



Document 2018 1083

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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

INDEX LEGEND

LOCATION: W 1/2 OF SECTION 35
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: JAMES L ANTHONY
3357 WILDROSE AVE., TRURO IA 50257

SURVEY FOR: (OWNER)

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

SURVEY LEGEND

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

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set PK Nail
- - Found P.I. 5/8" Rebar in Conc.

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL B:

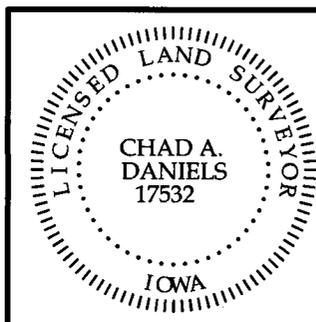
That part of the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section 35, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the northeast corner of the Northwest Quarter of said Southwest Quarter; thence North 00 degrees 24 minutes 44 seconds West, 160.79 feet along the West line of said Southeast Quarter of the Northwest Quarter; thence North 86 degrees 54 minutes 53 seconds East, 350.05 feet to the tangent centerline of a County Road; thence South 19 degrees 18 minutes 02 seconds East, 78.83 feet to the County Road P.I.; thence South 02 degrees 22 minutes 58 seconds West, 540.35 feet along the tangent and said centerline of the County Road; thence South 85 degrees 56 minutes 50 seconds West, 973.88 feet; thence North 06 degrees 37 minutes 15 seconds West, 465.37 feet to the North line of said Northwest Quarter of the Southwest Quarter; thence North 86 degrees 29 minutes 49 seconds East, 674.38 feet to the Point of Beginning, having an area of 12.01 Acres including 0.85 acres of Madison County Road Easement.

SURVEYOR'S NOTE:

The parent tract was surveyed in 1978 by John Barker. None of the monuments shown on his plat were found but an existing fence generally followed the dimensions and was accepted as the boundary by all concerned. I accepted the fence as well.

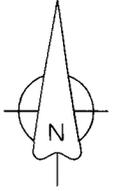
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE NW	1.06	0.28	1.34
NE SW	3.23	0.57	3.80
NW SW	6.87	0.00	6.87
TOTAL	11.16	0.85	12.01



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 4/4/18
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



NE COR. NW 1/4
NW 1/4 SEC. 35

C1
L 436.16'
R 1860.00'
Δ 13°26'07"
B S 04°20'06" E
Ch 435.16'
DOC 3°04'50"

