



Document 2016 2475

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INDX ✓
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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

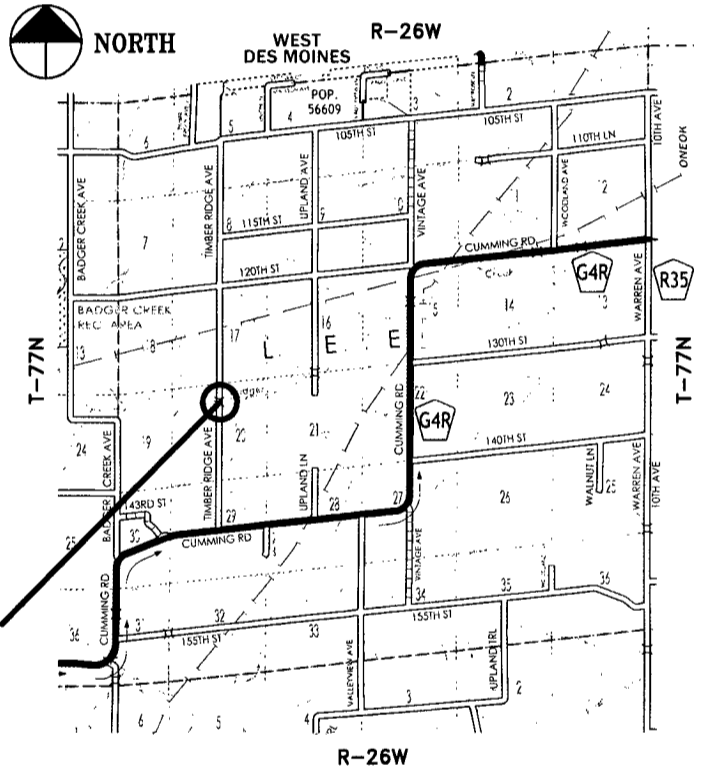
CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED
SW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,
MADISON COUNTY, IOWA
PARCEL 6

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

CLIFFORD A. NEWMAN
2957 133RD. CT.
VAN METER, IA 50261

Project Location

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 2003, PAGE 6315
- RECORDED (R2), BOOK 2004, PAGE 6107

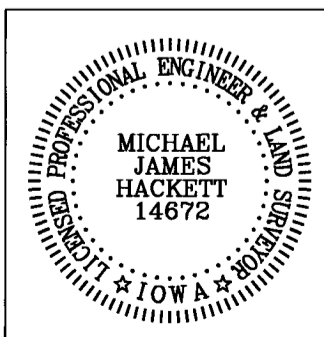
MONUMENTS

- ▲ - 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 1/2" iron pin with no cap, when the HWY. construction was completed.
- - no monument found or set.
- - found iron pin, with orange plastic cap, #13427

PAGE NO.

DESCRIPTION

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; CLIFFORD A. NEWMAN, 2957 133RD. CT., VAN METER, IA 50261

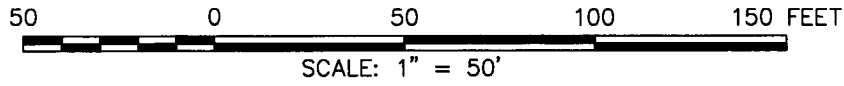
PROJ. BROS-C061(97)--5F-61

PAGE 1 OF 3

CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED
 SW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,
 MADISON COUNTY, IOWA
 PARCEL 6



NORTH



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

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

Parcel 6
 0.10 Acres

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

LOT 1
 WOODLAND VALLEY ESTATES PLAT 1

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

PRESENT &
 PROPOSED @
 MADISON CO. HWY.

STA.96+77.11
 0.00 LT.

STA.96+00.00
 0.08 LT.

S0°11'48"W - 1325.43(M) 1325.12(R1) 1325.30(R2)

S0°11'48"W - 1248.32

N83°22'14"E
 50.32

N83°22'14"E
 10.10

STA.96+84.22
 60.00 RT.

N83°22'14"E
 2664.38(M) 2664.56(R1)

N83°22'14"E
 271.09

N83°22'14"E
 2332.87

PRESENT
 RIGHT
 OF WAY
 LINE

STA.96+50.25
 60.00 RT.

STA.96+00.00
 40.00 RT.

PRESENT &
 PROPOSED @
 MADISON CO. HWY.

AREA OF PARCEL 6

SW. 1/4, NE. 1/4, SEC. 20	= 0.03 Acres
PLUS PRESENT RIGHT OF WAY	= 0.07 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.10 Acres

SW. COR., SW. 1/4,
 NE. 1/4, SEC. 20.
 found iron pin, with
 orange plastic cap,
 #13427.

MISCELLANEOUS DIMENSION

- (A) - (B) = N83°22'14"E - 331.51(M) 331.41(R1)
- (C) - (D) = S0°07'02"E - 5.93
- (D) - (E) = N89°51'59"W - 10.00
- (E) - (F) = S0°08'01"W - 77.11
- (G) - (H) = S89°51'59"E - 0.08
- (G) - (I) = S0°11'48"W - 706.52
- (I) - (J) = S0°11'48"W - 541.79
- (A) - (I) = S0°11'48"W - 783.64(M) 783.51(R2)
- (A) - (K) = N83°22'14"E - 40.45
- (K) - (C) = N83°22'14"E - 9.87

CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED
SW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,
MADISON COUNTY, IOWA
PARCEL 6

DESCRIPTION PARCEL 6

That part of Lot 1 of Woodland Valley Estates Plat 1 recorded in Book 2004, Page 6107, Madison County Recorder's Office, Madison County, Iowa located in the Southwest 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 northwest corner of said Lot 1 and the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 20;
thence on an assumed bearing of North 83 degrees 22 minutes 14 seconds East along the northerly line of said Lot 1 and the northerly line of the Southwest Quarter of the Northeast Quarter of said Section 20 a distance of 50.32 feet to the present right of way line of a Madison County Highway;
thence North 83 degrees 22 minutes 14 seconds East along said northerly lines 10.10 feet;
thence South 00 degrees 08 minutes 01 seconds West 33.97 feet;
thence South 21 degrees 50 minutes 08 seconds West 54.09 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 51 minutes 59 seconds West 40.08 feet to the westerly line of said Lot 1 and the westerly line of the Southwest Quarter of the Northeast Quarter of said Section 20;
thence North 00 degrees 11 minutes 48 seconds East along said westerly lines 77.11 feet to the northwest corner of said Lot 1 and the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 20 and the point of beginning.

Said tract contains 0.10 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 3885, Madison County Recorders Office, Madison County Iowa.

This Corrected Right of Way Acquisition Plat was 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 (K). The legend of monuments has been corrected to show the found 1/2" iron pin with no cap.