

INDEX LEGEND

Location: SW 1/2, NW 1/4, Parcel E, Section 12,
Township 75N, Range 26W,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: Young, Larry G. Rev Trust 1/2 &
Young, Sherry M. Rev Trust 1/2
2552 Walnut Trail, St. Charles, IA 50240

Surveyor: Michael James Hackett, P.E. & P.L.S.

Company: Madison County Secondary Road Department

Return To: Madison County Secondary Road Department
1105 East Court Ave.
Winterset, Ia. 50273
Tel. (515) 462-1136



Document 2026 821

Book 2026 Page 821 Type 06 026 Pages 4
Date 3/26/2026 Time 3:08:40PM
Rec Amt \$.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

The above space shall be reserved for the recorder's use only.

RIGHT OF WAY ACQUISITION PLAT
NW 1/4, SEC 12, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 2

PROJECT DESCRIPTION

Madison County bridge replacement project located in South Township on Bevington Park Road over Clanton Creek.

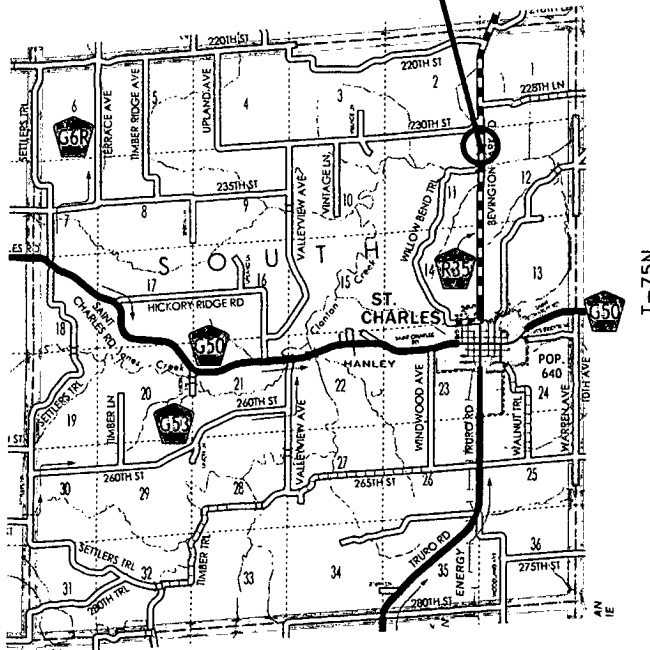


GENERAL LOCATION MAP

Not to Scale

PROJECT LOCATION

R-26W



GENERAL LEGEND

LINES

- Section line: _____
- Existing right of Way: _____
- Boundary of right of way acquisition: _____
- Adjacent parcel or property: _____
- Described line to point of beginning: _____
- Field fence: —x—x—x—x—
- Proposed & Existing
Madison CO. HWY.: _____

MEASUREMENTS

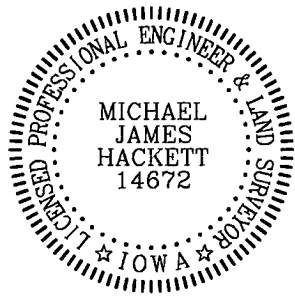
- MEASURED (M), IF DIFFERENT THAN RECORDED
- RECORDED (R1), BOOK 2021, PAGE 2952
- RECORDED (R2), BOOK 2021, PAGE 2953
- RECORDED (R3), BOOK 2025, PAGE 2814

MONUMENTS

- ▲ - section corner; set or found (pipe, stone, etc.).
- - monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- - no monument found or set.
- H - found IDOT. right-of-way rail.
- ⊙ - found 5/8" rebar with red plastic cap, PLS #14672.

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Cover Sheet / Notes / Legend
2	Plat, Graphical Representation of Survey
3	Plat, Graphical Representation of Survey
4	Description of Parcel



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signed: *Michael James Hackett* Date: 3/26/2026
Michael James Hackett Iowa Lic. No. 14672

