

INDEX LEGEND

BOUNDARY RETRACEMENT SURVEY



Document 2016 3050

Book 2016 Page 3050 Type 06 026 Pages 1
Date 10/13/2016 Time 11:34:18AM
Rec Amt \$7.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

COUNTY: Madison
SECTION: 23 TOWNSHIP: 75 RANGE: 26
ALIQUOT PART: SE1/4 NE1/4
PARCEL DESIGNATION:
CITY: St. Charles
SUBDIVISION NAME:
BLOCK: LOT(S):
SITE ADDRESS: 602 W Main Street
PROPRIETOR: Sean Russell
REQUESTED BY: Sean Russell

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

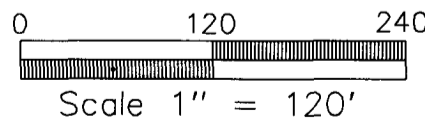
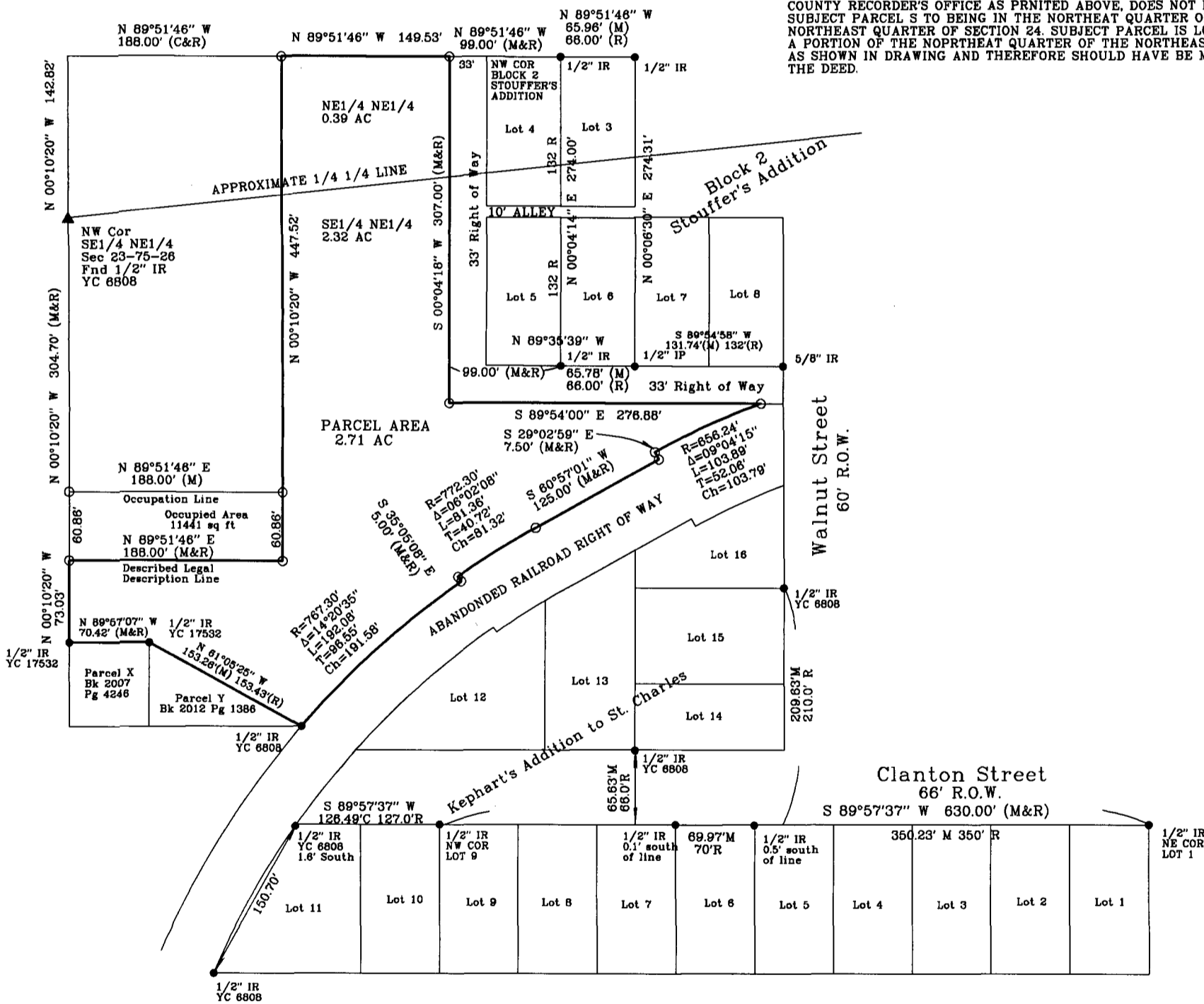
Legal Description (Deed Book 2014 Page 2382)

