



Document 2013 2463

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

PREPARED BY: BOLDMAN SURVEYING CONSULTANTS 521 WEST GREEN STREET WINTERSSET IA 50273 PH(515)462-9242

REPLAT OF LOTS 1,2 AND 3 IN POLO POINTE PLAT NO, 2, A SUBDIVISION  
LOCATED IN PART OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 26 WEST  
OF THE 5TH P.M., MADISON COUNTY, IOWA

All of Lot 1 and part of Outlot "X" in Polo Pointe Plat 2 Subdivision, located in part of Section 24, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, said part of Outlot "X" described as follows:

Beginning at a capped iron pipe at the Northeast corner of said Lot 1; thence along a 917.00' radius curve, concave Southeasterly, an arc distance of 134.82' (chord bears N 66°43'25" E, a chord distance of 134.70') to a capped iron rod; thence S 06°18'56" E, along an established fence line, a distance of 387.68' to a capped iron rod; thence S 03°18'09" W, along said fence line, a distance of 199.64' to a capped iron rod; thence S 10°47'58" W, along said fence line, a distance of 110.05' to a capped iron rod; thence N 57°15'59" W, along an extension of the common lot line between Lot 1 and Lot 2, a distance of 84.08' to a capped iron rod; thence N 14°53'25" E, along the present Easterly line of Lot 1, a distance of 279.16' to a capped iron rod; thence N 22°38'40" W, along said Easterly line, a distance of 351.34' to the point of beginning.

Containing 1.084 acres.

All of Lot 2 and part of Outlot "X" in Polo Pointe Plat 2 Subdivision, located in part of Section 24, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, said part of Outlot "X" described as follows:

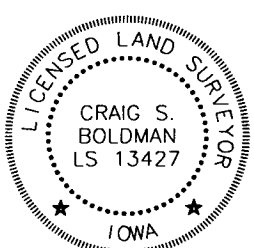
Beginning at a capped iron pipe at the Northeast corner of said Lot 2; thence S 57°15'59" E, along an extension of the common lot line between Lot 1 and Lot 2, a distance of 84.08' to a capped iron rod; thence S 10°47'58" W, along an established fence line, a distance of 10.05' to a capped iron rod; thence S 19°44'52" W, along said established fence line, a distance of 192.09' to a capped iron rod; thence S 37°25'40" W, along said fence line, a distance of 86.56'; thence N 49°50'35" W, along an extension of the common lot line between Lot 2 and Lot 3 a distance of 34.62'; thence N 14°53'25" E, along the present Southeasterly line of Lot 2, a distance of 292.36' to the point of beginning.

Containing 0.444 acres

All of Lot 3 and part of Outlot "X" in Polo Pointe Plat 2 Subdivision, located in part of Section 24, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, said part of Outlot "X" described as follows:

Beginning at a capped iron pipe at the Northeast corner of said Lot 3;  
thence S 49°50'35" E, along an extension of the common lot line between Lot 3 and Lot 4, a distance of 34.62'; thence S 37°25'40" W, along an established fence line, a distance of 81.68' to a capped iron rod; thence N 14°53'25" E, along the present Easterly lone of said Lot 3, a distance of 90.22' to the Point of Beginning.

