



Document 2016 3485

Book 2016 Page 3485 Type 06 026 Pages 1  
Date 11/18/2016 Time 8:46:43AM  
Rec Amt \$7.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDEX LEGEND

COUNTY: Madison  
PARCEL DESIGNATION: Parcel "J"  
SECTION: 31 TOWNSHIP: 75 RANGE: 26  
ALIQUOT PART: SE1/4 NE1/4  
SUBDIVISION NAME:  
BLOCK: LOT(S):  
SITE ADDRESS: 2717 Settlers Trail  
CITY: St Charles  
PROPRIETOR: Brooke Ashley & Justin Michael Miller  
REQUESTED BY: Brooke Miller

✓ **ABACI CONSULTING, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**  
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

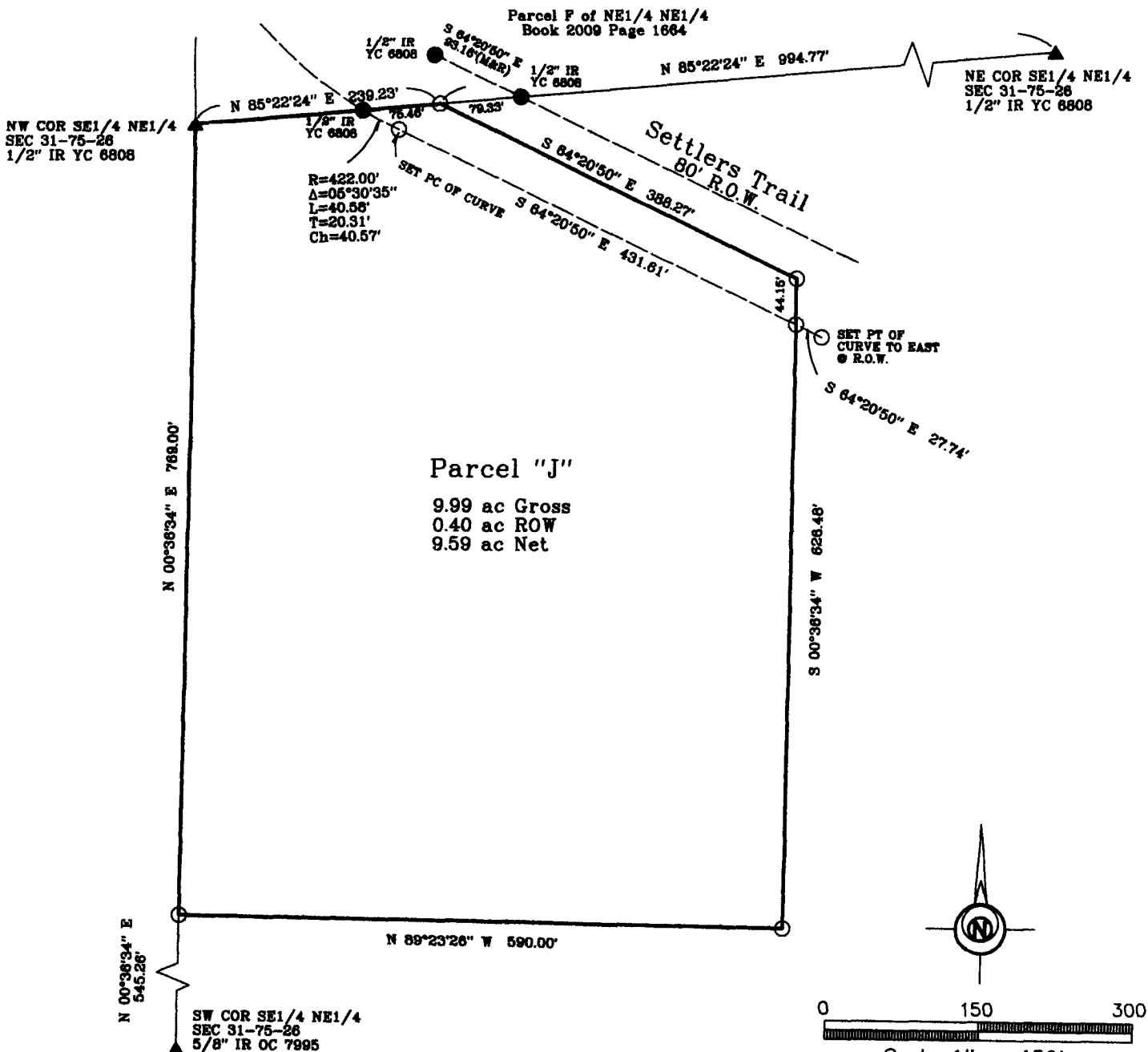
\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

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

**PLAT OF SURVEY**  
**PARCEL "J" OF THE SE 1/4 NE1/4**  
**SEC 31-75-26**

**Legal Description - Parcel "J"**

All that part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) lying South and West of Settlers Trail, in Section 31, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of said SE1/4 NE1/4, thence North 85°22'24" East, along the North line of the SE1/4 NE1/4, a distance of 239.23 feet, to a point in the center of Settlers Trail; thence South 64°20'50" East, along the center line of Settlers Trail, a distance of 388.27 feet; thence South 00°36'34" West, a distance of 628.48 feet; thence North 89°23'26" West, a distance of 590.00 feet, to a point on the West line of said SE1/4 NE1/4; thence North 00°36'34" East, along said West line of the SE1/4 NE1/4, a distance of 768.00 feet the Point of Beginning, and containing 9.99 acres of land, more or less, including 0.40 acres of road easement.



Parcel "J"  
9.99 ac Gross  
0.40 ac ROW  
9.59 ac Net

DATE OF SURVEY FIELDWORK: 11/14/16 DRAWING DATE: 11/16/16 DRAFTER: VP REVISION DATE: PROJECT NO: 16653

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* 11/18/16  
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:**

IR	IRON ROD	R	RECORDED DISTANCE
IP	IRON PIPE	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

