BK: 2026 PG: 3166
Recorded: 10/23/2026 at 8:10:35.0 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

The purpose of this survey was to locate the property described on a Warranty Deed recorded in Book 109 Page 25 and to correct a scrivener's error in the description. This Plat of Survey is intended to contain no more or less than the description contained on the aforementioned Warranty Deed.

PLAT OF SURVEY

INDEX LEGEND

LOCATION:	Part of the E ½ of the SW ¼ of Section 6, T 75N, R 27W, Madison County, Iowa
OWNER:	Madison County, Iowa PO Box 152, Winterset IA 50273
SURVEY FOR:	Madison County
ASSOCIATED DOCUMENTS:	Warranty Deed: Book 109 Page 25
PREPARED BY RETURN TO:	CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 515-577-2583

SURVEY LEGEND

( ) - Recorded Distance/Bearing
— — — — Road Easement
— · — · — Section line
—×———×— Fence line

Monuments

- ▲ - Found section corner
- ● - Set 1/2" red plastic capped rebar, #17532
- ■ - Found 1/2" yellow ir #6808
- □ - Found 3/8" rebar
- ◆ - Found T post w/orange sleeve

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL D:
That part of the East Half of the Southwest Quarter of Section 6, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;
Commencing at the South Quarter corner of said Section 6; thence South 89 degrees 44 minutes 13 seconds West, 627.72 feet along the South line of said Section 6 to the former West right-of-way line of U.S. Highway 169 which is now a Madison County Highway; thence North 16 degrees 59 minutes 15 seconds West, 1090.70 feet along said former West right-of-way line to the Point of Beginning; thence South 84 degrees 07 minutes 03 seconds West, 20.55 feet; thence South 83 degrees 20 minutes 36 seconds West, 144.21 feet; thence North 05 degrees 53 minutes 41 seconds West, 44.02 feet; thence South 87 degrees 15 minutes 49 seconds West, 30.00 feet; thence North 05 degrees 04 minutes 59 seconds West, 770.00 feet; thence North 84 degrees 55 minutes 01 seconds East, 26.16 feet to said former West right-of-way line; thence with a non-tangent curve turning to the left with an arc length of 286.65 feet, with a radius of 1226.00 feet, with a chord bearing of South 08 degrees 41 minutes 06 seconds East, with a chord length of 286.00 feet along said former West right-of-way line; thence North 73 degrees 00 minutes 45 seconds East, 39.52 feet along said former West right-of-way line; thence South 16 degrees 59 minutes 15 seconds East, 545.44 feet to the Point of Beginning, having an area of 1.86 Acres including 0.37 Acres of Road Easement.

NOTE ON SCRIVENER'S ERROR:
The original description has a call in the description as such "thence North 144 feet". I believe this should have been "thence North 44 feet" for the following reasons:

1. The fences follow the 44 foot line and subsequent courses.
2. The adjoining property to the South has a call for the same 44 feet.
3. Using 144 feet would put the property line through the only building on the property

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SW	0.56	0.24	0.80
SE SW	0.93	0.13	1.06
TOTAL	1.49	0.37	1.86

