

PLAT OF SURVEY

COUNTY: MADISON
SEC: 29 TWP: 75N RANGE: 26W
ALIQUOT PART: SW 1/4 NE 1/4
PARCEL DESIGNATION: N
CITY: ST. CHARLES
PROPRIETOR: MIKE VANDERHART
REQUESTED BY: NATE BAGBY
SURVEYOR NAME: MERLIN L. DAVIS



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INDX ✓
ANNO ✓
SCAN ✓
CHK ✓

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

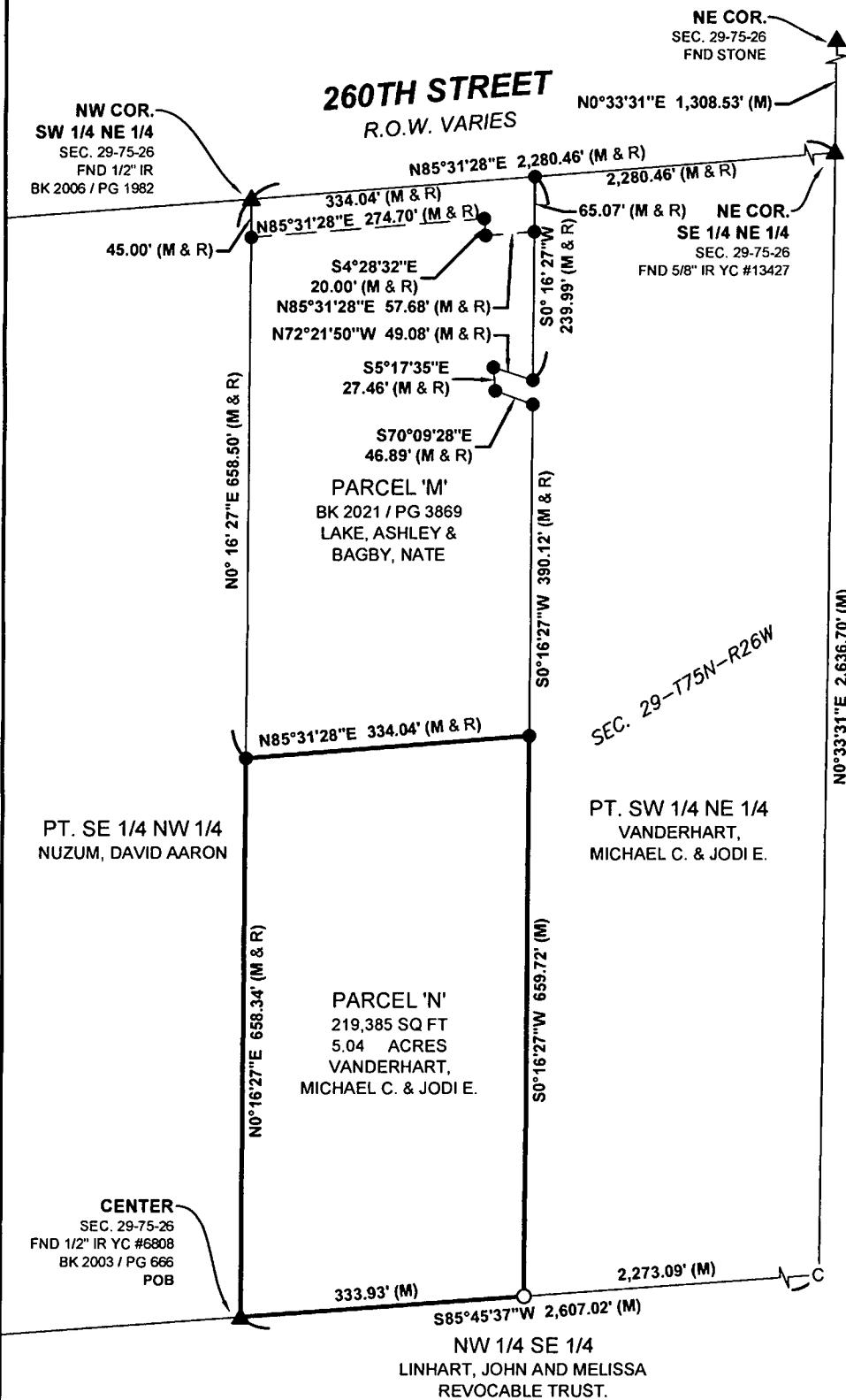
ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

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GRIMES, IOWA 50111, PH. (515)986-5048

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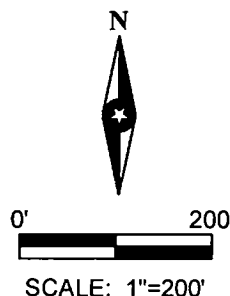
PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048



LEGAL DESCRIPTION: PARCEL 'N'

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE NORTH 0°16'27" EAST, 658.34' FEET TO THE SOUTHWEST CORNER OF PARCEL 'M' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 3869 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE NORTH 85°31'28" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 'M', 334.04' FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'M'; THENCE SOUTH 0°16'27" WEST, 659.72' FEET TO A POINT ON THE EAST AND WEST SECTION LINE OF SAID SECTION 29; THENCE SOUTH 85°45'37" WEST, 333.93' FEET TO THE POINT OF BEGINNING. CONTAINING 219,385 SQUARE FEET (5.04 ACRES) MORE OR LESS.



FIELD WORK DATE: 03/28/2025 DRAWING DATE: 04/07/2025 DRAFTER: MS JOB NUMBER: #25040

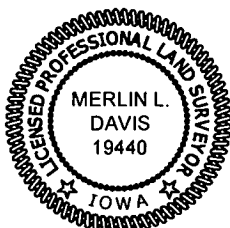
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Merlin L. Davis* DATE: 4/21/2025

PRINTED OR TYPED NAME: MERLIN L. DAVIS
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		
M	MEASURED DISTANCE		
C	CALCULATED DISTANCE		
●	FOUND 1/2" IR YC 15982 UNLESS NOTED		
○	SET 1/2" IR OC 19440 UNLESS NOTED		
▲	SECTION CORNER FOUND		
△	SECTION CORNER SET		
	OC 19440 UNLESS NOTED	OC	ORANGE CAP
POB	POINT OF BEGINNING	RC	RED CAP
POC	POINT OF COMMENCEMENT	IP	IRON PIPE
YC	YELLOW CAP	IR	IRON ROD