



Document 2016 2474

Book 2016 Page 2474 Type 06 026 Pages 3

Date 8/26/2016 Time 12:38:11PM

Rec Amt \$.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared By: Michael James Hackett, Madison County Engineer's Office, 1105 East Court Ave., Winterset, Ia. 50273, Tel. (515) 462-1136

Return To: Michael James Hackett, Madison County Engineer's Office, 1105 East Court Ave., Winterset, Ia. 50273, Tel. (515) 462-1136

**CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED**  
NW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,  
MADISON COUNTY, IOWA  
PARCEL 5

MADISON COUNTY PROJECT NUMBER

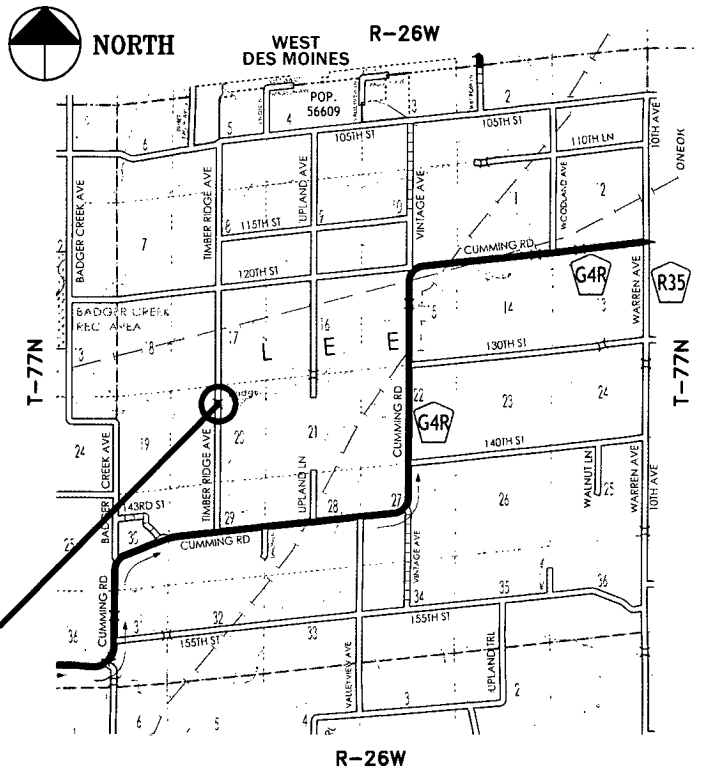
BROS-C061(97)--5F-61

GENERAL LOCATION MAP

Not to Scale

PROJECT DESCRIPTION

Madison County bridge replacement project located in Lee Township on Timber Ridge Avenue over Badger Creek.



SURVEY FOR RIGHT OF WAY ACQUISITION

JOHN A. GROOMES  
1326 TIMBER RIDGE AVE.  
VAN METER, IA 50261

GENERAL LEGEND

LINES

- Section line: ————
- Existing right of Way: ————
- Boundary of right of way acquisition: ————
- Adjacent parcel or property: .....
- Described line to point of beginning: ————
- Field fence: —x——x——x——

MEASUREMENTS

MEASURED (M), IF DIFFERENT THAN RECORDED  
RECORDED (R1), BOOK 2002, PAGE 3427

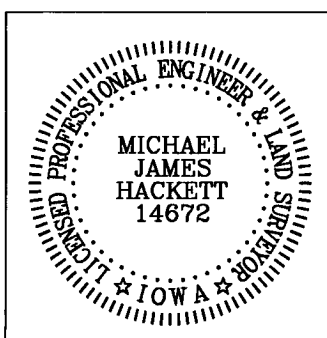
MONUMENTS

- ▲ - section corner; set or found (pipe, stone, etc.).
- - monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- ⊙ - found iron pin, with yellow plastic cap, #5301. Monument to be reset at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- - found 1/2" iron pin with no cap, when the HWY. construction was completed.
- - no monument found or set.
- - found iron pin, with yellow plastic cap, #5301

Project Location

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Title Sheet / Seal and Certificate of Responsibility
2	Plat, Graphical Representation of Survey
3	Description of Parcel / Corrective Note



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.

