



Document 2011 1948

Book 2011 Page 1948 Type 06 026 Pages 1

Date 7/27/2011 Time 3:48 PM

Rec Amt \$7.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

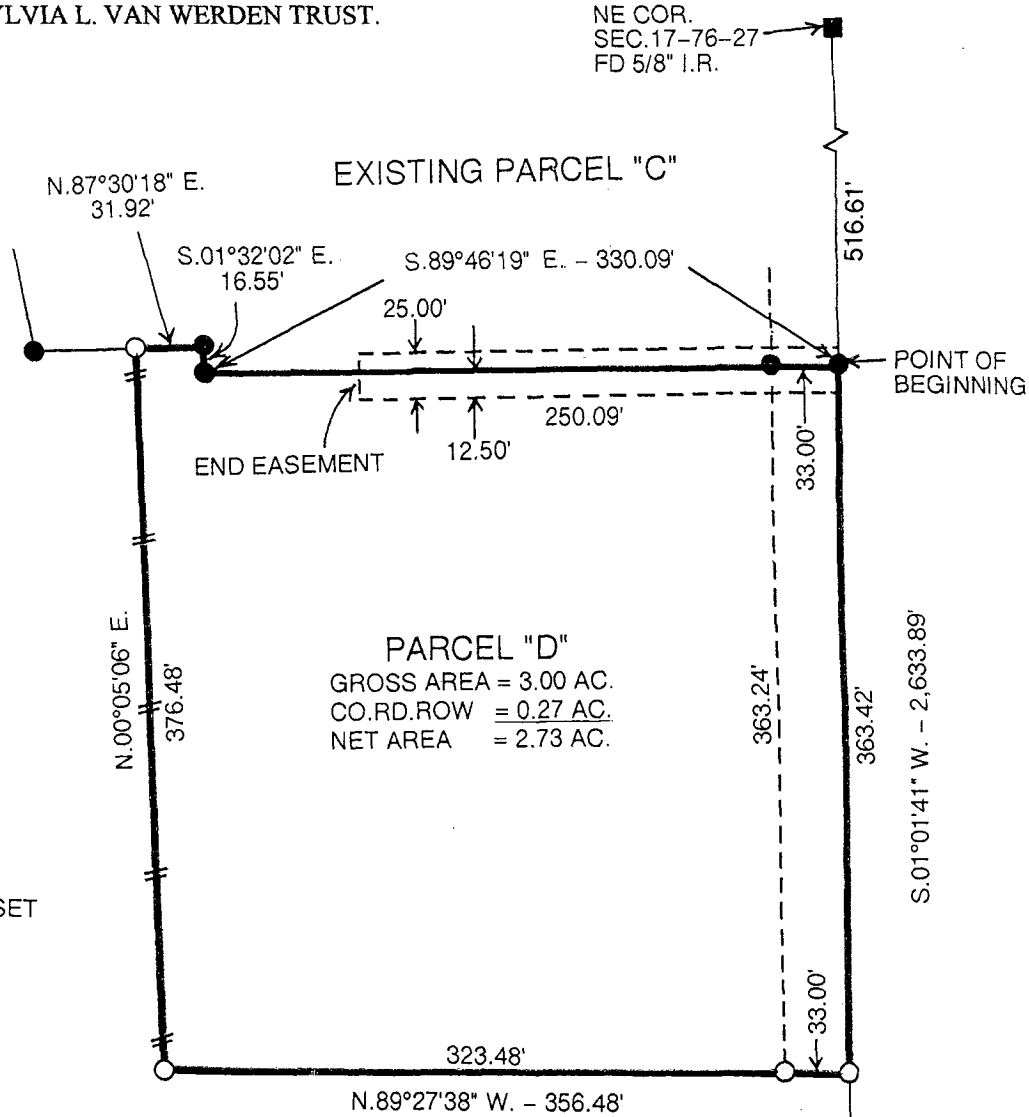
CHEK

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

AMENDED PLAT OF SURVEY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 17, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY,  
IOWA OWNED BY JAMES E. VAN WERDEN, LAWRENCE P. VAN WERDEN, GRETCHEN OTTO  
AND WILLIAM L. & SYLVIA L. VAN WERDEN TRUST.

Amends a plat of survey  
filed on 7-21-11 in  
Book 2011 Page 1896 to  
correct scrivener's error.



LEGAL DESCRIPTION:

Parcel "D" in the Northeast Quarter of the Northeast Quarter of Section 17, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 01°01'41" West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Point of Beginning; thence continuing South 01°01'41" West 363.42 feet along said East line; thence North 89°27'38" West 356.48 feet; thence North 00°05'06" East 376.48 feet to a point on the South line of existing Parcel "C"; thence North 87°30'18" East 31.92 feet along a line of existing Parcel "C"; thence South 01°32'02" East 16.55 feet along a line of existing Parcel "C"; thence South 89°46'19" East 330.09 feet along a line of existing Parcel "C" to the Point of Beginning containing 3.00 acres including 0.27 acres of County Road right-of-way.

EASEMENT DESCRIPTION:

A 25.00 foot wide ingress/egress easement of which 12.50 feet is on Parcel "C" and 12.50 feet is on Parcel "D". The centerline of the easement is described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M.; thence South 01°01'41" West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Southeast Corner of Parcel "C" which is the Northeast Corner of Parcel "D" which is the Easement Point of Beginning; thence North 89°46'19" West 250.09 feet along the South line of Parcel "C" which is the North line of Parcel "D" to the end of the easement.

E. 1/4 COR. SEC. 17-76-27  
FD PK NAIL

1,753.86'

363.42'

363.24'

33.00'

33.00'

323.48'

516.61'

376.48'

31.92'

16.55'

25.00'

12.50'

250.09'

330.09'

356.48'

516.61'

1,753.86'

E. 1/4 COR. SEC. 17-76-27  
FD PK NAIL

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.

J.M. HOCHSTETLER  
License number 6808 Date 7/27/11  
My license renewal date is December 31, 2011  
Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR  
J. M. HOCHSTETLER  
#6808  
IOWA