



Document 2016 2477

Book 2016 Page 2477 Type 06 026 Pages 4

Date 8/26/2016 Time 12:40:11PM

Rec Amt \$.00

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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
NW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,
MADISON COUNTY, IOWA
PARCEL 4

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

JEFFREY ALAN RIDGWAY &
CONNIE LEA RIDGWAY
1494 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—

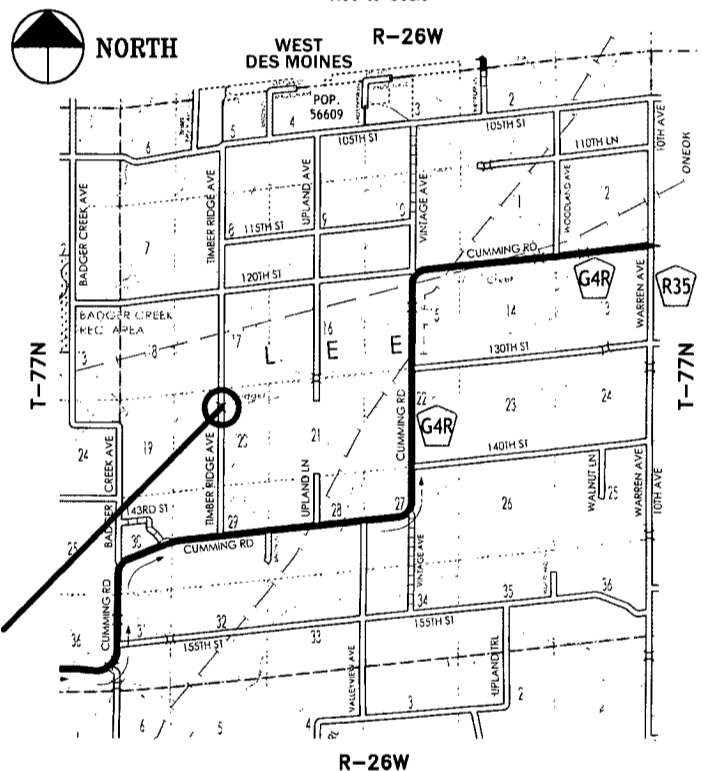
MEASUREMENTS

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

MONUMENTS

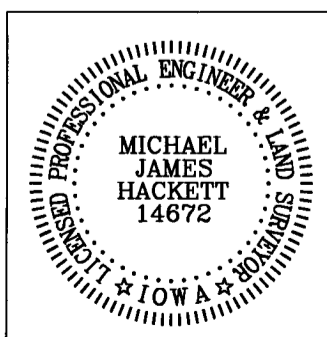
- ▲ - section corner; set or found (pipe, stone, etc.).
- - monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- ⊙ - found iron pin, with yellow plastic cap, #5301. Monument to be reset at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- - 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	Plat, Graphical Representation of Survey
4	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.

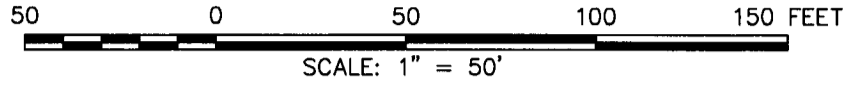
Pages covered by this seal: 1, 2, 3, and 4.

SURVEY FOR: RIGHT OF WAY ACQUISITION; JEFFREY ALAN RIDGWAY AND CONNIE LEA RIDGWAY, 1494 TIMBER RIDGE AVE., VAN METER, IA 50261