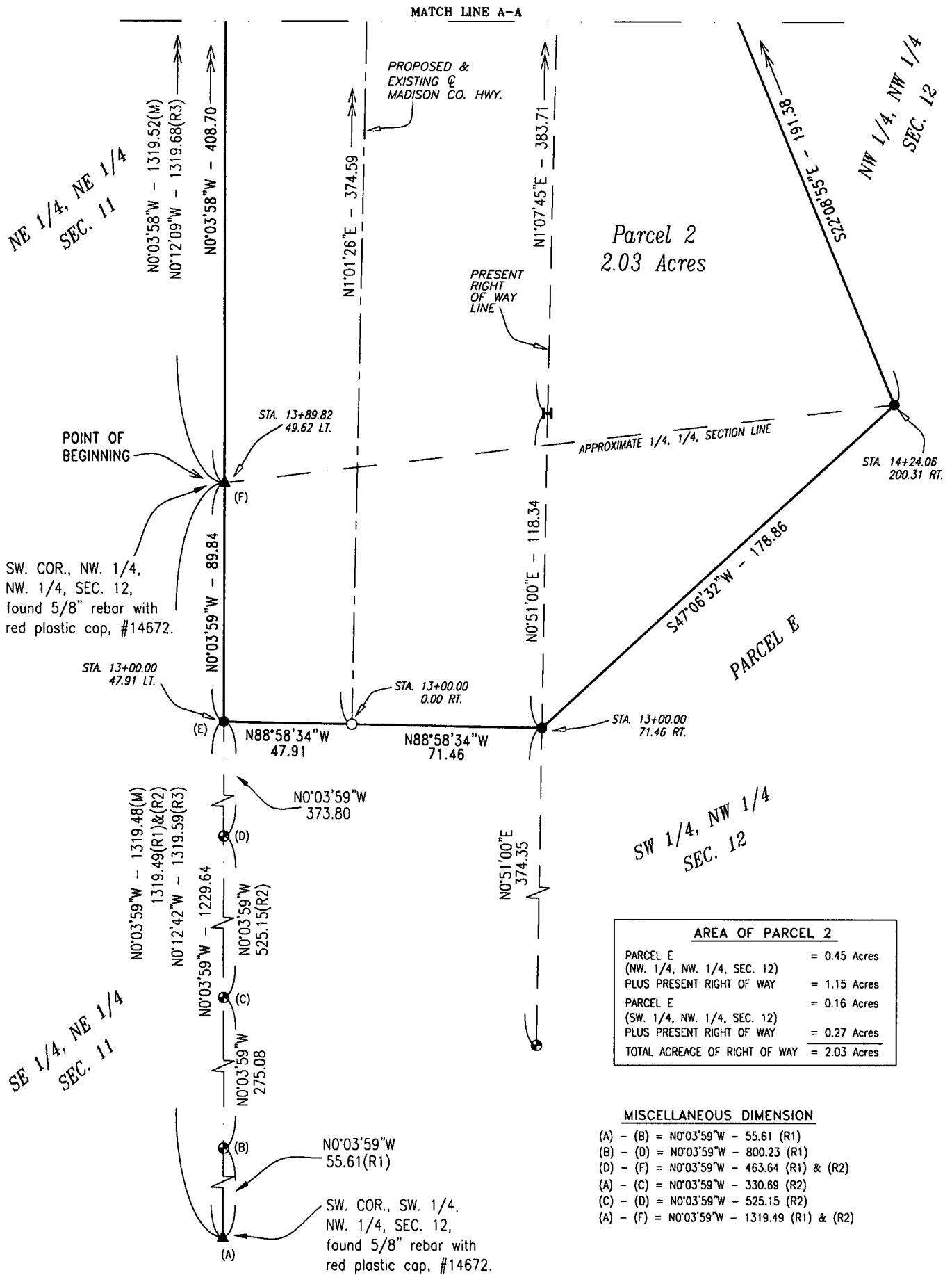
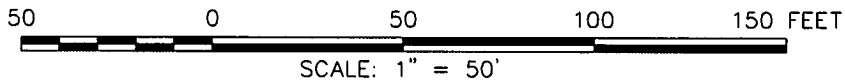
My license renewal date is 12/31/2026.
Pages covered by this seal: 1, 2, 3, and 4.

RIGHT OF WAY ACQUISITION PLAT

NW 1/4, SEC 12, T-75N, R-26W, MADISON COUNTY, IOWA PARCEL 2



NORTH



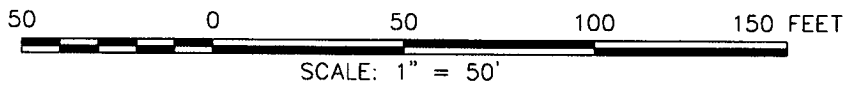
AREA OF PARCEL 2	
PARCEL E (NW 1/4, NW 1/4, SEC. 12)	= 0.45 Acres
PLUS PRESENT RIGHT OF WAY	= 1.15 Acres
PARCEL E (SW 1/4, NW 1/4, SEC. 12)	= 0.16 Acres
PLUS PRESENT RIGHT OF WAY	= 0.27 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 2.03 Acres

MISCELLANEOUS DIMENSION	
(A) - (B) = N0°03'59"W	- 55.61 (R1)
(B) - (D) = N0°03'59"W	- 800.23 (R1)
(D) - (F) = N0°03'59"W	- 463.64 (R1) & (R2)
(A) - (C) = N0°03'59"W	- 330.69 (R2)
(C) - (D) = N0°03'59"W	- 525.15 (R2)
(A) - (F) = N0°03'59"W	- 1319.49 (R1) & (R2)

