

**INDEX LEGEND**

LOCATION: SEC 13-T76N-R28W, NE OF NE  
REQUESTOR: RON BROTT  
PROPRIETOR: RON BROTT  
SURVEYOR: MIKE BROONER  
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IA. 50111  
PH: 515-369-4400



Document 2017 3080

Book 2017 Page 3080 Type 06 026 Pages 2  
Date 9/29/2017 Time 2:06:55PM  
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INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**RETRACEMENT PLAT OF SURVEY**

**LEGAL DESCRIPTION: WARRANTY DEED BK 115 PG 371**

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST CORNER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., AND BEING THE POINT OF BEGINNING. THENCE S. 00°00' 760.0 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THENCE S. 89°51' E. 392.0 FEET, THENCE N. 03°43' E. 545.9 FEET, THENCE N. 52°22' W. 354.6 FEET TO THE NORTH LINE OF SECTION 13, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., THENCE S. 89°53' W. 146.6 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. SAID PARCEL IS SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

**DATE OF SURVEY:**

02-16-2017

**OWNER AND REQUESTED BY:**

RONALD E BROTT  
APRIL S BROTT

**AREA SUMMARY:**

TOTAL AREA = 6.54 AC (284,979 S.F.)  
ROADWAY EASEMENT = 0.98 AC (42,632 S.F.)  
NET AREA = 5.56 AC (242,347 S.F.)

**NOTES:**

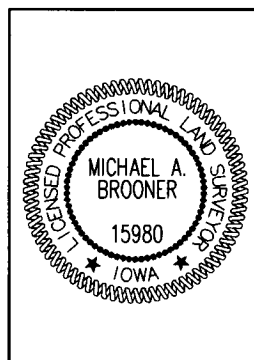
PROPERTY SUBJECT TO 1967 NORTHWESTERN BELL TELEPHONE COMPANY EASEMENT RECORDED IN BOOK 94, PAGE 604. THE 1 ROD WIDE EASEMENT LOCATION IS NOT PRECISELY DESCRIBED IN THE DOCUMENT.

PROPERTY IS SUBJECT TO 1970 ACCESS EASEMENTS RECORDED IN BOOK 101, PAGE 21 AND 101, PAGE 144 ACROSS THE NORTHWEST PORTION OF THE SUBJECT PROPERTY TO PROVIDE ACCESS TO US HIGHWAY 169.

SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY VANCE AND HOCHSTETLER CONSULTING ENGINEERS AND A PLAT OF SURVEY DATED JANUARY 19, 1976 WAS PREPARED FOR PATRICK CORKREAN.

**LEGEND:**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---



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.

*Michael Brooner* 9-26-2017  
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-2

FILE: H:\2017\1701039\DWG\1701039-BND.DWG  
FILE DATE: 9/26/17 DATE PLOTTED: 9/26/2017 11:06 AM

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SECTION 13-76-28  
RETRACEMENT PLAT OF SURVEY



3405 SE CROSSROADS DRIVE, SUITE G  
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PH: (515) 369-4400 Fax: (515) 369-4410

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