Signed *Michael James Hackett* Date 8-26-2016  
Michael James Hackett Iowa Lic. No. 14672

My license renewal date is 12/31/2016.  
Pages covered by this seal: 1, 2, and 3.

SURVEY FOR: RIGHT OF WAY ACQUISITION; JOHN A. GROOMES, 1326 TIMBER RIDGE AVE., VAN METER, IA 50261

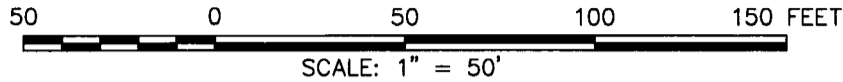
PROJ. BROS-C061(97)--5F-61

PAGE 1 OF 3

**CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED**  
 NW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,  
 MADISON COUNTY, IOWA  
**PARCEL 5**

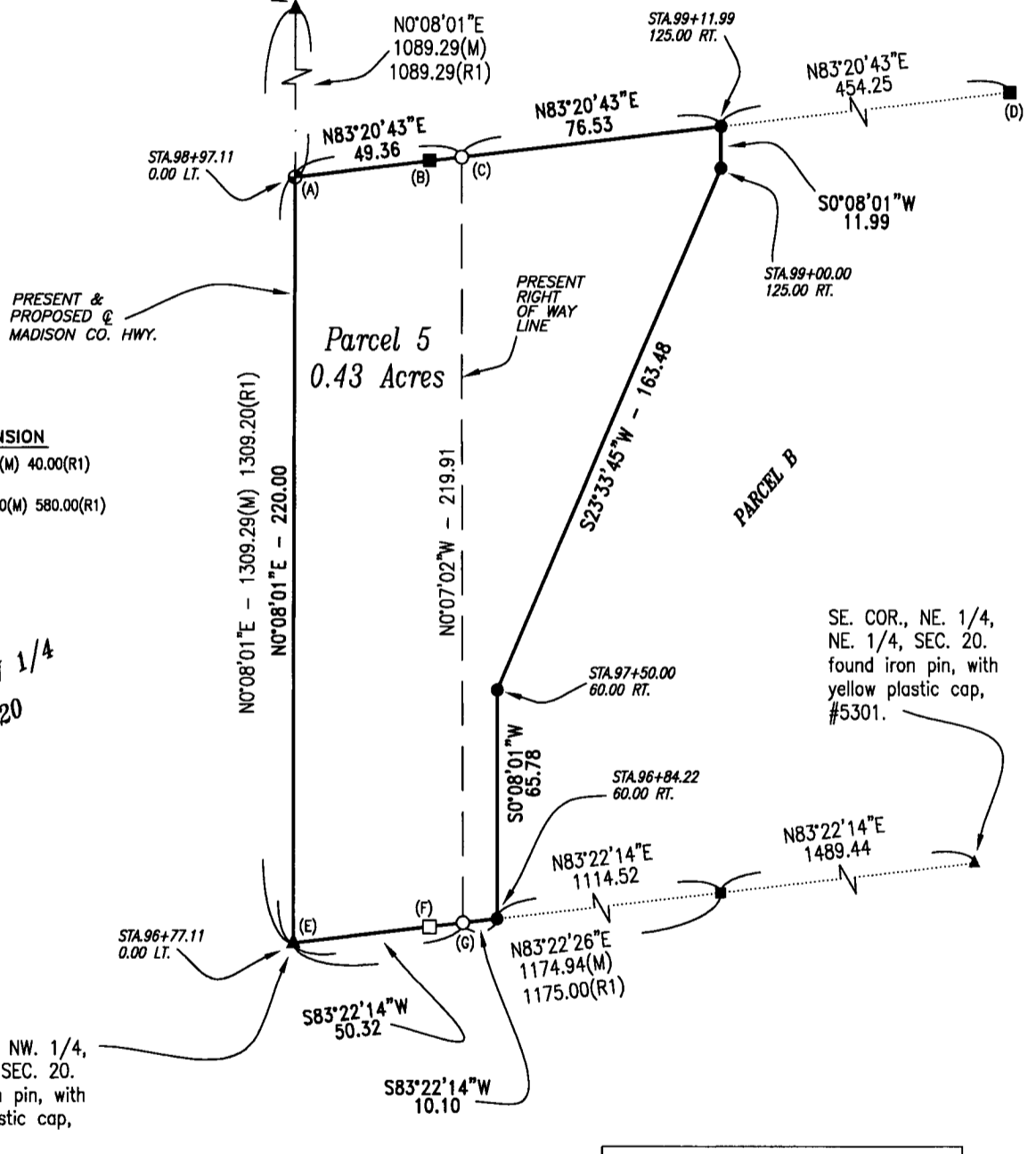


NORTH



NW. COR., NW. 1/4,  
 NE. 1/4, SEC. 20.  
 found iron pin, with  
 yellow plastic cap,  
 #5301.

NW 1/4, NE 1/4  
 SEC. 20



**MISCELLANEOUS DIMENSION**

- (A) - (B) = N83°20'43"E - 39.95(M) 40.00(R1)
- (B) - (C) = N83°20'43"E - 9.41
- (A) - (D) = N83°20'43"E - 580.10(M) 580.00(R1)
- (F) - (E) = S83°22'14"W - 40.45
- (G) - (F) = S83°22'14"W - 9.87

NE 1/4, NW 1/4  
 SEC. 20

SE. COR., NE. 1/4,  
 NE. 1/4, SEC. 20.  
 found iron pin, with  
 yellow plastic cap,  
 #5301.

SW. COR., NW. 1/4,  
 NE. 1/4, SEC. 20.  
 found iron pin, with  
 yellow plastic cap,  
 #5301.

AREA OF PARCEL 5	
NW. 1/4, NE. 1/4, SEC. 20	= 0.18 Acres
PLUS PRESENT RIGHT OF WAY	= 0.25 Acres
<b>TOTAL ACREAGE OF RIGHT OF WAY</b>	<b>= 0.43 Acres</b>

**CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED**  
**NW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,**  
**MADISON COUNTY, IOWA**  
**PARCEL 5**

DESCRIPTION PARCEL 5

That part of Parcel B recorded in Book 2002, Page 3427, Madison County Recorder's Office, Madison County, Iowa located in the Northwest Quarter of the Northeast Quarter of Section 20, Township 77 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of said Parcel B and the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 20;  
