

**INDEX LEGEND**

COUNTY: Madison  
 SITE ADDRESS: Pheasant Run Trail  
 CITY:  
 SECTION: 22 TOWNSHIP: 74 RANGE: 27  
 ALIQUOT PART: SW1/4 NE1/4  
 PARCEL DESIGNATION:  
 SUBDIVISION NAME:  
 BLOCK: LOT(S):  
 PROPRIETOR: Frederick James  
 REQUESTED BY: Frederick James

**REVISED AND CORRECTED  
 BOUNDARY RETRACEMENT  
 SURVEY**

**\*\*Note:**  
 This survey to replace the boundary survey filed in Book 2016 Page 1202, for the representation of the parcel in the SW1/4 of the NE1/4 of Sec 22-74-27. Additional information was supplied, therefore needing to revise the East boundary line.



Document 2016 3939  
 Book 2016 Page 3939 Type 06 026 Pages 1  
 Date 12/21/2016 Time 8:53:15AM  
 Rec Amt \$7.00

INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

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

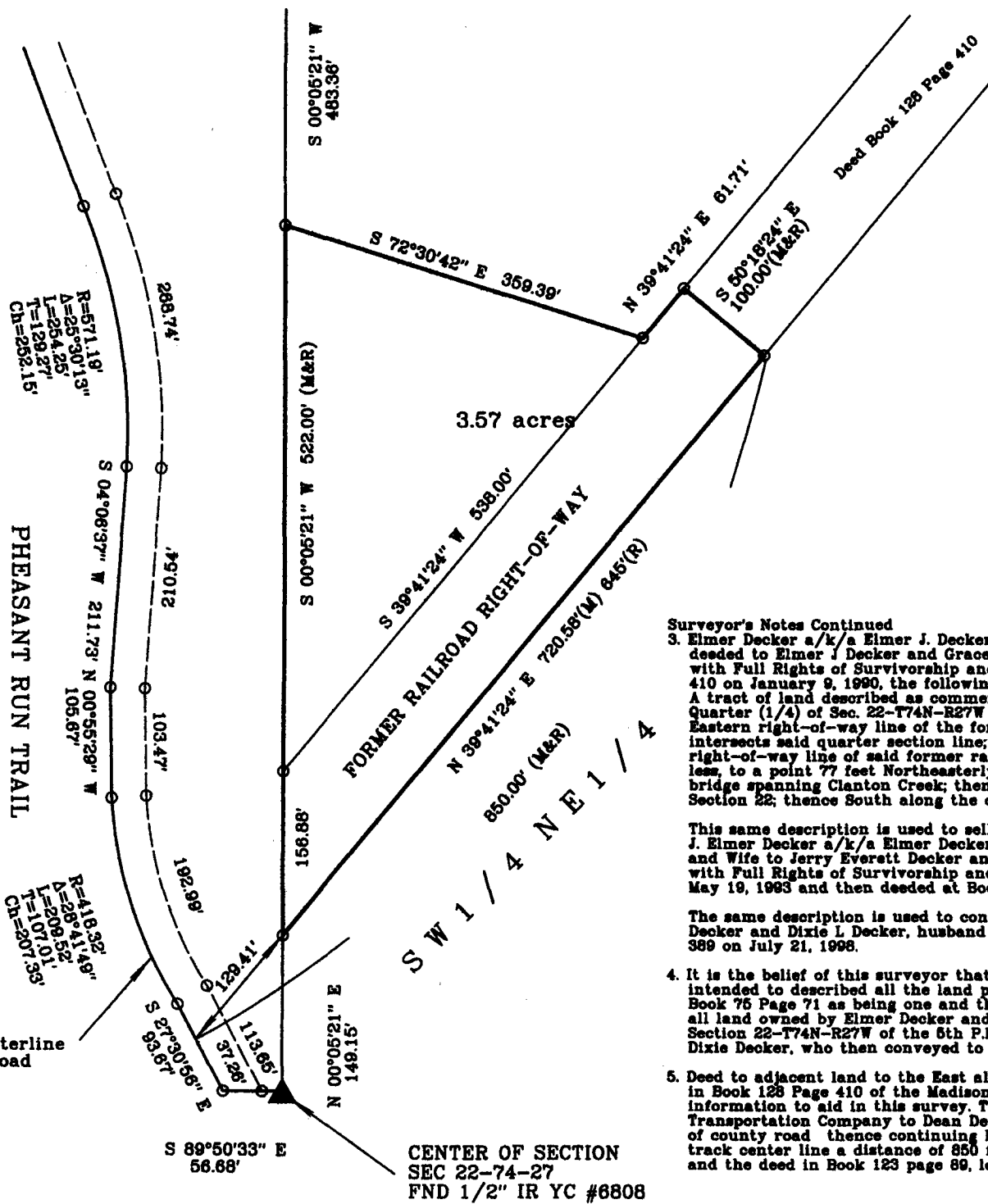
\*THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY\*

**Legal Description**

A tract described as commencing at a point on the west line of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., where the eastern right-of-way line of the former Chicago & Northwestern Transportation Company (formerly Chicago Great Western Railway Company) Railroad intersects said Quarter section line; thence northeasterly along the eastern right-of-way line of said former Railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet northeasterly of the northern bridge abutment of the railroad bridge spanning Clanton Creek; thence west to the western boundary of the Northeast Quarter (NE1/4) of said Section Twenty-two (22); thence south along the quarter section line to the point of commencement.