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 33 feet West of the Northwest corner of Block Two (2) of Stouffer's Addition to the Town of St. Charles, and running then South to the South line of Sycamore Street in said town, thence East to the right of way of the C.B. & Q. Ry., thence in a southwesterly direction along the line of said right of way to the West line of the Southeast Quarter (1/4) of said Section Twenty-three (23), thence North on said line to a point 304.7 feet South of the Northwest corner of said 40-acre tract, thence East 11 rods and 6 1/2 feet, thence North to a point 264 feet South of the South line of Main Street in St. Charles, thence East 60 feet, thence North to the South line of said Main Street, thence East to the point of beginning; EXCEPT Parcel "X" located therein, containing 5,227 square feet, as shown in Plat of Survey filed in Book 2007, Page 4246 on November 27, 2007, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "Y" located therein, containing 4,979 square feet, as shown in Plat of Survey filed in Book 2012 Page 1386 on May 10, 2012, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "K" located therein, containing 0.860 acres, as shown in Plat of Survey filed in Book 2, Page 319 on June 19, 1997 in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), more particularly described as follows, to-wit: Commencing at a point 11 rods and 6 1/2 feet East of the Northwest corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), and running thence North to the South side of Main Street in the Town of St. Charles, thence East 60 feet, thence South 264 feet, thence West 60 feet, thence North to the Point of Beginning.

SURVEYOR'S NOTES

- 1. CREATED RAILROAD RIGHT OF WAY CURVE USING THE FOUND PIN AT THE SOUTHWEST CORNER OF LOT 11 KEPHART'S ADDITION TO ST. CHARLES AND THE FOUND PIN AT THE SOUTHEAST CORNER OF PARCEL "Y" AS SHOWN IN BOOK 2012 PAGE 1386. USED CENTERLINE RADIUS OF 742.3 AS INDICATED ON KEPHART'S ADDITION. THEN PROCEEDED TO CREATE THE RIGHT OF WAY GOING EAST USING THE RADIUS AND DISTANCES AS SHOWN ON KEPHART'S ADDITION.
2. IN NORTHWEST CORNER OF PROPERTY, BOTH THE LEGAL DESCRIPTION, PER THE DEED AND THE OCCUPATION LINE WERE MARKED. BY MARKING THE OCCUPATION LINE, THIS SURVEYOR IS NOT INDICATING OWNERSHIP.
3. THE DEED IN BOOK 2014 PAGE 2382 OF THE RECORDS OF THE MADISON COUNTY RECORDER'S OFFICE AS PRINTED ABOVE, DOES NOT REFER TO SUBJECT PARCEL S TO BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24. SUBJECT PARCEL IS LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AS SHOWN IN DRAWING AND THEREFORE SHOULD HAVE BE MENTIONED IN THE DEED.

Main Street
66' Right of Way



DATE OF SURVEY FIELDWORK: 9-12-16 DRAWING DATE: 10-4-16 REVISION DATE: DRAFTER: VP PROJECT NO: 16502

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

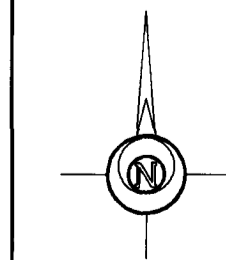
Vincent E. Piagentini signature and date 10/10/16
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



- SYMBOLS LEGEND:
R RECORDED DISTANCE
M MEASURED DISTANCE
C CALCULATED DISTANCE
● CORNER MONUMENT FOUND
○ SET 1/2" IR YC 15982 UNLESS NOTED
▲ SECTION CORNER FOUND
△ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
YC YELLOW CAP



IR IRON ROD
IP IRON PIPE

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CIVIL ENGINEERING - LAND SURVEYING
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