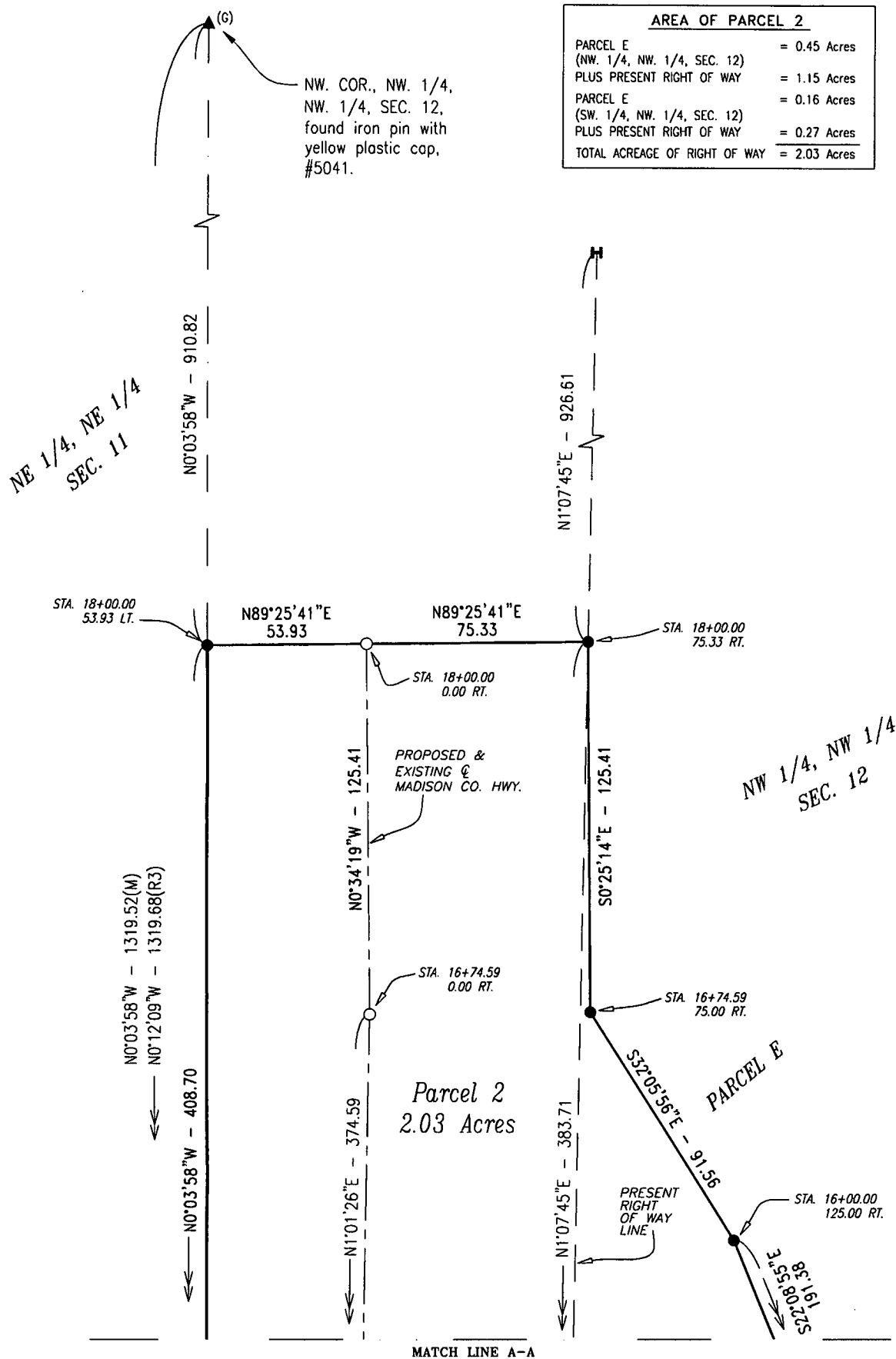
RIGHT OF WAY ACQUISITION PLAT

NW 1/4, SEC 12, T-75N, R-26W, MADISON COUNTY, IOWA

PARCEL 2



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RIGHT OF WAY ACQUISITION PLAT
NW 1/4, SEC 12, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 2

DESCRIPTION PARCEL 2

That part of Parcel E recorded in Book 2025, Page 2814, Madison County Recorder's Office, Madison County, Iowa located in the Northwest Quarter of Section 12, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 12;
thence on an assumed bearing of North 0 degrees 03 minutes 58 seconds West along the westerly line of said Parcel E and the westerly line of said Northwest Quarter of the Northwest Quarter 408.70 feet;
thence North 89 degrees 25 minutes 41 seconds East 53.93 feet to the proposed and existing centerline of a Madison County Highway;
thence North 89 degrees 25 minutes 41 seconds East 75.33 feet to the present right of way line of a Madison County Highway;
thence South 0 degrees 25 minutes 14 seconds East 125.41 feet;
thence South 32 degrees 05 minutes 56 seconds East 91.56 feet;
thence South 22 degrees 08 minutes 55 seconds East 191.38 feet;
thence South 47 degrees 06 minutes 32 seconds West 178.86 feet to the present right of way line of a Madison County Highway;
thence North 88 degrees 58 minutes 34 seconds West 71.46 feet to the proposed and existing centerline of a Madison County Highway;
thence North 88 degrees 58 minutes 34 seconds West 47.91 feet to the westerly line of said Parcel E and to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 12;
thence North 0 degrees 03 minutes 59 seconds West along said westerly lines 89.84 feet to the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 12 and the point of beginning.

Said tract contains 2.03 acres including the present highway and is subject to encumbrances of record.