

RECORDED
COMPARED

FILED NO. 3577

BOOK 3 PAGE 20

97 JUN 17 PM 2:07

REC. \$ 1.00
AUD. \$ _____
R.M.F. \$ 1.00

LESLIE WISLITZ
RECORDER
MADISON COUNTY, IOWA

MORRISSEY SURVEYING, 1926 PAMMEL PARK ROAD, WINTERSET, IA 50273-8317, 515-462-2166

PLAT OF SURVEY

SW 1/4 of the NW 1/4, SEC. 23, T-76N, R-27W
NW 1/4 of the SW 1/4, SEC. 23, T-76N, R-27W
MADISON COUNTY, IOWA

NE COR.,
SW 1/4,
NW 1/4,
SEC 23
found stone



200 0 200 400 600 Feet

S 00°09'10" E
884.50

N 89°36'24" E - 630.00

PARCEL B

NW COR.,
NW 1/4,
SW 1/4,
SEC 23
found 5/8"
capped rebar
#7995

N 89°36'24" E - 695.97

N 89°36'24" E - 630.00

NE COR.,
NW 1/4,
SW 1/4,
SEC 23

N 00°03'56" E - 444.85

N 00°09'10" W
175.00

N 89°36'24" E
330.00

N 89°36'24" E
367.67

N 00°09'10" W - 702.00

S 00°09'10" E - 432.16

S 00°16'47" W - 983.66

Auditor's Parcel Letter - C
30.36 Acres

N 00°03'56" E - 538.78

N 00°03'56" E - 538.78

E LINE MADISON COUNTY HWY

N 00°03'56" E
328.28

S 89°36'24" W - 1322.29

N 00°16'47" E
328.68

SW COR., NW 1/4,
SW 1/4, SEC. 23

SE COR., NW 1/4,
SW 1/4, SEC 23

MONUMENTS

- ▲ - found sec cor (pipe, stone, etc)
- - set - 5/8" rebar with cap
PLS 7995
- - no monument found or set
- - found 5/8" capped rebar, #7995



I hereby certify that this plan, specification, plat, map, survey, or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Iowa. My license renewal date is 12/31/97.

Signed J. Brian Morrissey Date 6/17/97
Brian Morrissey Iowa Reg No 7995
Pages covered by this seal 1 and 2

SURVEY FOR AND OWNER. MATT HECKMAN, 3182 PLEASANT VIEW TRAIL, PERU, IA 50222

PROJ. NO 174-97C

DATE OF SURVEY: 4/27/97, 5/11/97

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PLAT OF SURVEY

SW 1/4 of the NW 1/4, SEC. 23, T-76N, R-27W

NW 1/4 of the SW 1/4, SEC. 23, T-76N, R-27W

MADISON COUNTY, IOWA

DESCRIPTION OF PARCEL-C

That part of the Southwest Quarter of the Northwest Quarter and of the north three fourths of the Northwest Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows

Commencing at the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 23,
thence on an assumed bearing of North 00 degrees 03 minutes 56 seconds East along the west line of said Northwest Quarter of the Southwest Quarter a distance of 328.28 feet to the south line of the north three fourths of said Northwest Quarter of the Southwest Quarter and the point of beginning,
thence continuing North 00 degrees 03 minutes 56 seconds East along said west line a distance of 538.78 feet,
thence North 89 degrees 36 minutes 24 seconds East 367.67 feet,
thence North 00 degrees 09 minutes 10 seconds West 175.00 feet,
thence North 89 degrees 36 minutes 24 seconds East 330.00 feet,
thence North 00 degrees 09 minutes 10 seconds West 702.00 feet,
thence North 89 degrees 36 minutes 24 seconds East 630.00 feet to the east line of the Southwest Quarter of the Northwest Quarter of said Section 23,
thence South 00 degrees 09 minutes 10 seconds East along said east line a distance of 432.16 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 23,
thence South 00 degrees 16 minutes 47 seconds West along the east line of said Northwest Quarter of the Southwest Quarter a distance of 983.66 feet to the south line of the north three fourths of said Northwest Quarter of the Southwest Quarter,
thence South 89 degrees 36 minutes 24 seconds West along said south line a distance of 1322.29 feet to the point of beginning

Said tract contains 30.36 acres and is subject to a Madison County Highway Easement over the westerly 0.41 acres thereof

AREA BY 1/4, 1/4 SECTION

SW 1/4, NW 1/4 = 6.25 ACRES
NW 1/4, SW 1/4 = 24.11 ACRES (R.O.W. = 0.41 AC)