

Document 2016 2451

Book 2016 Page 2451 Type 06 009 Pages 2 Date 8/25/2016 Time 9:17:30AM Rec Amt \$12.00

Manager Now American

SHELLEY D. KASTER Commission Number 792518 My Commission Expires

INDX **ANNO**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

SCAN CHEK

Prepared By: Joel R. Romey, PLS Raccoon Valley Land Surveying, LLC 33235 L Avenue Adel Iowa Ph: 515.493.8317 Return to

AFFIDAVIT CONFIRMING ERROR ON PLAT

STATE OF IOWA

)SS

COUNTY OF MADISON)

I, Joel R. Romey, being first duly sworn on oath, depose and say that I am a Licensed Professional Land Surveyor in the State of Iowa and as such have examined the document referred to herein.

- 1. That and appreciable error has been detected in the Property Description on the Plat of Survey filed in Book 2016 at Page 1269 in the Office of the Madison County Recorder.
- 2. In the eleventh line of the Property Description the Bearing of the West Line reads **S00°06'30"W**. The Bearing of the West Line should read **S00°26'30"W**.
- 3. In the eleventh line of the Property Description a Bearing and Distance along the southwesterly line was omitted from said description. The bearing and distance of \$34°02'07"W, A DISTANCE OF 251.87 FEET should be inserted into said description.
- 4. See EHIBIT 'A' for correct Property Description.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me and under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed:

Joel R. Romey PLS lowa License No.

My license renewal date is 31 December 2017

Pages covered by this seal: This page and EXHIBIT 'A'

This affidavit is made in order that the same may be filed for record under the provision of Section 354.24 of the Code of Iowa, as amended.

Subscribed in my presence and sworn to before me by Joel R. Romey,

This day of 25 August 2016

EXHIBIT 'A'

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16. TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE F THE 5th P.M., TRURO, MADISON COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S86°09'15"W (IOWA STATE NETWORK UTILIZED FOR BEARING BASIS) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 33.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST STREET NORTH AS IT IS PRESENTLY ESTABLISHED AND TO THE POINT OF BEGINNING: THENCE CONTINUING S86°09'15"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 387.00 FEET; THENCE S00°26'30"W, A DISTANCE OF 153.78 FEET; THENCE S34°02'07"E, A DISTANCE OF 251.87 FEET; THENCE N89°53'45"E, A DISTANCE OF 247.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID WEST STREET NORTH; THENCE N00°06'15"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEST STREET NORTH, A DISTANCE OF 388.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 3.00 ACRES.