



Document 2017 1652

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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND

COUNTY: MADISON
LOCATION: LOT 7 in BLOCK 2 of BIRCHWOOD ESTATE PLAT NO.1

SURVEY FOR REQUESTOR PROPRIETOR: BRIAN J. BURRIS and JAMI L. BURRIS

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: 04-20-2017 THRU 05-04-17

COUNTY RECORDERS USE REI (NW THIS LINE

BOUNDARY RETRACEMENT SURVEY

MILLS STREET

LEGAL DESCRIPTION: As recorded in Book 2016, Page 990 of the Madison County Recorder's Office.

LOT SEVEN (7) in BLOCK TWO (2) of BIRCHWOOD ESTATES PLAT NO.1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa.

LEGEND

- ▲ found section corner
- △ set 3/8" IR W/blue cap #19968
- found 1/2" IR W/yellow cap #6808
- set 3/8" IR W/blue cap #19968

----- property line

16th AVENUE

15th AVENUE

BIRCHWOOD ESTATES PLAT NO.1

MacKENsIE COURT

BLOCK 2

C1
 $\Delta=44^{\circ}36'40''(M)$
 $\Delta=44^{\circ}48'29''(R)$
 $R=70.00'(M\&R)$
 $L=54.50'(M) 54.74'(R)$
 $T=28.72'$
 $CH=53.14'(M) 53.36'(R)$
 $CHB=S67^{\circ}32'15''E(M)$
 $CHB=S67^{\circ}52'20''E(R)$

S89°50'36"E(M)
 N89°53'24"E(R)
 72.00'(M&R)

S89°50'36"E(M)
 N89°53'24"E(R)
 85.00'(M&R)

N44°52'52"E(M)
 N44°3'15'S"E(R)
 225.43'(M) 225.16'(R)

N17°07'00"E(M)
 N16°48'44"E(R)
 146.37'(M) 146.34'(R)

S06°09'57"W
 140.77'

N89°50'36"W(M)
 S89°53'24"W(R)
 165.10'(M) 165.00'(R)

N89°50'36"W(M)
 S89°53'24"W(R)
 99.96'(M) 100.00'(R)

N89°50'36"W(M)
 S89°53'24"W(R)
 100.00'(M&R)

1508

PROPERTY BOUNDARY
AREA= 12,037 Sq.Ft.

PROPERTY BOUNDARY

66' R/W



0' 60'
SCALE: 1" = 60'

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: 05-26-2017

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: THIS SHEET

PROJECT NUMBER

17071

COUNTY

DATE DRAWN

YEAR

SHEET NO.

MADISON

05-26-2017

2017

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