



Document 2018 1084

Book 2018 Page 1084 Type 06 026 Pages 2
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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

INDEX LEGEND

LOCATION: PARCEL F OF SW 1/4 OF SE 1/4
SECTION 15, T 74N R 27W, MADISON COUNTY, IOWA

OWNER: TRAVIS & SABRINA TUTTLE
3094 PHEASANT RUN TRL, PERU IA 50222

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 1/2" RCIR #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL G:

That part of Parcel F, recorded in Book 2013 Page 3303, of the Southwest Quarter of the Southeast Quarter of Section 15, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of said Parcel F; thence North 00 degrees 20 minutes 31 seconds East, 81.31 feet along the West line of said Parcel F; thence South 83 degrees 01 minutes 40 seconds East, 126.78 feet; thence South 71 degrees 41 minutes 37 seconds East, 31.17 feet; thence South 55 degrees 36 minutes 09 seconds East, 101.90 feet to a corner of said Parcel F; thence North 89 degrees 39 minutes 25 seconds West, 240.00 feet to the Point of Beginning, having an area of 0.31 Acres including 0.03 acres of Madison County Road Easement.

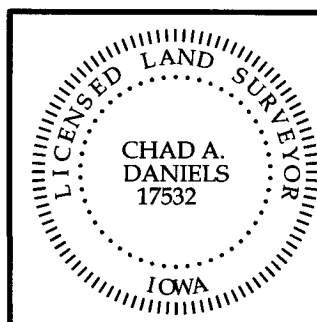
DESCRIPTION - INGRESS / EGRESS EASEMENT:

That part of Parcel G of the Southwest Quarter of the Southeast Quarter of Section 15, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Northwest corner of said Parcel G; thence South 83 degrees 01 minutes 40 seconds East, 126.78 feet to a corner of said Parcel G; thence South 71 degrees 41 minutes 37 seconds East, 31.17 feet to a corner of said Parcel G; thence South 55 degrees 36 minutes 09 seconds East, 101.90 feet to a corner of said Parcel G; thence North 66 degrees 52 minutes 52 seconds West, 98.25 feet; thence North 71 degrees 41 minutes 37 seconds West, 31.17 feet; thence North 85 degrees 35 minutes 59 seconds West, 120.06 feet to the West line of said Parcel G; thence North 00 degrees 20 minutes 31 seconds East, 25.17 feet to the Point of Beginning, having an area of 0.10 Acres.

NOTE:

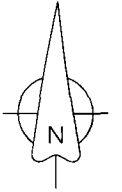
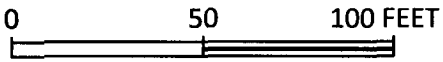
Parcel G is to be forever joined with the tract described in a Warranty Deed recorded in Book 2007 Page 3686 and not sold separately therefrom.



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 4/6/18

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



NW COR. SW 1/4
SE 1/4 SEC. 15
1/2" yellow plastic
capped rebar, #6808

N 00°20'31" E 732.12'

C1
L 87.56'
R 212.05'
Δ 23°04'57"
B N 19°59'08" W
Ch 86.94'

PARCEL F
BOOK 2013
PAGE 3303

INGRESS EGRESS EASEMENT

S 83°01'40" E 126.78'

S 71°41'37" E
31.17'

81.31'
N 00°20'31" E

25.17'

N 85°35'59" W
120.06'

N 71°41'37" W
31.17'

S 55°36'09" E 101.90'
N 66°52'52" W
98.25'

Parcel G
0.31 Acres

30.57'

N 89°39'25" W 240.00'

SW CORNER
PARCEL F
(P.O.B.)

WARRANTY DEED
BOOK 2007
PAGE 3686

N 00°20'31" E 500.00'

S 00°20'31" W 190.00'

S 89°39'32" E
142.93'

S 1/4 CORNER
SEC. 15
5/8" Square Bar