



Document 2015 3117

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY (BOUNDARY RETRACEMENT)

PREPARED BY: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020 RETURN TO: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

PROPERTY DESCRIPTION

THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND CONTAINING 77.10 ACRES (3,358,269 S.F.) AND BEING SUBJECT TO A ROADWAY EASEMENT OF 1.64 ACRES (71,598 S.F.).

AREA SUMMARY

NW1/4 NE1/4 = 37.90 ACRES
SW1/4 NE1/4 = 39.20 ACRES
TOTAL AREA = 77.10 ACRES
ROADWAY EASEMENT = 1.64 ACRES

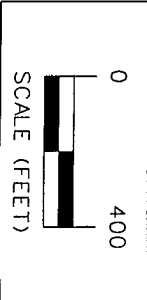
NOTES

1. SURVEY RECORDED IN BOOK 31, PAGE 89 WAS USED FOR RECORDED DISTANCES ALONG THE EAST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3.
2. FENCE WAS HELD FOR THE NORTH RIGHT-OF-WAY LINE OF 105TH STREET, AS PER COUNTY ENGINEER.

LEGEND

- Survey**
- Section Corner 1/2" Rebor Yellow Cap = 19710 (Unless Otherwise Noted)
 - ROW Marker
 - Control Point
 - Bench Mark
 - Platted Distance
 - Measured Bearing & Distance
 - Recorded As
 - Deed Distance
 - Calculated Distance
 - Minimum Protection Elevation
 - Centerline
 - Section Line
 - 1/4 Section Line
 - Easement Line
- Found**
- ▲ Yellow Plastic Cap #11465
 - Fnd 1/2" Rebor
 - CP
 - P
 - M
 - R
 - D
 - C
 - + MPE
- Set**
- ▲
 -
 -

OWNER
RACCOON RIVER LAND CO., LLC.
DATE OF SURVEY
07-14-15

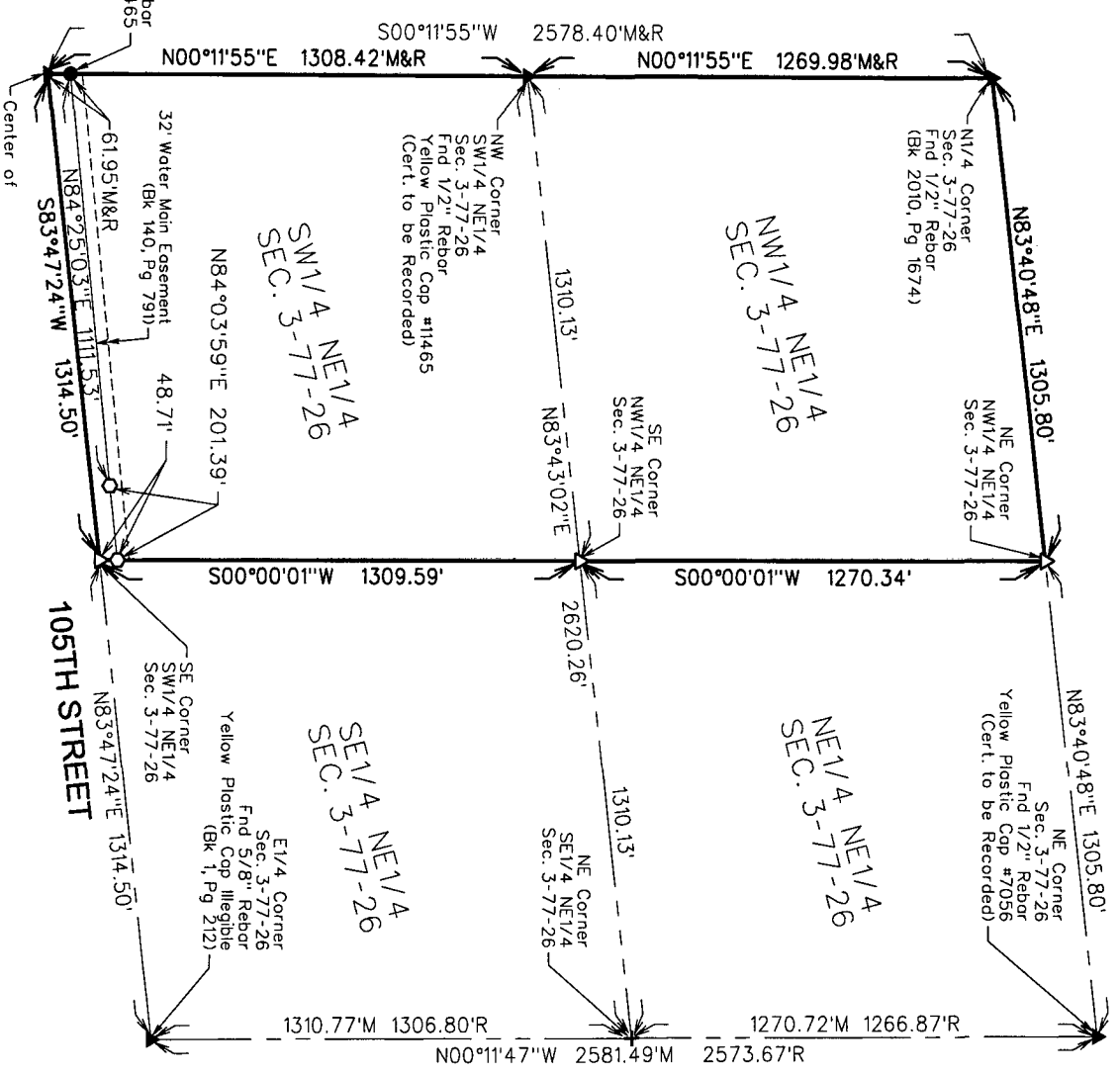


ERIN D. GRIFFIN
LICENSED PROFESSIONAL LAND SURVEYOR
IOWA
19710

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 Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
Date: 10/19/15

License Number: 19710
My License Renewal Date is: December 31, 2015
Pages or sheets covered by this seal: 1
Sheet 1 of 1



REQUESTED BY RACCOON RIVER LAND CO., LLC.

PLAT OF SURVEY (BOUNDARY RETRACEMENT) MADISON COUNTY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer:	Checked By: EDG	Scale: 1"= 400'	
Technician: SGK	Date: 07/29/15	Field Bk: 1045	Pg: 10
Twp-Rge-Sec: 77N-26W-03			
Project No: 115.0603			

SN

Project No: 115.0603
Sheet 1 of 1