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

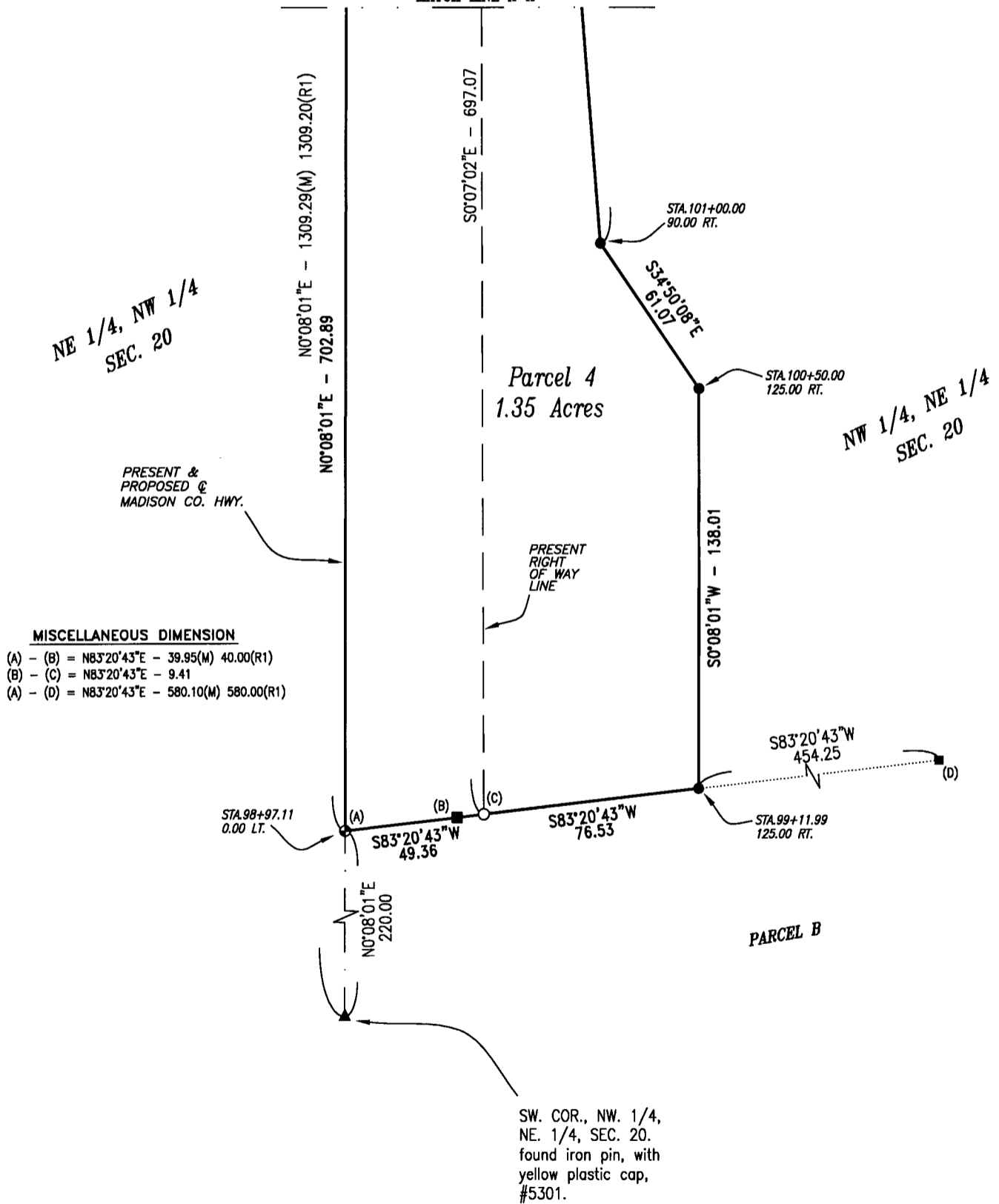
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CORRECTED RIGHT OF WAY ACQUISITION PLAT CORRECTED
 NW 1/4 of the NE 1/4, SEC 20, T-77N, R-26W,
 MADISON COUNTY, IOWA
 PARCEL 4