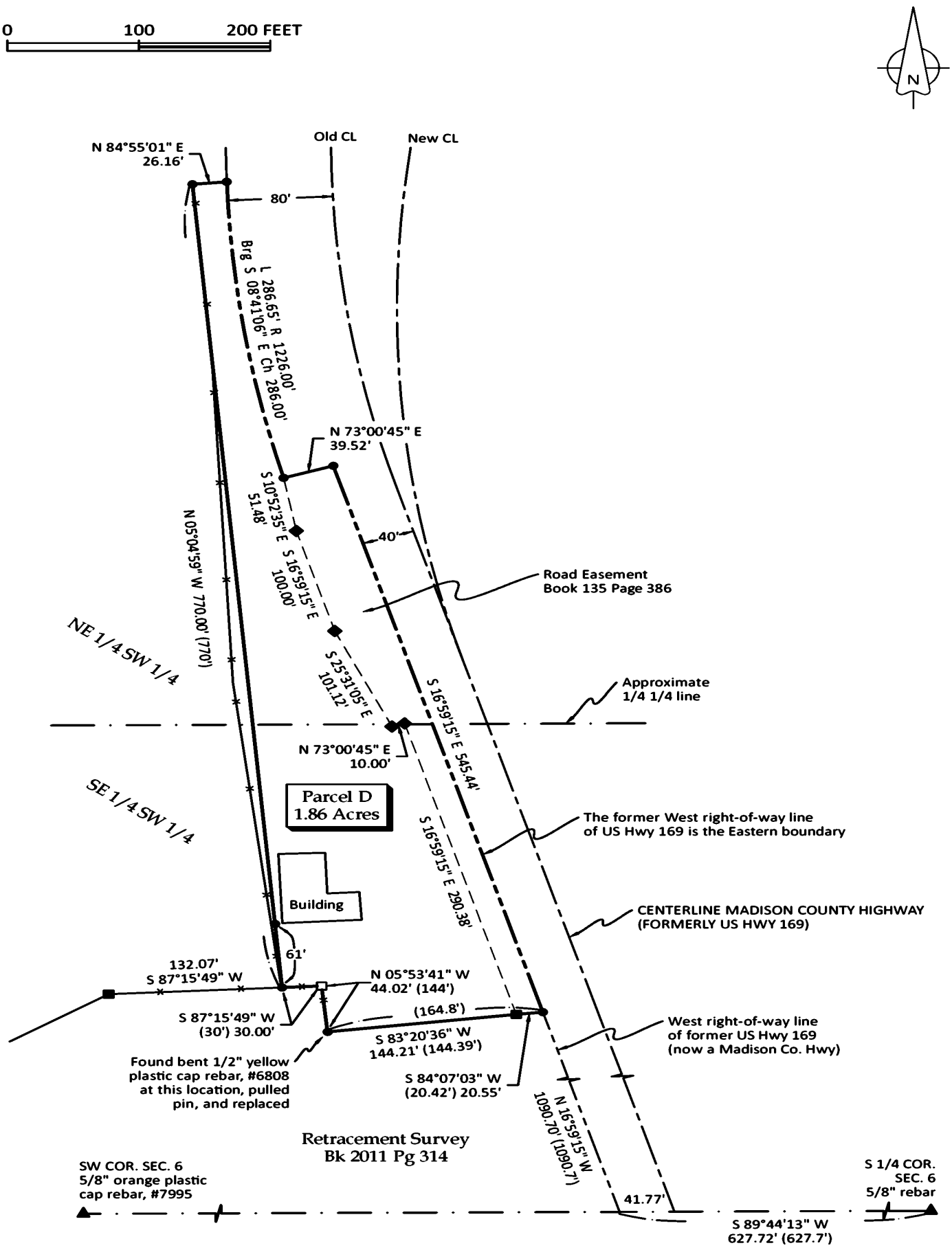
LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

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 _____ 22 OCT 26
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

PROJ. NO. 2696 DATE OF SURVEY: 22 OCTOBER 2026


0
100
200 FEET
N
Old CL
New CL
N 84°55'01" E
26.16'
80'
Brg S 08°41'06" E Ch 286.00'
L 286.65' R 1226.00'
N 73°00'45" E
39.52'
S 10°52'35" E
51.48'
S 16°59'15" E
100.00'
S 25°31'05" E
101.12'
40'
Road Easement
Book 135 Page 386
N 05°04'59" W 770.00' (770')
NE 1/4 SW 1/4
Approximate
1/4 1/4 line
S 16°59'15" E 545.44'
N 73°00'45" E
10.00'
SE 1/4 SW 1/4
Parcel D
1.86 Acres
The former West right-of-way line
of US Hwy 169 is the Eastern boundary
S 16°59'15" E 290.38'
Building
CENTERLINE MADISON COUNTY HIGHWAY
(FORMERLY US HWY 169)
61'
132.07'
S 87°15'49" W
N 05°53'41" W
44.02' (144')
S 87°15'49" W
(30') 30.00'
(164.8')
S 83°20'36" W
144.21' (144.39')
West right-of-way line
of former US Hwy 169
(now a Madison Co. Hwy)
Found bent 1/2" yellow
plastic cap rebar, #6808
at this location, pulled
pin, and replaced
S 84°07'03" W
(20.42') 20.55'
N 16°59'15" W
1090.70' (1090.7')
Retracement Survey
Bk 2011 Pg 314
SW COR. SEC. 6
5/8" orange plastic
cap rebar, #7995
S 1/4 COR.
SEC. 6
5/8" rebar
41.77'
S 89°44'13" W
627.72' (627.7')