



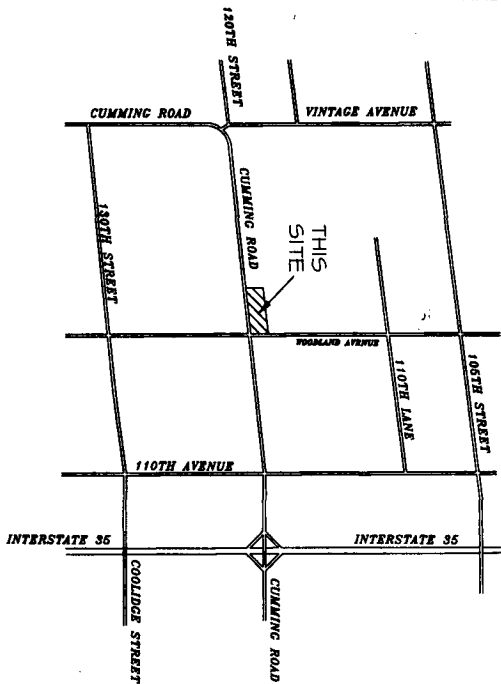
Document 2017 352

Book 2017 Page 352 Type 06 026 Pages 2  
Date 1/30/2017 Time 10:07:36AM  
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INDX ✓  
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SCAN ✓  
CHECK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

VICINITY SKETCH



INDEX LEGEND

COUNTY: MADISON
CITY: CUMMING
SUBDIVISION: SCENIC MEADOWS
LOTS: 1, 2, PARCEL 'E'
PROPRIETOR (S): GARY & DEBORAH CREWS
REQUESTED BY: GARY & DEBORAH CREWS
LAND SURVEYOR: PATRICK J. SHEPARD
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO: ATTN: PATRICK J. SHEPARD 2400 86TH STREET UNIT 12 URBANDALE, IA 50322

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	AMENDED FINAL PLAT

GENERAL NOTES:

1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS, LICENSES, OR AGREEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
2. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
3. ALL BEARINGS ARE BASED UPON THE EAST LINE OF THE SE1/4, SECTION 11-77-26 IS ASSIGNED AS 500°29'44"W, DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD 1983 SOUTH ZONE GRID NORTH.
4. THE FEMA ZONE A BOUNDARY SHOWN ON PLAT IS TRANSCRIBED FROM THE FLOOD INSURANCE RATE MAP NUMBER 1912IC0200C WITH A EFFECTIVE DATE OF OCTOBER 6, 2010.
5. GAS PIPELINE EASEMENTS ARE APPROXIMATED LOCATIONS BASED ON MAPS PROVIDED BY ONEOK PARTNERS AND POSTS LOCATED IN FIELD. ONEOK PARTNERS SHALL LOCATE PIPELINES AND DEFINE ASSOCIATED EASEMENTS PRIOR TO ANY CONSTRUCTION ON LOT 2. CONTACT IOWA ONE CALL BY DIALING 811 TO INITIATE UTILITY LOCATION.
6. IF THIS AREA IS ANNEXED INTO THE CITY OF CUMMING IN THE FUTURE, THE EXISTING ROAD EASEMENT AND ANY ADDITIONAL RIGHT-OF-WAY CLIPPING FOR WOODLAND AVENUE WILL BE DEDICATED TO THE CITY OF CUMMING BY THE CURRENT OR FUTURE LAND OWNERS OF LOT 1 AT THE TIME OF ANNEXATION.

# AMENDED FINAL PLAT SCENIC MEADOWS MADISON COUNTY, IOWA

OWNER & PREPARED FOR  
GARY & DEBORAH CREWS  
1811 WOODLAND AVENUE  
CUMMING, IA 50061

LEGAL DESCRIPTION

PARCEL 'E' - AS RECORDED IN BOOK 2015, PAGE 1484  
A PARCEL OF LAND IN THE SE1/4 OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE1/4 OF SAID SE1/4; THENCE S64°04'40"W, 1321.64 FEET ALONG THE SOUTH LINE OF SAID SE1/4 TO THE SW CORNER OF SAID SE1/4; THENCE CONTINUING S64°04'40"W, 334.64 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SE1/4 TO THE SW CORNER OF THE EAST 10 ACRES OF SAID SW1/4 SE1/4; THENCE N00°04'02"E, 661.61 FEET ALONG THE WEST LINE OF SAID EAST 10 ACRES TO A POINT; THENCE N64°10'53"E, 343.52 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4; THENCE CONTINUING N64°10'53"E, 1321.72 FEET TO A POINT ON THE EAST LINE OF SAID SE1/4; THENCE S00°29'44"W, 661.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 23.12 ACRES INCLUDING 2.81 ACRES OF PUBLIC ROADWAY EASEMENT.

SURVEYOR'S NOTE:

THIS PLAT AMENDS THE PLAT FILED IN BOOK 2017 PAGE 135 ON JANUARY 12, 2017. THE LINE BETWEEN LOTS 1 AND 2 WAS AMENDED TO PROVIDE 10 NET ACRES FOR LOT 2.