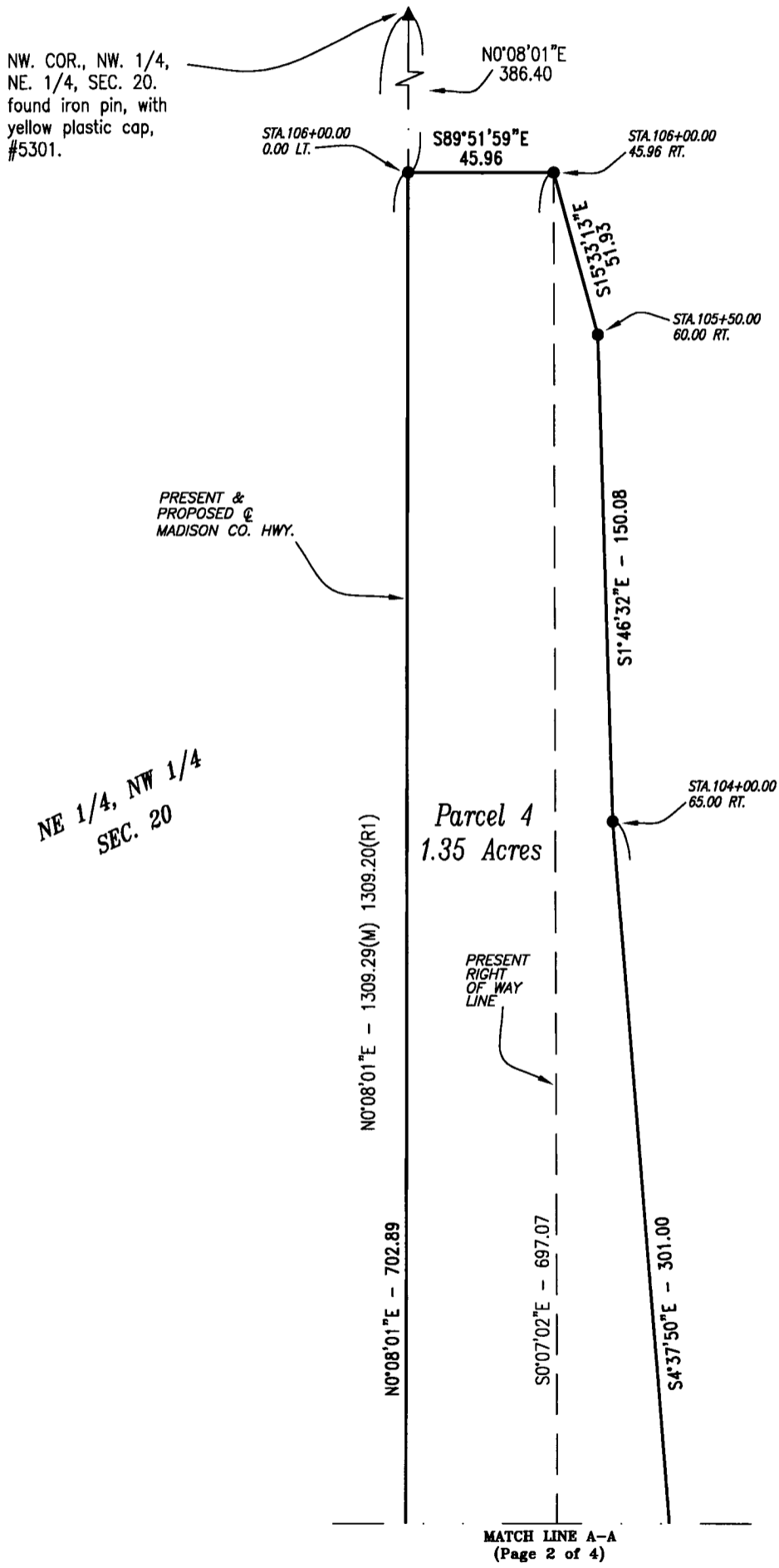
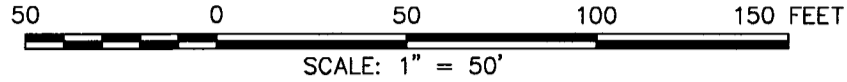


AREA OF PARCEL 4	
NW. 1/4, NE. 1/4, SEC. 20	= 0.76 Acres
PLUS PRESENT RIGHT OF WAY	= 0.59 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 1.35 Acres

(Page 3 of 4)
 MATCH LINE A-A



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 4



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

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

Parcel 4
1.35 Acres

PRESENT
RIGHT
OF WAY
LINE

MATCH LINE A-A
(Page 2 of 4)

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 4

DESCRIPTION PARCEL 4

That part of 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:

Commencing at 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 the Northwest Quarter of the Northeast Quarter of said Section 20 a distance of 220.00 feet to the northwest corner of Parcel B recorded in Book 2002, Page 3427, Madison County Recorder's Office, Madison County, Iowa and the point of beginning;
thence North 00 degrees 08 minutes 01 seconds East along said westerly line 702.89 feet;
thence South 89 degrees 51 minutes 59 seconds East 45.96 feet to the present right of way line of a Madison County Highway;
thence South 15 degrees 33 minutes 13 seconds East 51.93 feet;
thence South 01 degrees 46 minutes 32 seconds East 150.08 feet;
thence South 04 degrees 37 minutes 50 seconds East 301.00 feet;
thence South 34 degrees 50 minutes 08 seconds East 61.07 feet;
thence South 00 degrees 08 minutes 01 seconds West 138.01 feet to the northerly line of said Parcel B;
thence South 83 degrees 20 minutes 43 seconds West along said northerly line 76.53 feet to the present right of way line of a Madison County Highway;
thence South 83 degrees 20 minutes 43 seconds West along said northerly line 49.36 feet to the northwest corner of said Parcel B and the westerly line of the Northwest Quarter of the Northeast Quarter of said Section 20 and the point of beginning.

Said tract contains 1.35 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 3873, 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.