

COUNTY: MADISON  
 LOCATION: PARCEL "A" in the W $\frac{1}{2}$  of SECTION 32, TOWNSHIP 75 NORTH,  
 RANGE 26 WEST

SURVEY FOR REQUESTOR PROPRIETOR: CHERYL KINNEY, RHONDA  
 McCULLY and DIANA REBIK  
 2859 TRURO ROAD, ST. CHARLES, IOWA 50273

SURVEYOR AND SURVEY COMPANY:  
 MATT THOMAS, PLS  
 THOMAS LAND SURVEYING, LLC  
 6230 90th AVENUE, INDIANOLA, IA 50125

RETURN TO AND PREPARED BY:  
 MATT THOMAS, 6230 90th AVENUE,  
 INDIANOLA, IOWA 50125  
 (515) 494-6663

DATE OF SURVEY: 05-02-2017 THRU 05-10-2017



Document 2017 1529

Book 2017 Page 1529 Type 06 026 Pages 2  
 Date 5/15/2017 Time 3:10:39PM  
 Rec Amt \$12.00

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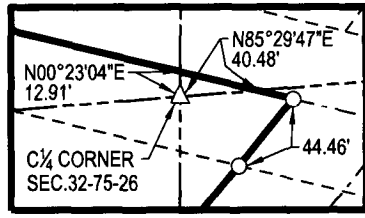
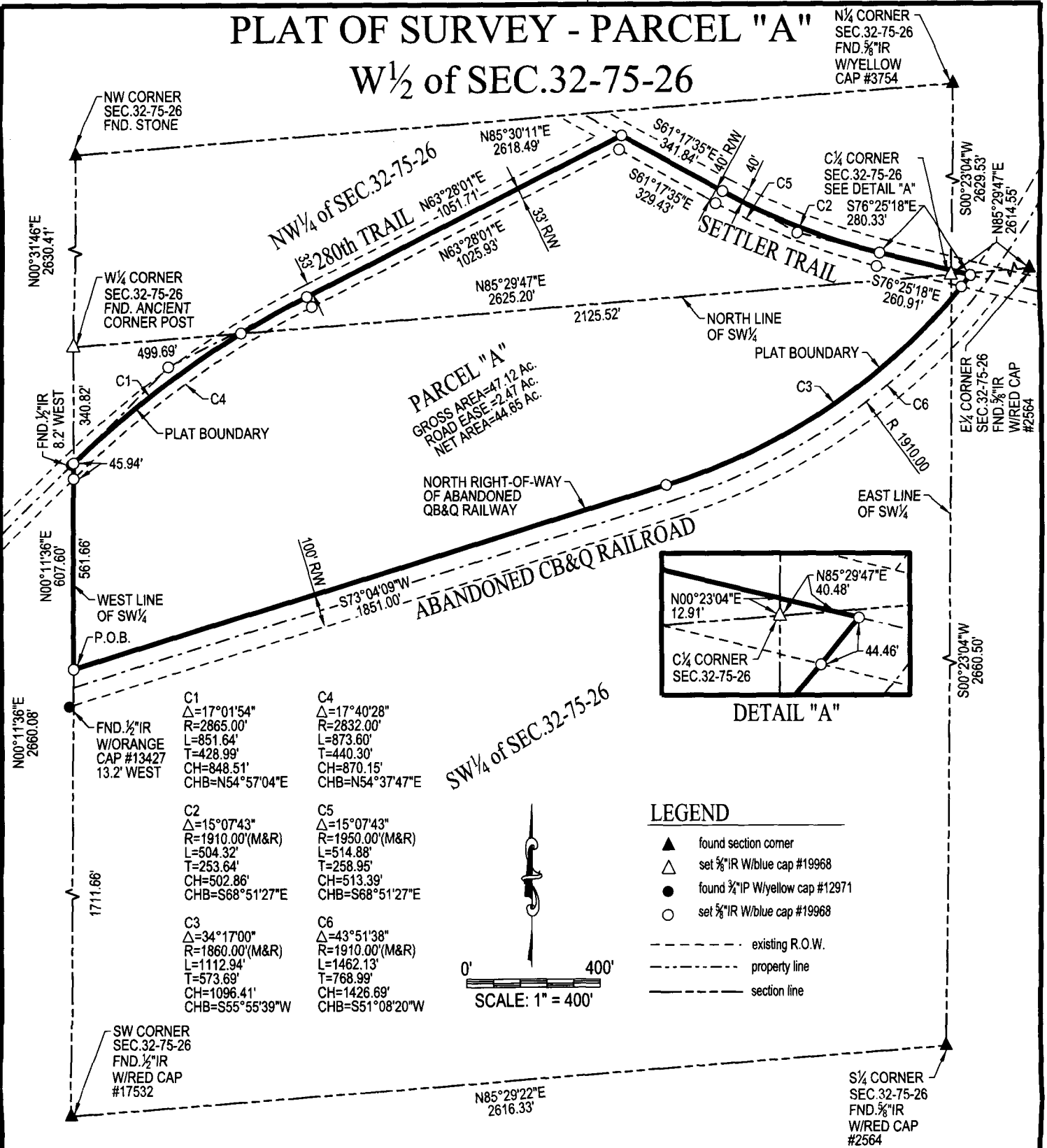
LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

