

**INDEX LEGEND**

**Location:** Lot 1, Green Acres Subdivision, SE 1/4 of the SE 1/4, Section 18, Township 77N, Range 28W, Madison County, Iowa

**Requestor:** Madison County Secondary Road Department

**Proprietor:** Randall E. Richardson  
1285 Heritage Ave  
Earlham, IA 50072

**Surveyor:** Michael James Hackett

**Company:** Madison County Secondary Road Department

**Return To:** Madison County Secondary Road Department  
1105 East Court Ave.  
Winterset, Ia. 50273  
Tel. (515) 462-1136



Document 2017 2087

Book 2017 Page 2087 Type 06 026 Pages 4  
Date 7/06/2017 Time 12:59:50PM  
Rec Amt \$.00

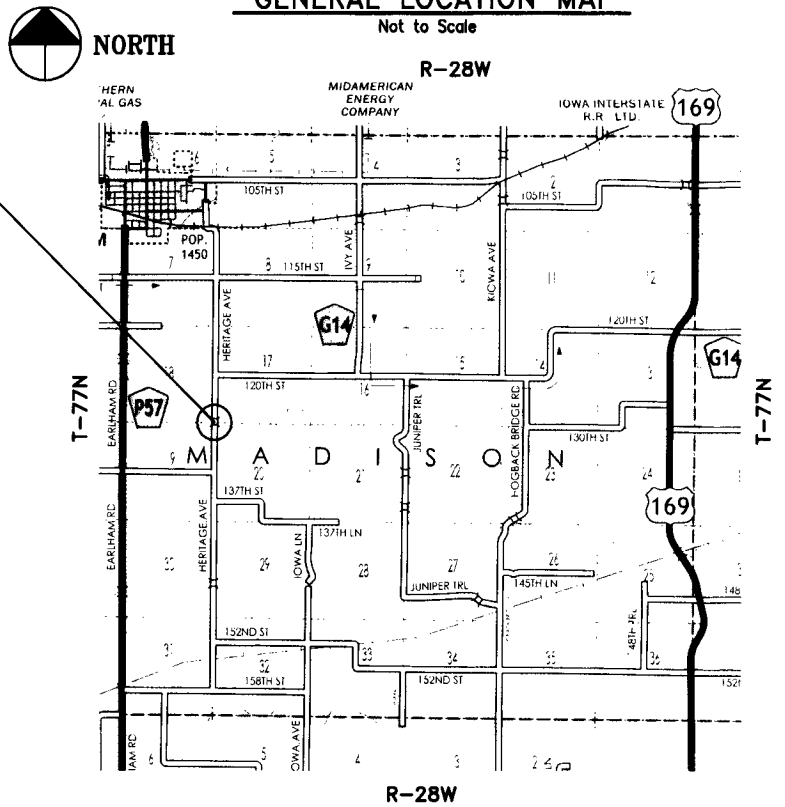
INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

The above space shall be reserved for the recorder's use only.

**RIGHT OF WAY ACQUISITION PLAT**  
Lot 1, Green Acres Subdivision  
SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,  
MADISON COUNTY, IOWA  
PARCEL 3

**GENERAL LOCATION MAP**



**PROJECT DESCRIPTION**

Madison County bridge replacement project located in Madison Township on Heritage Avenue over North Branch River.

**GENERAL LEGEND**

**LINES**

- Section line: ————
- Existing right of Way: ————
- Boundary of right of way acquisition: ————
- Adjacent parcel or property: ······
- Described line to point of beginning: ————
- Field fence: —X—X—X—

**MEASUREMENTS**

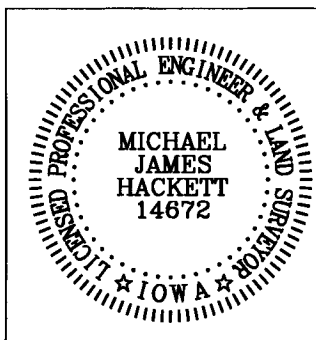
- MEASURED (M), IF DIFFERENT THAN RECORDED
- RECORDED (R1), BOOK 2007, PAGE 4124
- RECORDED (R2), BOOK 2006, PAGE 551
- RECORDED (R3), BOOK 3, PAGE 408
- RECORDED (R4), BOOK 3, PAGE 283
- RECORDED (R5), BOOK 2, PAGE 207

**MONUMENTS**

- ▲ - section corner; set or found (pipe, stone, etc.).
- - monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- ⊙ - found iron pin, with yellow plastic cap, #6808. Monument to be reset at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- - no monument found or set.
- - found lot cor. (pipe, stone, etc.)