thence on an assumed bearing of North 00 degrees 08 minutes 01 seconds East along the westerly line of said Parcel B and the westerly line of the Northwest Quarter of the Northeast Quarter of said Section 20 a distance of 220.00 feet to the northwest corner of said Parcel B;  
thence North 83 degrees 20 minutes 43 seconds East along the northerly line of said Parcel B 49.36 feet to the present right of way line of a Madison County Highway;  
thence North 83 degrees 20 minutes 43 seconds East along said northerly line 76.53 feet;  
thence South 00 degrees 08 minutes 01 seconds West 11.99 feet;  
thence South 23 degrees 33 minutes 45 seconds West 163.48 feet;  
thence South 00 degrees 08 minutes 01 seconds West 65.78 feet to the southerly line of said Parcel B and the southerly line of the Northwest Quarter of the Northeast Quarter of said Section 20;  
thence South 83 degrees 22 minutes 14 seconds West along said southerly lines 10.10 feet to the present right of way line of a Madison County Highway;  
thence South 83 degrees 22 minutes 14 seconds West along said southerly lines 50.32 feet to southwest corner of said Parcel B and the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 20 and the point of beginning.

Said tract contains 0.43 acres including the present highway and is subject to encumbrances of record.

This Corrected Right of Way Acquisition Plat corrects the Right of Way Acquisition Plat recorded in Book 2013, Page 3876, Madison County Recorders Office, Madison County Iowa.

This Corrected Right of Way Acquisition Plat was prepared to correct the legend of monuments found and set. And this Corrected Plat was also prepared because a 1/2" iron pin with no cap was found when Highway construction was completed. The found 1/2" iron pin with no cap is shown on the plat and labeled as (F). The legend of monuments has been corrected to show the found 1/2" iron pin with no cap.