

BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON
SEC: 36 TWP: 76N RANGE: 26W
ALIQUOT PART: SW 1/4 SW 1/4
SEC: 1 TWP: 75N RANGE: 26W
ALIQUOT PART: NW FR. 1/4 NW 1/4
PARCEL DESIGNATION: 'B'
PROPRIETOR: JERMIE, ANDREW JOHN AND PAMELA MICHELLE
REQUESTED BY: RANDY AND RENE BEACOM
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



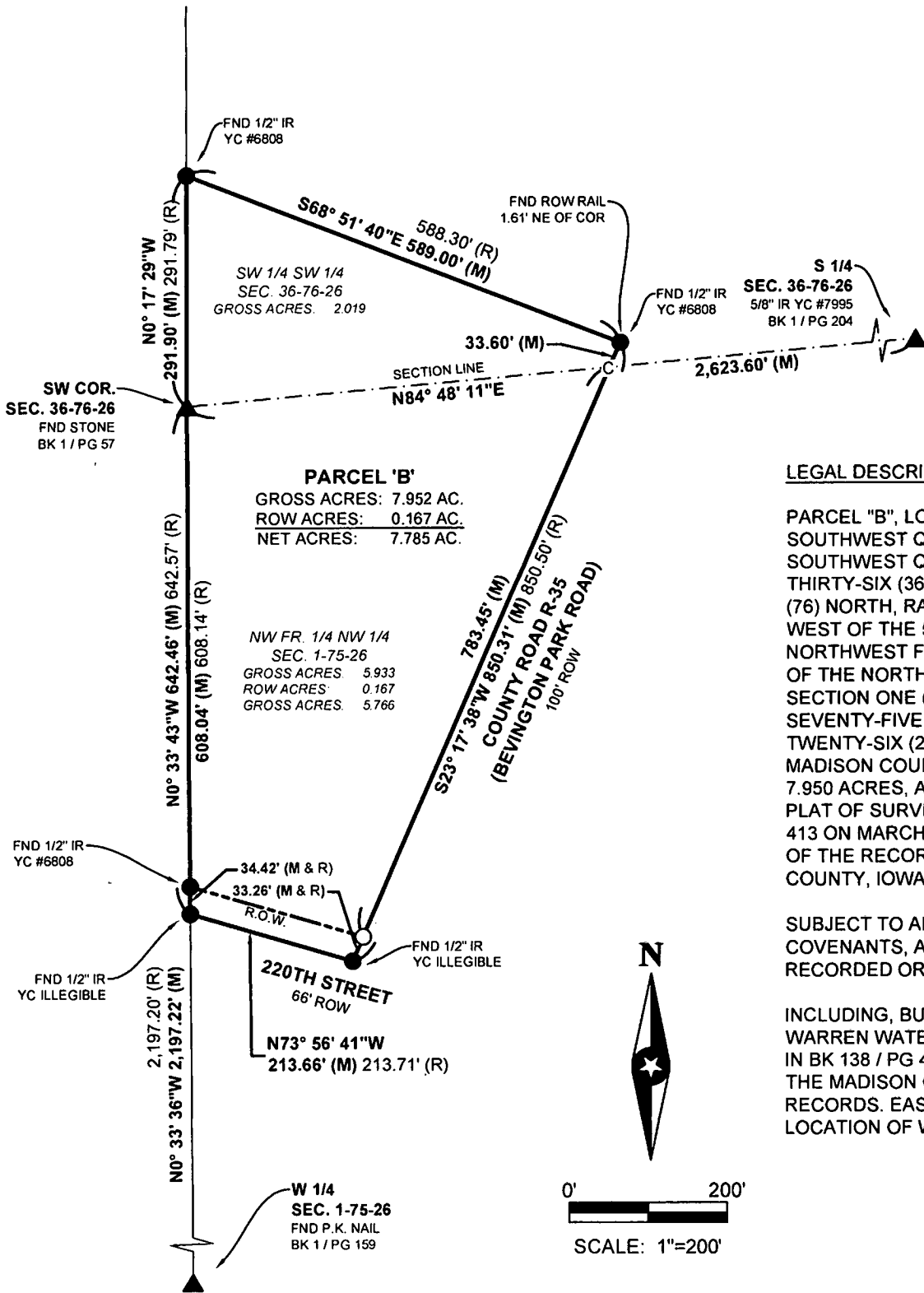
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Book 2025 Page 2770 Type 06 026 Pages 1
Date 10/16/2025 Time 11:28:55AM
Rec Amt \$7.00

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

PARCEL "B", LOCATED IN THE
SOUTHWEST QUARTER (1/4) OF THE
SOUTHWEST QUARTER (1/4) OF SECTION
THIRTY-SIX (36), TOWNSHIP SEVENTY-SIX
(76) NORTH, RANGE TWENTY-SIX (26)
WEST OF THE 5TH P.M., AND IN THE
NORTHWEST FRACTIONAL QUARTER (1/4)
OF THE NORTHWEST QUARTER (1/4) OF
SECTION ONE (1), TOWNSHIP
SEVENTY-FIVE (75) NORTH, RANGE
TWENTY-SIX (26) WEST OF THE 5TH P.M.,
MADISON COUNTY, IOWA, CONTAINING
7.950 ACRES, AS SHOWN IN AMENDED
PLAT OF SURVEY FILED IN BOOK 3, PAGE
413 ON MARCH 29, 1999, IN THE OFFICE
OF THE RECORDER OF MADISON
COUNTY, IOWA.

SUBJECT TO ANY AND ALL EASEMENTS,
COVENANTS, AND RESTRICTIONS
RECORDED OR UNRECORDED.

INCLUDING, BUT NOT LIMITED TO, A 32'
WARREN WATER EASEMENT RECORDED
IN BK 138 / PG 457 AND BK 135 / PG 24 IN
THE MADISON COUNTY OFFICE OF
RECORDS. EASEMENT DETERMINED BY
LOCATION OF WATER MAIN.

FIELD WORK DATE: 10/07/2025 DRAWING DATE: 10/10/2025 DRAFTER: MS JOB NUMBER: #25193

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: *Merlin L. Davis* DATE: 10/13/2025

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

- | | | | |
|-----|-----------------------------------|----|------------|
| R | RECORDED DISTANCE | OC | ORANGE CAP |
| M | MEASURED DISTANCE | RC | RED CAP |
| C | CALCULATED DISTANCE | IP | IRON PIPE |
| ● | CORNER MONUMENT FOUND | IR | IRON ROD |
| ○ | 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 | | |