**INDEX OF PAGES**

PAGE NO.	DESCRIPTION
1	Cover Sheet / Notes / Legend
2	Plat, Graphical Representation of Survey
3	Plat, Graphical Representation of Survey
4	Description of Parcel



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 Land Surveyor under the laws of the State of Iowa.

Signed *Michael James Hackett* Date **7-3-2017**

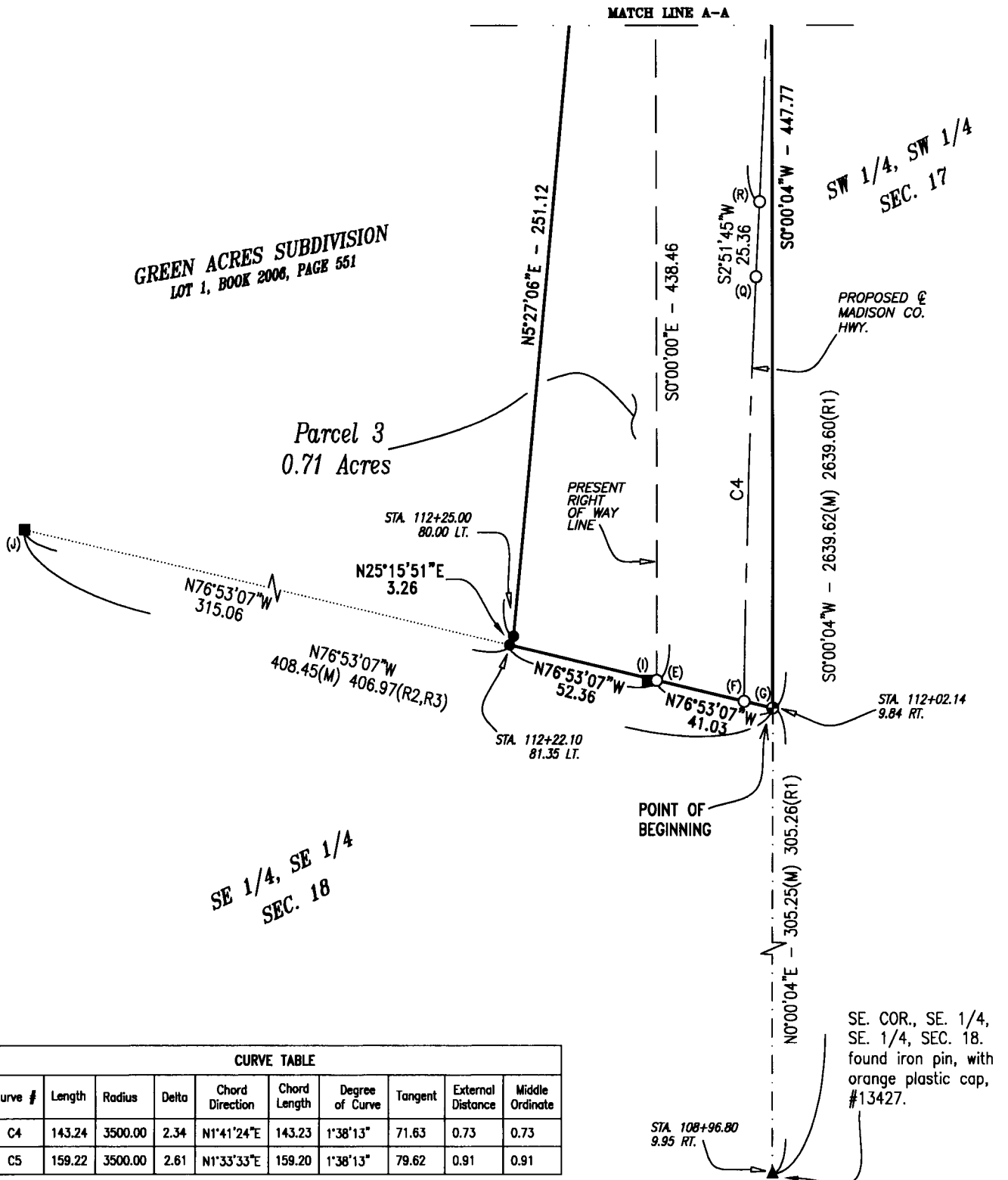
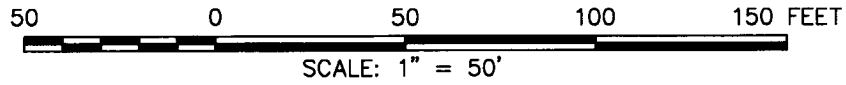
Michael James Hackett Iowa Lic. No. 14672

My license renewal date is 12/31/2018.

