

REC \$ 10⁰⁰
 AUD \$ 1⁰⁰
 R.M.F. \$ 5⁰⁰

FILED NO. 7265

BOOK 2003 PAGE 7265

2003 DEC 10 AM 11:20

COMPUTER
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MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

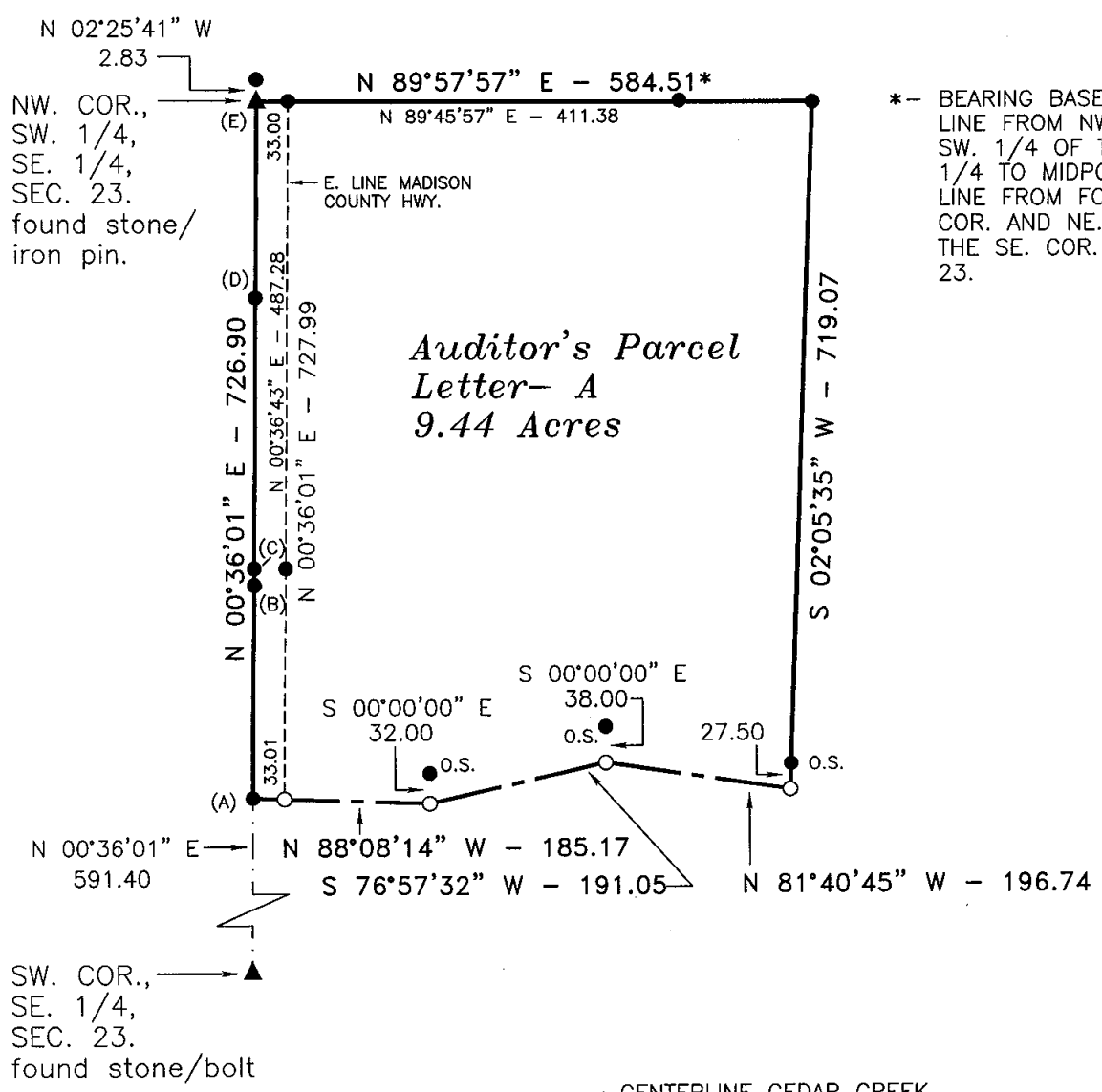
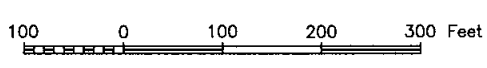
MORRISSEY SURVEYING, J. BRIAN MORRISSEY, 1405 HWY. G28, OTLEY, IOWA 50214, 641-627-5554

CORRECTED

PLAT OF SURVEY

CORRECTED

S 1/2 of the SE 1/4, SEC. 23, T-76N, R-28W
 MADISON COUNTY, IOWA



*- BEARING BASED ON
 LINE FROM NW. COR.,
 SW. 1/4 OF THE SE.
 1/4 TO MIDPOINT OF
 LINE FROM FOUND SE.
 COR. AND NE. COR. OF
 THE SE. COR. OF SEC.
 23.

*Auditor's Parcel
 Letter- A
 9.44 Acres*

— — — — — CENTERLINE CEDAR CREEK
 O.S. - CREEK OFFSET MONUMENT

- (A)-(B) = N 00°34'31" E - 229.50
- (B)-(C) = N 00°35'35" E - 10.22
- (C)-(D) = N 00°35'35" E - 283.00
- (D)-(E) = N 00°38'13" E - 204.18

MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- - found or set - 5/8" x 18" rebar with orange plastic cap P.L.S. 7995
- - no monument found or set
- - found lot cor. (pipe, stone, etc.)



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 J. Brian Morrissey Date 12/8/03
 Iowa Lic. No. 7995
 My license renewal date is 12/31/05.
 Pages covered by this seal: 1 and 2

SURVEY FOR AND OWNER: BETTY JAMES, 119 HAZEL ST., VAN METER, IA 50261

CORRECTED

PLAT OF SURVEY

CORRECTED

S 1/2 of the SE 1/4, SEC. 23, T-76N, R-28W
MADISON COUNTY, IOWA

DESCRIPTION - PARCEL A

That part of the south half of the Southeast Quarter of Section 23, Township 76 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 23;
thence on an assumed bearing of North 89 degrees 57 minutes 57 seconds East along the north line of the south half of the Southeast Quarter of said Section 23 a distance of 584.51 feet;
thence South 02 degrees 05 minutes 35 seconds West 719.07 feet to the centerline of Cedar Creek;
thence North 81 degrees 40 minutes 45 seconds West along said centerline 196.74 feet;
thence South 76 degrees 57 minutes 32 seconds West along said centerline 191.05 feet;
thence North 88 degrees 08 minutes 14 seconds West along said centerline 185.17 feet to the west line of the Southwest Quarter of the Southeast Quarter of said Section 23;
thence North 00 degrees 36 minutes 01 seconds East along said west line 726.90 feet to the northwest corner of said Southwest Quarter of the Southeast Quarter and the point of beginning.

Said tract contains 9.44 acres and is subject to a Madison County Highway Easement over the westerly 0.55 acres thereof.

AREA BY 1/4 1/4 SECTION

SW. 1/4 of the SE. 1/4= 9.44 Acres(highway R.O.W.= 0.55 acres)

NOTE:

THIS PLAT CORRECTS THE DIMENSIONS AND RELATED LEGAL DESCRIPTION OF THE PLAT OF SURVEY RECORDED IN FARM PLAT BOOK 2, PAGE 500, OF THE MADISON COUNTY, IOWA, RECORDER'S OFFICE. SAID PLAT WAS RECORDED ON 9/6/1994.