INDEX LEGEND	
LOCATION:	1016 WILDROSE LANE VAN METER IOWA PART NE. 1/4–NW. FRAC. 1/4 SECTION 2 T77N R26W MADISON COUNTY IOWA
REQUESTOR:	ALOHALANI TAYLOR
PROPRIETOR:	ALOHALANI K. TAYLOR
SURVEYOR:	JOEL R. ROMEY
COMPANY &	RACCOON VALLEY LAND SURVEYING LLC 33235 L AVENUE ADEL IOWA 50003 PHONE: 515.493.8317

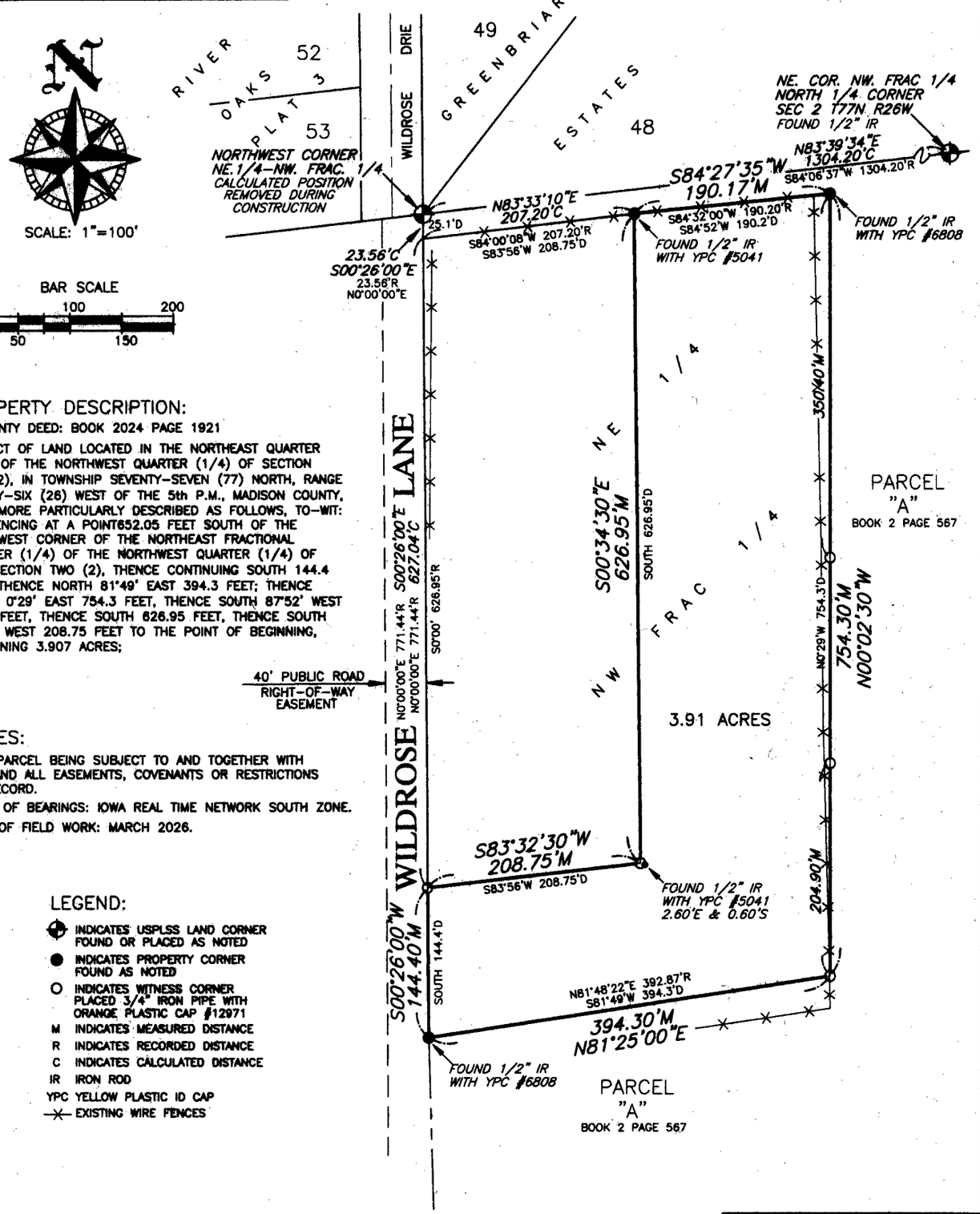
RETRACEMENT PLAT OF SURVEY

NE. 1/4 - NW. FRAC. 1/4 SEC. 2 T77N R26W

Document 2026 907

Book 2026 Page 907 Type 06 026 Pages 1
Date 4/01/2026 Time 2:03:28PM
Rec Amt $7.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA



PROPERTY DESCRIPTION:

WARRANTY DEED: BOOK 2024 PAGE 1921

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5th P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT652.05 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION TWO (2), THENCE CONTINUING SOUTH 144.4 FEET, THENCE NORTH 81°49' EAST 394.3 FEET; THENCE NORTH 0°29' EAST 754.3 FEET, THENCE SOUTH 87°52' WEST 190.2 FEET, THENCE SOUTH 626.95 FEET, THENCE SOUTH 83°56' WEST 208.75 FEET TO THE POINT OF BEGINNING, CONTAINING 3.907 ACRES;

NOTES:

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.

DATE OF FIELD WORK: MARCH 2026.

LEGEND:

- INDICATES USPLSS LAND CORNER FOUND OR PLACED AS NOTED
- INDICATES PROPERTY CORNER FOUND AS NOTED
- O INDICATES WITNESS CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- C INDICATES CALCULATED DISTANCE
- IR IRON ROD
- YPC YELLOW PLASTIC ID CAP
- EXISTING WIRE FENCES

Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003
Phone: 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2027
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R Romey DATE: 03/27/26

JOEL R. ROMEY IOWA 12971 LICENSED PROFESSIONAL LAND SURVEYOR

PAGE 1 OF 1

DRAWING NO. '26 004