

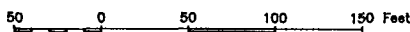
REC \$ 10⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰
COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO: 942
BOOK 2 PAGE 368
98 AUG 25 PM 1:16
MICHELLE UTSLER
RECORDER

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

PLAT OF SURVEY

NW 1/4 of the NW 1/4, SEC. 24, T-75N, R-26W
CITY OF ST. CHARLES, MADISON COUNTY, IOWA

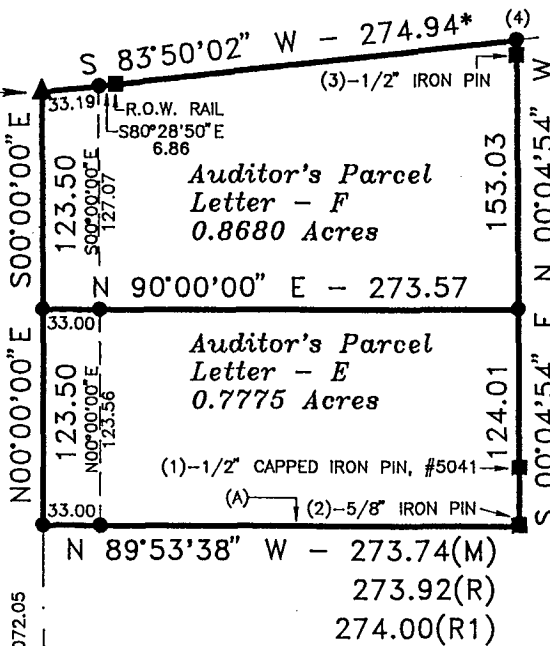


NE. COR.,
NW. 1/4,
NW. 1/4,
SEC. 24.
found 1/2"
capped iron
pin, #5041.

NW. COR.,
SEC. 24.
found
lead plug.

*-FENCE ENCROACHES 0.0' TO 4.3'

S 83°50'02" W - 1032.41



(3)-(4) = N 00°04'54" W 4.27

(2)-(3) = N 00°04'54" W 272.77(M) 272.89(R)

(1)-(2) = S 00°15'03" E 32.88

--- E. LINE
MORGAN ST.

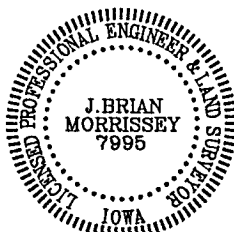
SW. COR.,
NW. 1/4,
NW. 1/4,
SEC. 24.
found
lead plug.

(A)-FENCE POSTS ENCROACHES 2.0' TO 3.0'

RECORDED DISTANCE DEED - (R1)
RECORDED DISTANCE SURVEY - (R)
MEASURED DISTANCE - (M)

MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- - set - 5/8" rebar with cap
P.L.S. 7995 or P-K nail in pvmt.
- - 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 *8/17/98*
J. Brian Morrissey Iowa Lic. No. 7995

My license renewal date is 12/31/99.
Pages covered by this seal: 1 and 2

SURVEY FOR AND OWNER: LEONARD D. AND JOAN BROWN, ST. CHARLES, IA 50240

PROJ. NO. 256-98

DATE OF SURVEY: 7/18,26/98

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PLAT OF SURVEY
NW 1/4 of the NW 1/4, SEC. 24, T-75N, R-26W
CITY OF ST. CHARLES, MADISON COUNTY, IOWA

DESCRIPTION PARCEL- E.

That part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 75 North, Range 26 West of the Fifth Principal Meridian, City of St. Charles, Madison County, Iowa, described as follows:

Commencing at the northwest corner of said Section 24;
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the west line of the Northwest Quarter of the Northwest Quarter of said Section 24 a distance of 123.50 feet to the point of beginning;
thence North 90 degrees 00 minutes 00 seconds East 273.57 feet;
thence South 00 degrees 04 minutes 54 seconds East 124.01 feet;
thence North 89 degrees 53 minutes 38 seconds West 273.74 feet to the west line of the Northwest Quarter of the Northwest Quarter of said Section 24;
thence North 00 degrees 00 minutes 00 seconds East along said west line a distance of 123.50 feet to the point of beginning.

Said tract contains 0.7775 acres and is subject to a City of St. Charles street easement over the westerly 0.0936 acres thereof.

DESCRIPTION PARCEL- F

That part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 75 North, Range 26 West of the Fifth Principal Meridian, City of St. Charles, Madison County, Iowa, described as follows:

Beginning at the northwest corner of said Section 24;
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the west line of the Northwest Quarter of the Northwest Quarter of said Section 24 a distance of 123.50 feet;
thence North 90 degrees 00 minutes 00 seconds East 273.57 feet;
thence North 00 degrees 04 minutes 54 seconds West 153.03 feet to the north line of the Northwest Quarter of the Northwest Quarter of said Section 24;
thence South 83 degrees 50 minutes 02 seconds West along said north line a distance of 274.94 feet to the northwest corner of said Section 24 and the point of beginning.

Said tract contains 0.8680 acres and is subject to a City of St. Charles street easement over the westerly 0.0949 acres thereof.

TOWN PLAT 2

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SURVEY FOR AND OWNER: LEONARD D. AND JOAN BROWN, ST. CHARLES, IA 50240

PROJ. NO. 256-98

DATE OF SURVEY: 7/18.26/98

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