

BK: 2025 PG: 923
Recorded: 4/18/2025 at 8:41:46.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

THIS PLAT OF SURVEY AMENDS AND REPLACES THE
PLAT OF SURVEY RECORDED IN BOOK 2024 PAGE 1792
ON 29 JULY 2024. THE PURPOSE OF THE AMENDMENT
IS TO ADJUST THE SOUTH LINE OF THE OLD PARCEL H
TO LEAVE A 66 FOOT STRIP.

AMENDED PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 22
T 74N, R 26W, Madison County, Iowa

OWNER: Bette Van Gundy
2292 Village Lane, St Charles IA 50240

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 133 Page 700

PREPARED BY: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — — 40' Road Easement
— · — · — Section line
— * — * — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" red #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL H:

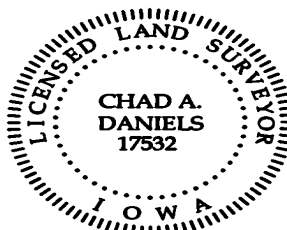
That part of the East Half of the Northeast Quarter of Section 22, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Commencing at the East Quarter corner of said Section 22; thence North 00 degrees 30 minutes 24 seconds West, 66.13 feet along the East line of said East Half of the Northeast Quarter to the point of beginning; thence South 85 degrees 53 minutes 49 seconds West, 461.67 feet; thence North 01 degrees 05 minutes 23 seconds West, 409.85 feet; thence North 01 degrees 12 minutes 41 seconds West, 1033.91 feet; thence North 67 degrees 07 minutes 39 seconds West, 473.52 feet; thence North 07 degrees 51 minutes 49 seconds East, 112.57 feet; thence North 44 degrees 38 minutes 17 seconds East, 149.94 feet; thence North 00 degrees 04 minutes 05 seconds West, 295.62 feet; thence North 20 degrees 01 minutes 10 seconds West, 126.02 feet to the South line of a tract of land described on a Warranty Deed recorded in Book 2016 Page 901; thence South 89 degrees 06 minutes 19 seconds East, 829.70 feet to the Southeast corner of said tract with said point also being on the East line of said East Half of the Northeast Quarter; thence South 00 degrees 30 minutes 24 seconds East, 2213.83 feet to the Point of Beginning, having an area of 30.10 Acres including 1.74 Acres of Road Easement.

DESCRIPTION - 30 FOOT INGRESS/EGRESS EASEMENT:

A 30 feet wide Ingress/Egress Easement across that part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, the North and East lines are described as follows;
Beginning at the Northwest corner of Parcel H; thence North 89 degrees 06 minutes 19 seconds West, 195.00 feet along the South line of a tract of land described on a Warranty Deed recorded in Book 2016 Page 901 to the Southwest corner of said tract; thence North 00 degrees 00 minutes 46 seconds West, 244.06 feet to the Northwest corner of said tract and the terminus of said Easement. Said Easement is a 30 foot offset from the South and West lines of said tract of land.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE NE	16.11	0.70	16.81
SE NE	12.25	1.04	13.29
TOTAL	28.36	1.74	30.10



I hereby certify that this surveying document was prepared by me and the related survey 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.

Signed Chad A. Daniels 16 APR 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

