



Document 2015 1602

Book 2015 Page 1602 Type 06 026 Pages 1

Date 6/10/2015 Time 11:51:14AM

Rec Amt \$7.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

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AMENDED PLAT OF SURVEY IN THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 21, TOWNSHIP 75 NORTH, RANGE 28
WEST OF THE 5TH PM., MADISON COUNTY, IOWA
OWNED BY ROSS R. & LEAH KNOBLOCH.

NOTE:

Amends a Plat of Survey filed
on March 20, 2015 in Book 2015, Page
720, Madison County Recorder's Office.
Amended as requested by the owner to
increase the area.

C-1 CURVE DATA

$\Delta = 20^{\circ}42'53''$

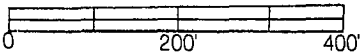
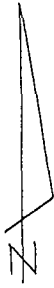
R = 510.50'

T = 93.30'

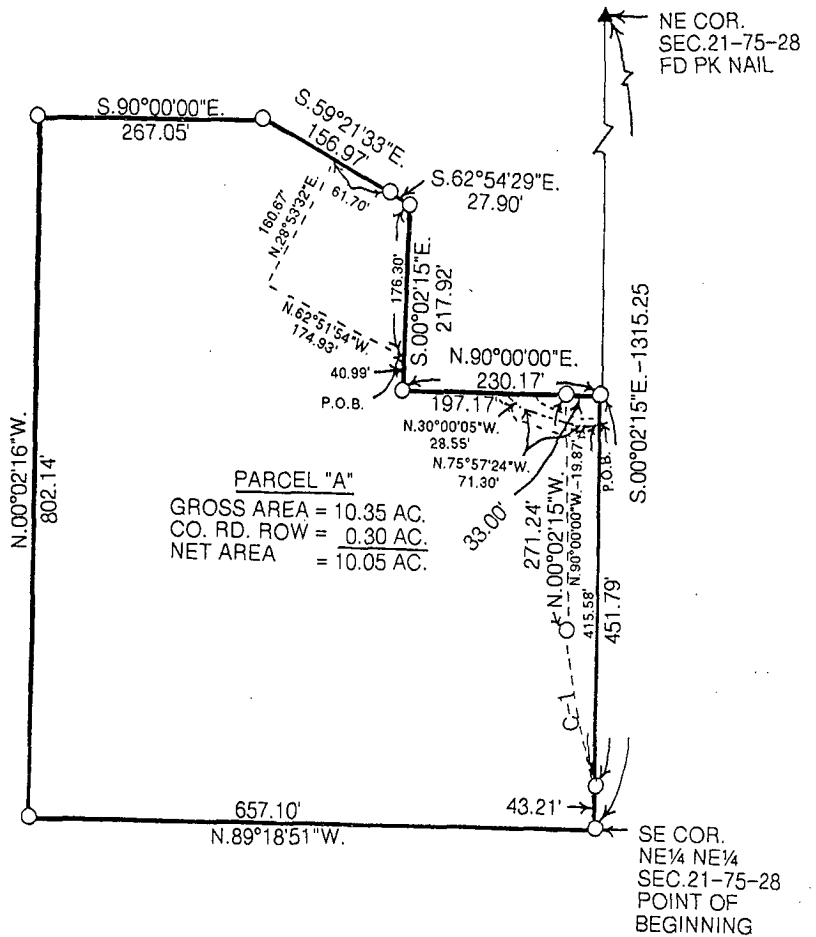
L = 184.57'

L. C. = 183.36'

BEARING = N.10°23'41"W.



- DATE OF SURVEY: 6-1-2015
- CAPPED IRON ROD (CIR) #6808 SET
- ▲ PK NAIL FOUND
- COUNTY ROAD ROW
- EASEMENT LIMITS
- EASEMENT CENTERLINE
- P.O.B. POINT OF BEGINNING



LEGAL DESCRIPTION:

Parcel "A" a part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence North 89°18'51" West 657.10 feet along the South line of said Northeast Quarter of the Northeast Quarter; thence North 00°02'16" West 802.14 feet; thence South 90°00'00" East 267.05 feet; thence South 59°21'33" East 156.97 feet; thence South 62°54'29" East 27.90 feet; thence South 00°02'15" East 217.92 feet; thence North 90°00'00" East 230.17 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence South 00°02'15" East 500.00 feet to the Point of Beginning containing 10.35 acres including 0.30 acres of County Road right-of-way.

LEGAL DESCRIPTION-EASEMENT FOR SEWAGE TREATMENT SYSTEM:

Easement for the area surrounding the sewage treatment system located on Parcel "A" the perimeter of which is described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence North 00°02'15" West 500.00 feet along the East line of said Northeast Quarter of the Northeast Quarter; thence South 90°00'00" West 230.17 feet along a line of Parcel "A"; thence North 00°02'15" West 40.99 feet along a line of Parcel "A" to the Point of Beginning of the easement area; thence North 62°51'54" West 174.93 feet along the easement line; thence North 28°53'32" East 160.67 feet along the easement line to a point on the perimeter of Parcel "A"; thence South 59°21'33" East 61.70 feet along a line of Parcel "A"; thence South 62°54'29" East 27.90 feet along a line of Parcel "A"; thence South 00°02'15" East 176.30 feet to the easement area Point of Beginning.

LEGAL DESCRIPTION FOR ACCESS EASEMENT:

A 25.00 foot wide ingress/egress easement across Parcel "A" the centerline of which is described as follows:

Beginning at a point on the East line of Parcel "A" in the Northeast Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa which is 36.22 feet South 00°02'15" East of the Northeast Corner of said Parcel "A"; thence North 90°00'00" West 19.87 feet; thence North 75°57'24" West 71.30 feet; thence North 30°00'05" West 28.55 feet to a point on the North line of Parcel "A" which is the end of the easement.

LICENSED LAND SURVEYOR

J. M. HOCHSTETLER

#6808

IOWA

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

J.M. HOCHSTETLER
License number 6808 Date 6/10/15
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: 1