PLAT OF SURVEY

NE 1/4, NE 1/4, SEC. 12, T-76N, R-26W

MADISON COUNTY, IOWA



COMPUTER ✓
RECORDED ✓
COMPARED ✓

NW COR, NE 1/4, NE 1/4, SEC 12. set 60D spike in tree root

NE COR, SEC 12 found capped iron pin, # not legible

(A)-(B)= N 81°24'59" E - 1286.34

(A)

(B)

N 81°24'59" E - 847.32

S 81°24'59" W - 418.76

NOT SET DUE TO 48" TRIPLE OAK TREE

S00°00'00"E-315.60

N 01°05'28" E - 316.57

50.91

N00°00'00"E-315.60

S 00°00'00" E - 20.03

Auditor's Parcel Letter-A 3.00 Acres

57.00

N 81°24'59" E - 418.76

Auditor's Parcel Letter-B 15.39 Acres

N 00°06'26" W - 640.70

N01°05'28"E-325.17

83.27

S00°00'00"E-324.12

S 81°21'52" W - 1265.04

found capped iron pin, #5143, 4.93' S and 0.13' W of R.O.W. cor

N 00°00'00" E - 1979.24

SE COR, NE 1/4, SEC 12 found capped iron pin, #3764

---------- W. LINE MADISON CO HWY R 35, EASEMENT RECORDED BK 94 P 63, MADISON CO RECORDER'S OFFICE

FILED NO. 1205

BOOK 2 PAGE 621

95 OCT 30 PM 3:16

MICHELLE DIGLER
RECORDER
MADISON COUNTY, IOWA

REC $ 10.00

AUD $ ____

R.M.F. $ 1.00

Dot Corner Tie, Plat
Lic 17 Amend Plat 2-624
11-1-95

MONUMENTS

▲- found sec cor (pipe, stone, etc)

●- set - 5/8" rebar with cap R.L.S. 7995

O- no monument found or set

■- found lot cor (pipe, stone, etc)

PROFESSIONAL ENGINEER & LAND SURVEYOR
J. BRIAN MORRISSEY
7995
IOWA REGISTERED

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 Registered Professional Engineer and Land Surveyor under the laws of the State of Iowa. My registration renewal date is 12/31/95.

Signed J. Brian Morrissey Date Oct 30, 1995

J. Brian Morrissey Iowa Reg. No. 7995

SURVEY FOR: ROBERT W. DARR, 7507 SW 13TH ST, DES MOINES, IA 50316
OWNER: JERRY A AND SHARON K SELLERS, DES MOINES, IA

MORRISSEY SURVEYING	RR 3 BOX 104A, WINTERSET, IA 50273	515-462-2166

PROJ NO. 108-95 DATE OF SURVEY 10/7,8,28/95 PAGE 1

PLAT OF SURVEY
NE 1/4, NE 1/4, SEC. 12, T-76N, R-26W
MADISON COUNTY, IOWA

DESCRIPTION-ENTIRE TRACT

The North Half (N 1/2) of the Northeast Fractional Quarter (NE Fr. 1/4) of the Northeast Fractional Quarter (NE Fr 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P M , except the following. Commencing at the Northwest Corner of said tract, thence East 20 feet, thence South 650 feet, thence West 20 feet to the West line of said tract, thence North along the West line of said tract to the point of beginning, and also except the North 20 feet of the said North Half (N 1/2) of the Northeast Fractional Quarter (NE Fr 1/4) of the Northeast Fractional Quarter (NE Fr 1/4)

DESCRIPTION-PARCEL A

That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 76 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows

Commencing at the northeast corner of said Section 12,
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the east line of said Northeast Quarter of the Northeast Quarter a distance of 20 03 feet to the point of beginning,
thence South 81 degrees 24 minutes 59 seconds West 418 76 feet,
thence South 00 degrees 00 minutes 00 seconds East 315 60 feet,
thence North 81 degrees 24 minutes 59 seconds East 418.76 feet to the east line of said Northeast Quarter of the Northeast Quarter,
thence North 00 degrees 00 minutes 00 seconds East along said east line 315 60 feet to the point of beginning

Said tract contains 3 00 acres and is subject to a Madison County highway Easement over the easterly 0 39 acres thereof

DESCRIPTION-PARCEL B

That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 76 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows

Commencing at the northeast corner of said Section 12,
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the east line of said Northeast Quarter of the Northeast Quarter a distance of 20 03 feet,
thence South 81 degrees 24 minutes 59 seconds West 418 76 feet to the point of beginning,
thence South 00 degrees 00 minutes 00 seconds East 315 60 feet,
thence North 81 degrees 24 minutes 59 seconds East 418 76 feet to the east line of said Northeast Quarter of the Northeast Quarter;
thence South 00 degrees 00 minutes 00 seconds East along said east line 324 12 feet to the south line of the north one half of said Northeast Quarter of the Northeast Quarter,
thence South 81 degrees 21 minutes 52 seconds West along said south line 1265 04 feet,
thence North 00 degrees 06 minutes 26 seconds West 640 70 feet,
thence North 81 degrees 24 minutes 59 seconds East 847 32 feet to the point of beginning

Said tract contains 15 39 acres and is subject to a Madison County highway Easement over the southeasterly 0.44 acres thereof

PROFESSIONAL ENGINEER & LAND SURVEYOR J. BRIAN MORRISSEY 7995 REGISTERED IOWA

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 Registered Professional Engineer and Land Surveyor under the laws of the State of Iowa My registration renewal date is 12/31/95.

Signed J. Brian Morrissey Date Oct 30, 1995
J. Brian Morrissey Iowa Reg No 7995

SURVEY FOR ROBERT W. DARR, 7507 SW 13TH ST, DES MOINES, IA 50316
OWNER: JERRY A AND SHARON K SELLERS, DES MOINES, IA

MORRISSEY SURVEYING	RR 3 BOX 104A, WINTERSET, IA 50273	515-462-2166

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