



Document 2017 2344

Book 2017 Page 2344 Type 06 026 Pages 2
Date 7/31/2017 Time 1:36:26PM
Rec Amt \$12.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NE 1/4 OF SW 1/4 OF SECTION 12
T 74N, R 27W, MADISON COUNTY, IOWA

OWNER: CHRISTINA M SELL & SHAWN R MCKIBBEN
507 N FREMONT ST., STUART IA 50250

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- Road Easement
- . - . - Section line
- * * - Fence line

Monuments

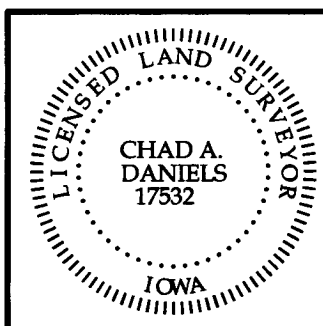
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" YCIR #6808
- - Found PK Nail

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL H:

That part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Center of said Section 12; thence South 00 degrees 24 minutes 21 seconds West, 671.75 feet along the East line of said Northeast Quarter of the Southwest Quarter to the Northeast corner of Parcel F, recorded in Book 2015 Page 1265; thence North 89 degrees 44 minutes 38 seconds West, 1,310.92 feet to the Northwest corner of said Parcel F, said point also being on the West line of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 25 minutes 31 seconds East, 663.55 feet to the northwest corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 53 minutes 52 seconds East, 1,310.75 feet to the Point of Beginning, having an area of 20.09 Acres including 1.94 acres of Madison County Road Easement.

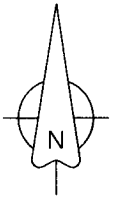
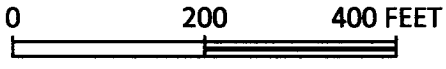
The purpose of this survey is to combine "Tract 1" and "Tract 2" as described on a Warranty Deed recorded in Book 2017 Page 2130 into a single parcel.



I hereby certify that this surveying document was prepared by me 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 *Chad A. Daniels* Date 7/28/17
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2018
Page No.'s covered by this seal: 1 and 2



NW COR. NE 1/4
SW 1/4 SEC. 12
PK Nail

CENTER
SEC. 12
1/2" yellow plastic
capped rebar, #6808

N 89°53'52" E 1310.75'

40'

N 89°53'52" E 1227.66'

SET MONUMENT 60.00'
ONLINE SOUTH TO AVOID
DEEP DITCH

N 40°02'38" E
48.38'

L 243.52'

R 11390.00'

B S 01°02'16" W

Ch 243.51'

Auditor's Parcel
Letter - H
20.09 Acres

TRACT 1

TRACT 2

N 00°25'31" E 663.55'

N 00°25'31" E
343.40'

50'

1260.92'

N 89°44'38" W 1310.92'

631.75'

S 00°24'21" W 671.75'

PARCEL F
BOOK 2015 PAGE 1265

N 00°25'31" E 1980.07'

S 00°24'21" W 1974.28'

SW COR. SE 1/4
SW 1/4 SEC. 12
PK Nail

S 1/4 COR.
SEC. 12
PK Nail