INDEX LEGEND

COUNTY RECORDING ICE DEPARTMENT

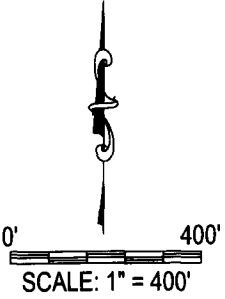
# PLAT OF SURVEY - PARCEL "A"

## W $\frac{1}{2}$ of SEC.32-75-26



**LEGEND**

- $\blacktriangle$  found section corner
- $\triangle$  set  $\frac{5}{8}$ " IR W/blue cap #19968
- $\bullet$  found  $\frac{3}{8}$ " IP W/yellow cap #12971
- $\circ$  set  $\frac{5}{8}$ " IR W/blue cap #19968
- - - existing R.O.W.
- - - property line
- section line



**TLS**  
 THOMAS  
 LAND  
 SURVEYING, LLC

6230 90th AVENUE  
 INDIANOLA, IA 50125  
 TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 05-12-2017  
 Name: (Printed or typed) Matthew J. Thomas  
 License Number: 19968  
 My license renewal date is December 31, 2017  
 Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER	17072	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	05-12-2017	2017	1 OF 2

# PLAT OF SURVEY - PARCEL "A"

## W $\frac{1}{2}$ of SEC.32-75-26

**LEGAL DESCRIPTION: PARCEL "A"**

A parcel of land located in and forming a part of West Half of Section 32, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said Section 32; thence North 00°11'36" East along the West Line of the Southwest Quarter of said Section 32, a distance of 1711.66 feet to the Point of Beginning and a point on the North Right-of-Way Line of the Abandoned Chicago, Burlington and Quincy Railway; thence continuing North 00°11'36" East along the West Line of the Southwest Quarter of said Section 32, a distance of 607.60 feet to a point on the Centerline of 208th Trail; thence Northeasterly along a curve concave southeasterly having a radius of 2865.00 feet, an arc length of 851.64 feet, a chord length of 848.51 feet and a chord bearing of North 54°57'04" East along the Centerline of 208th Trail; thence North 63°28'01" East along the Centerline of 208th Trail, a distance of 1051.71 feet to the Intersection of 280th Trail and Settler Trail; thence South 61°17'35" East along the Centerline of Settler Trail, a distance of 341.84 feet; thence Southeasterly along a curve concave northeasterly having a radius of 1910.00 feet, an arc length of 504.32 feet, a chord length of 502.86 feet and a chord bearing of South 68°51'27" East along the Centerline of Settler Trail; thence South 76°25'18" East along the Centerline of Settler Trail, a distance of 280.33 feet to a point on the North Right-of-Way Line of the Abandoned Chicago, Burlington and Quincy Railway; thence Southwesterly along a curve concave northwesterly having a radius of 1860.00 feet, an arc length of 1112.94 feet, a chord length of 1096.41 feet and a chord bearing of South 55°55'39" West along the North Right-of-Way Line of the Abandoned Chicago, Burlington and Quincy Railway; thence South 73°04'09" West along the North Right-of-Way Line of the Abandoned Chicago, Burlington and Quincy Railway, a distance of 1851.00 feet to the Point of Beginning, containing 47.12 Acres, which includes 2.47 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

# T L S

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LAND  
SURVEYING, LLC



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		MADISON	05-12-2017	2017	2 OF 2