**Surveyors Notes**

- Chicago and North Western Transportation Company, a Delaware Corporation, by Vice President; Attest: Asst. Secretary deeded to Elmer Decker and Grace Decker at Deed Book 123 Page 89, on March 10, 1987, the following described tract:  
 Conveys and quite claims all interest in the following described real estate situated in the County of Madison, and the State of Iowa, to-wit: That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 22, Township 74 North, Range 27 West of the Fifth Principal Meridian, bounded and described as follows: Commencing at a point on the South line of said Southeast Quarter of the Northwest Quarter of Section 22, distant 50 feet Southerly, measured at right angles, from the center line of the main track of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 22; thence Northeasterly parallel with said original main track center line a distance of 90 feet, more or less, to a point on the center line of a County Road, said point being the point of beginning of the parcel of land herein described; thence continuing Northeasterly parallel with said original main track center line a distance of 850 feet; thence Northwesterly at right angles to the last described course a distance of 100 feet to a point distance 50 feet Northwesterly, measured at right angles, from said original main track center line; thence Southwesterly parallel with said original main track center line a distance of 820 feet, more or less, to a point on the center line of a County Road; thence Southeasterly along the center line of said County Road a distance of 108 feet, more or less, to the point of beginning.
- E.R. Nichols and Sadie M. Nichols to Elmer Decker deeded by Warranty Deed at Book 75 Page 71, on March 2, 1940, the following described tract:  
 Commencing at a point on the West line of the Northeast Quarter (1/4) of Section 22-T74N-R27W of the 5th P.M., Madison County, Iowa, where the North West Line of the Right-of-Way of the Chicago Greatwestern Railway Company crosses said quarter section line, thence North on said Quarter Section line 522 feet, thence Easterly to a point on said railway Right-of-Way 538 feet North East of the place of beginning, thence Southwesterly to place of beginning.



**Surveyor's Notes Continued**

- Elmer Decker a/k/a Elmer J. Decker and Grace Decker, Husband and Wife quit claim deeded to Elmer J. Decker and Grace Decker, Husband and Wife, as joint Tenants with Full Rights of Survivorship and Not as Tenants in Common in Book 128 Page 410 on January 9, 1990, the following described tract:  
 A tract of land described as commencing at a point on the West line of the Northeast Quarter (1/4) of Sec. 22-T74N-R27W of the 5th P.M., Madison County, Iowa, where the Eastern right-of-way line of the former Chicago Greatwestern Railway Company railroad intersects said quarter section line; thence Northeasterly along the Eastern right-of-way line of said former railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet Northeasterly of the Northern bridge abutment of the railroad bridge spanning Clanton Creek; thence West to the Western boundary of the NE1/4 of said Section 22; thence South along the quarter section line to the point of commencement.  
 This same description is used to sell on Contract from James Elmer Decker a/k/a J. Elmer Decker a/k/a Elmer Decker and M. Grace Decker a/k/a Grace Decker, Husband and Wife to Jerry Everett Decker and Dixie L. Decker, Husband and Wife as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common at Book 131 Page 577 on May 19, 1993 and then deeded at Book 133 Page 173 on July 6, 1994.  
 The same description is used to convey by Special Warranty Deed from Jerry Everett Decker and Dixie L. Decker, husband and wife to Frederick C. James at Book 139 Page 389 on July 21, 1998.
- It is the belief of this surveyor that the description in Book 128 Page 410 was intended to describe all the land previously described in Book 123 Page 89 and Book 75 Page 71 as being one and the same. I believe the intent was to convey all land owned by Elmer Decker and Grace Decker in the Northeast Quarter of Section 22-T74N-R27W of the 5th P.M., Madison County, Iowa to Everett Decker and Dixie Decker, who then conveyed to Frederick James.
- Deed to adjacent land to the East along the former Railroad Right-of-Way as filed in Book 128 Page 410 of the Madison County Recorder's Office, has following information to aid in this survey. The deed is from Chicago and North Western Transportation Company to Dean Decker. The legal description goes from the center of county road thence continuing Northeasterly parallel with said original main track center line a distance of 850 feet to the point of beginning. This deed and the deed in Book 123 page 89, locate the line between them and leave no gap.

**ABACI CONSULTING, INC.**

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

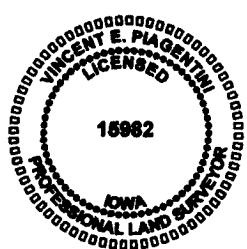
DATE OF SURVEY FIELDWORK: 12/19/16 DRAWING DATE: 12/20/16 REVISION DATE: DRAFTER: VP PROJECT NO: 16121

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* 12/20/16  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

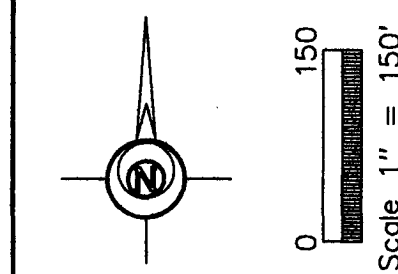
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.

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