Pages covered by this seal: 1, 2, 3, and 4.

# RIGHT OF WAY ACQUISITION PLAT

Lot 1, Green Acres Subdivision  
SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,  
MADISON COUNTY, IOWA  
PARCEL 3



CURVE TABLE									
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Degree of Curve	Tangent	External Distance	Middle Ordinate
C4	143.24	3500.00	2.34	N1°41'24"E	143.23	1°38'13"	71.63	0.73	0.73
C5	159.22	3500.00	2.61	N1°33'33"E	159.20	1°38'13"	79.62	0.91	0.91

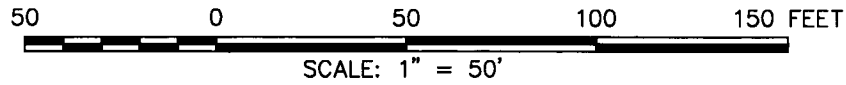
# RIGHT OF WAY ACQUISITION PLAT

## Lot 1, Green Acres Subdivision

### SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,

### MADISON COUNTY, IOWA

### PARCEL 3



**MISCELLANEOUS DIMENSION**

- (E) - (F) = N76°53'07"W - 30.95
- (F) - (G) = N76°53'07"W - 10.08
- (P) - (O) = S0°00'04"W - 1155.58(M) 1155.47(R4)
- (O) - (N) = S0°00'04"W - 39.96
- (N) - (M) = S0°00'04"W - 329.07(M) 329.00(R2)
- (M) - (L) = S0°00'04"W - 329.00(M) 329.00(R2)
- (L) - (G) = S0°00'04"W - 480.76(M) 480.59(R2)
- (P) - (G) = S0°00'04"W - 2334.37(M) 2334.03(R3 & R5) 2334.34(R1)
- (F) - STA. 112+04.34  
0.00 RT.
- (Q) - STA. 113+47.59  
0.00 RT.
- (R) - STA. 113+72.95  
0.00 RT.
- (S) - STA. 115+32.16  
0.00 RT.

(G) - found iron pin, with yellow plastic cap, #6808, 0.00 feet North and 0.02 feet East the of corner.

(I) - found iron pin, with yellow plastic cap, #5041, 0.15 feet South and 2.91 feet West the of corner.

(J) - found iron pin, with yellow plastic cap, cap not readable.