1/4 1/4 SECTION AREAS:

SECTION 11-77-261  
SE1/4 SE1/4 14.95 ACRES  
SW1/4 SE1/4 5.17 ACRES

ZONING:

AGRICULTURAL DISTRICT  
LOT SIZE - 3 ACRE MINIMUM  
LOT WIDTH - 150' MINIMUM  
FRONT YARD SETBACK - 30'  
SIDE YARD SETBACK - 25'

UTILITIES:

SEWER - PRIVATE SEPTIC TANK  
WATER - WARREN WATER DISTRICT  
ELECTRIC - MIDAMERICAN ENERGY

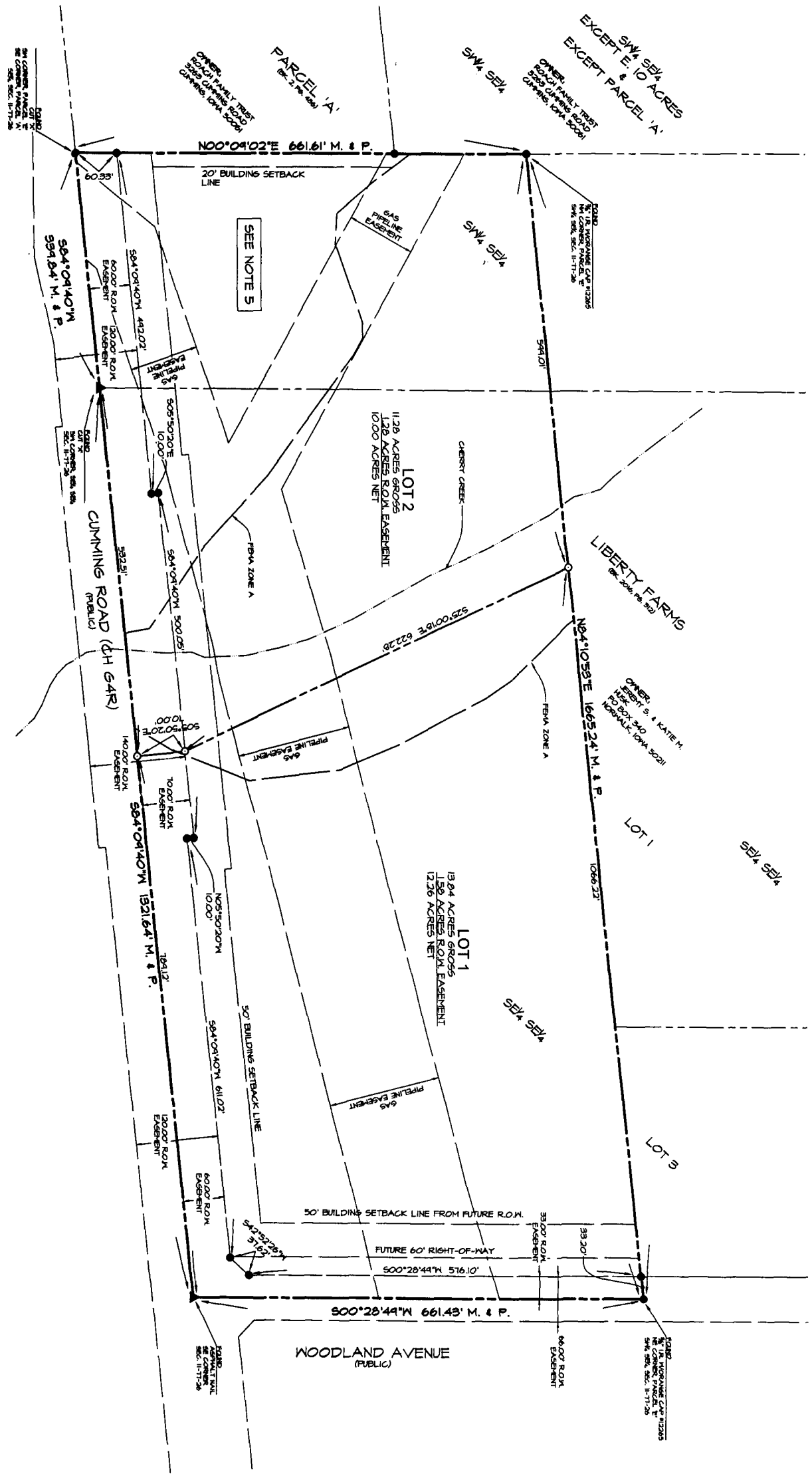
CERTIFICATIONS

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Patrick J. Shepard* 1-26-17  
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017  
PAGES OR SHEETS COVERED BY THIS SEAL.

SHEETS 1 & 2

- LEGEND
- PROPERTY BOUNDARY
  - PROPOSED LOT LINES
  - SECTION LINES
  - EXISTING PARCEL & LOT LINES
  - EASEMENT LINES
  - FOUND PROPERTY CORNER / SECTION CORNER
  - SET PROPERTY CORNER / SECTION CORNER
  - (%): 1/8" W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
  - M. MEASURED BEARING & DISTANCE
  - P. PREVIOUSLY RECORDED BEARING & DISTANCE
  - 1.R. IRON ROD
  - 1.P. IRON PIPE
  - P.O.B. POINT OF BEGINNING
  - (BK. XXX, PG. XXX) COUNTY RECORDERS' INDEX BOOK & PAGE
  - CREEK CENTERLINE



SCENIC MEADOWS  
MADISON COUNTY, IOWA  
AMENDED FINAL PLAT

DATE:	02-5-2016	REVISIONS	COMMENTS
DATE OF SURVEY:	01-25-2011	1	
DESIGNED BY:	PJS	2	
DRAWN BY:	JES	3	
		4	
		5	
		6	



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

SHEET  
2  
OF  
2  
3-6-2016