Containing 0.032 acres. Subject to all easements of record

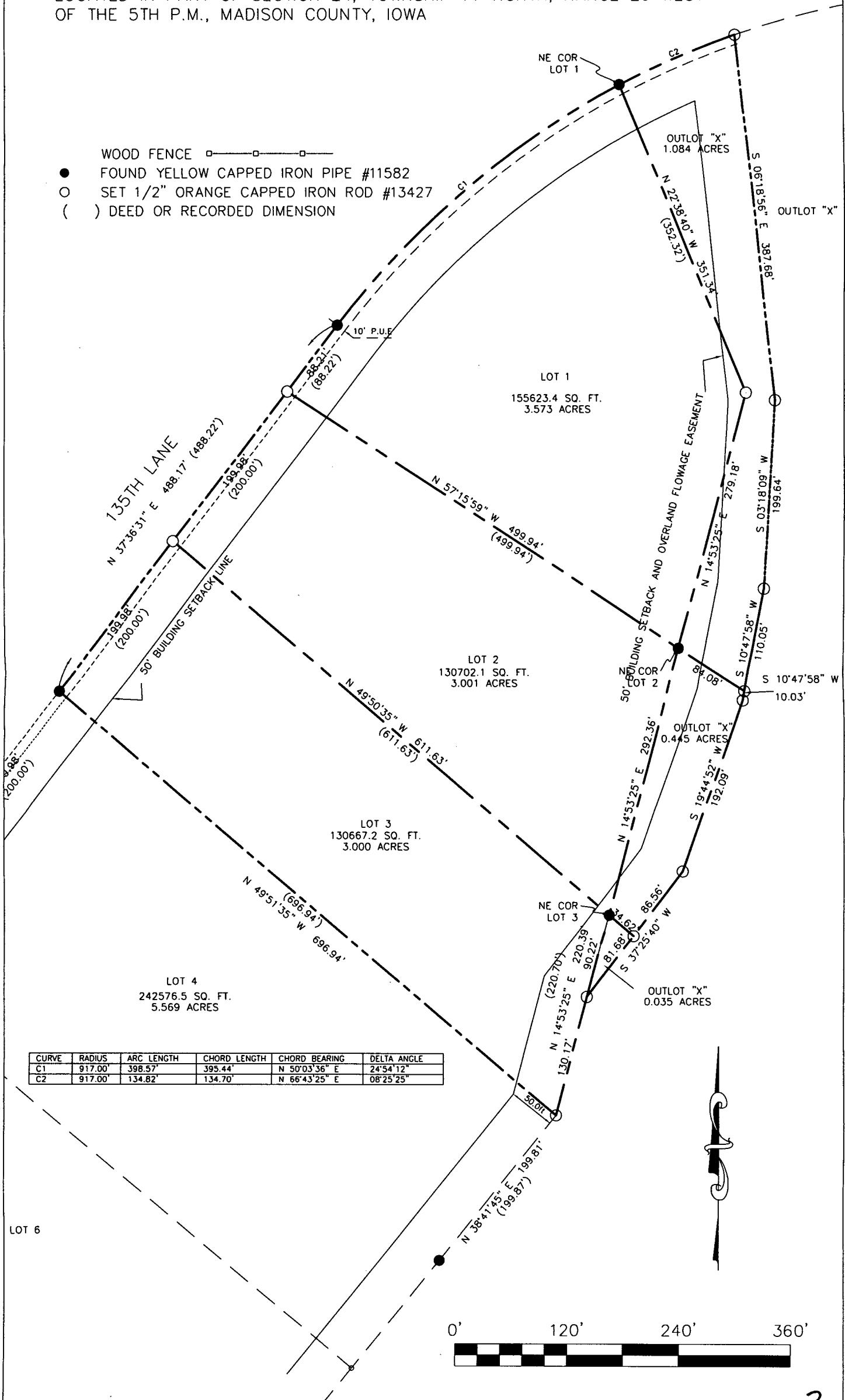


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
Signature *Craig S. Boldman* Date *8-15-13*  
Name *Craig S. Boldman P.L.S. No. 13427*  
Renewal date is December 31, 2014  
Pages or sheets covered by this seal *1, 2*

Proprietor: Polo Point Homeowners Association  
Requested by: Robin Allen  
Date of Survey: July 31, 2013  
Project No: 13033

REPLAT OF LOTS 1, 2 AND 3 IN POLO POINTE PLAT NO. 2, A SUBDIVISION  
 LOCATED IN PART OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 26 WEST  
 OF THE 5TH P.M., MADISON COUNTY, IOWA

- WOOD FENCE
- FOUND YELLOW CAPPED IRON PIPE #11582
- SET 1/2" ORANGE CAPPED IRON ROD #13427
- ( ) DEED OR RECORDED DIMENSION



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	917.00'	398.57'	395.44'	N 50°03'36" E	24°54'12"
C2	917.00'	134.82'	134.70'	N 66°43'25" E	08°25'25"