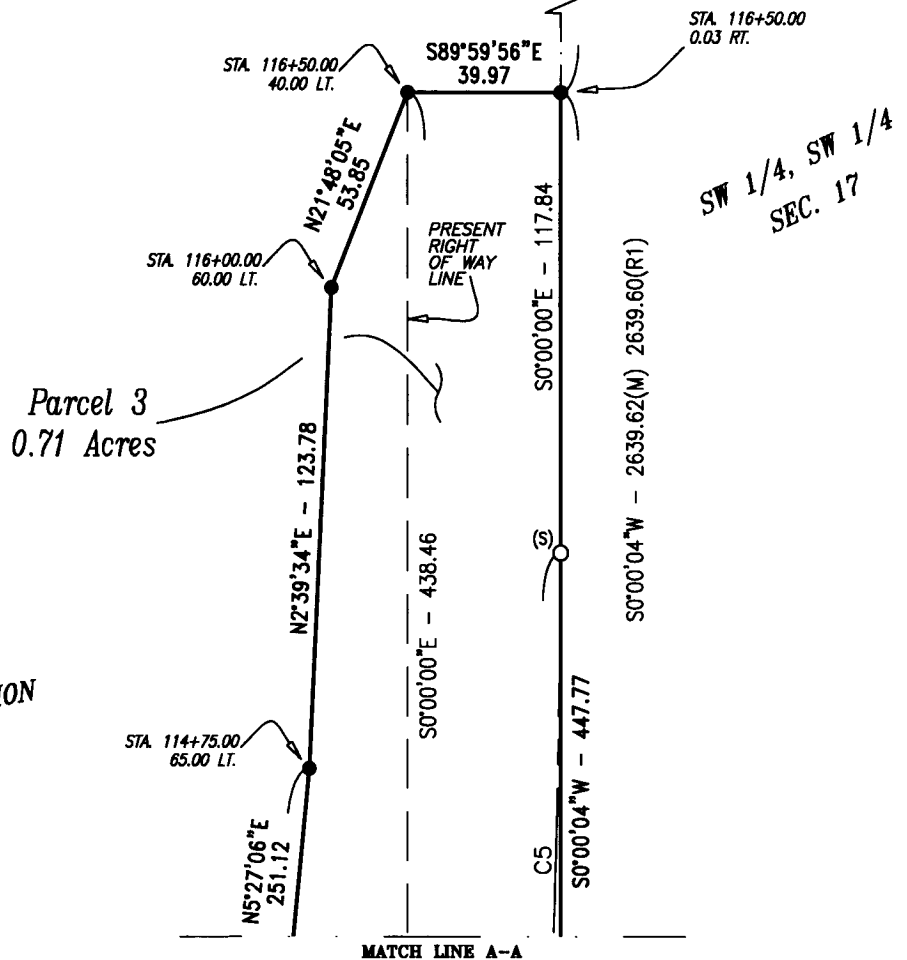
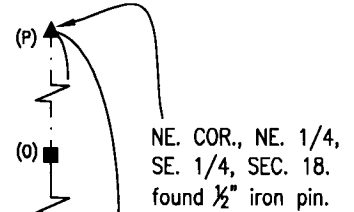
(L) - found iron pin, with yellow plastic cap, cap not readable, 0.07 feet East the of corner.

(M) - found iron pin, with yellow plastic cap, #6808, 0.02 feet East the of corner.

(N) - found iron pin, with yellow plastic cap, #6808, 0.07 feet West the of corner.

(O) - found iron pin, with yellow plastic cap, #6808, 0.03 feet East the of corner.

AREA OF PARCEL 3	
LOT 1, GREEN ACRES SUBDIVISION	= 0.30 Acres
SE. 1/4, SE. 1/4, SEC. 18	
PLUS PRESENT RIGHT OF WAY	= 0.41 Acres
<b>TOTAL ACREAGE OF RIGHT OF WAY</b>	<b>= 0.71 Acres</b>



**GREEN ACRES SUBDIVISION**  
LOT 1, BOOK 2006, PAGE 551

**RIGHT OF WAY ACQUISITION PLAT**  
**Lot 1, Green Acres Subdivision**  
**SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,**  
**MADISON COUNTY, IOWA**  
**PARCEL 3**

DESCRIPTION PARCEL 3

That part of Lot 1, Green Acres Subdivision, recorded in Book 2006, Page 551, Madison County Recorder's Office, Madison County, located in the Southeast Quarter of the Southeast Quarter of Section 18, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18;  
thence on an assumed bearing of North 00 degrees 00 minutes 04 seconds East along the easterly line of the Southeast Quarter of the Southeast Quarter of said Section 18 a distance of 305.25 feet to the southeast corner of Lot 1 of said Green Acres Subdivision and the point of beginning;  
thence North 76 degrees 53 minutes 07 seconds West along the southerly line of said Lot 1 a distance of 41.03 feet to the present right of way line of a Madison County Highway;  
thence North 76 degrees 53 minutes 07 seconds West along said southerly line 52.36 feet;  
thence North 25 degrees 15 minutes 51 seconds East 3.26 feet;  
thence North 05 degrees 27 minutes 06 seconds East 251.12 feet;  
thence North 02 degrees 39 minutes 34 seconds East 123.78 feet;  
thence North 21 degrees 48 minutes 05 seconds East 53.85 feet;  
thence South 89 degrees 59 minutes 56 seconds East 39.97 feet to the easterly line of said Lot 1 and the easterly line of the Southeast Quarter of the Southeast Quarter of said Section 18;  
thence South 00 degrees 00 minutes 04 seconds West along said easterly lines 447.77 feet to the point of beginning.

Said tract contains 0.71 acres including the present highway and is subject to encumbrances of record.