.00° (LOT 24 LOT 3 20. S0°24'41"W LOT 23 LOT 4 FND 1/2" IR-LOT 5 66.00'(R) FND 1/2" IR S0°45'46"W 66.09' (M) SMASHED YO N 1/2 LOT 6 LOT 21 S 1/2 LOT 6 **CHESTNUT AVE** JOHNSON'S ADDITION 75' ROW 25' B/B FND 1/2" IR LOT 7 308.49° 308.00° 242.007 LOT 8 S0°23'55"W LOT 19 Ê 242.05 (LOT 18 LOT 9 SYCAMORE S0°24'32"W 80' ROW 25' B/B LOT 10 빌 LOT 16 LOT 11 FND RR SPIKE S89°17'09"W 190.44' (M) N89°17'09"E 145,37' (M _____(M) ____145.00' (R) <u>E</u>C 190.00' (R) 88.00'(**87.98** 88.00 ALLEY FND 1/2" IR LOT 15 LOT 12 & 13 SMASHED RC 12,763 SQ FT 0.29 ACRES LOT 14 20, 20.00' (M & R) S0°54'4 170.00' (R) 145.00' (M & R) 75.00' (M & R) 169.99' (M)

FIELD WORK DATE: 08/05/2025

SCALE: 1"=80"

DRAWING DATE: 08/12/2025

FND 1/2"IR

DRAFTER: KP

JOB NUMBER: #25119

S89°14'56"W 409.99' (M)

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 TOWA.

80

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

FND RR SPIKE

RECORDED DISTANCE

MEASURED DISTANCE

YELLOW CAP

CALCULATED DISTANCE

CORNER MONUMENT FOUND 0 SET 1/2" IR OC 19440 UNLESS NOTED

NE 4TH STREET 66' ROW 25' B/B

SECTION CORNER FOUND

SECTION CORNER SET OC 19440 UNLESS NOTED

POB POINT OF BEGINNING POINT OF COMMENCEMENT

RED CAP RC IΡ **IRON PIPE** IR IRON ROD

RAILROAD

OC

RR

ORANGE CAP

mp\Clients\Sycamore Properties, LLC\#25119, 405 NE Sycamore, Eartharn\CAD\BOUNDARY dwg 08/20/2025 10 50 AM