



Document 2018 1225

Book 2018 Page 1225 Type 06 026 Pages 1
Date 4/20/2018 Time 10:15:52AM
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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

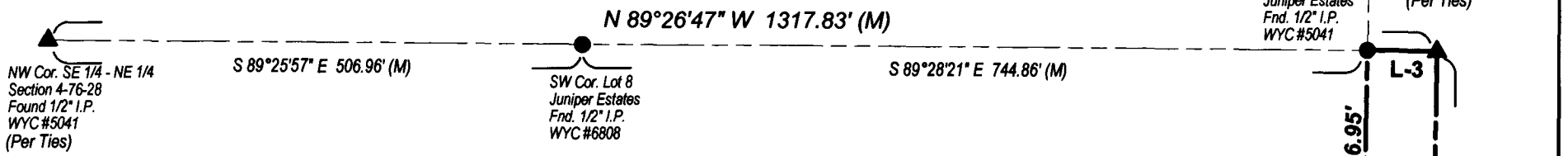
PREPARED BY: A. LEO PELDS ENGINEERING CO. - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515) 265-8196

PLAT OF SURVEY

(PART OF SE1/4 - NE1/4 SECTION 4-76-28)

INDEX LEGEND:

LOCATION: SECTION 4 - TOWNSHIP 76N - RANGE 28W
REQUESTOR: BRIGHTON HOMES
PROPRIETOR: JEFFREY C & TRICIA L COOPERRIDER
SURVEYOR: AIVARS L. PELDS
COMPANY: A. LEO PELDS ENGINEERING COMPANY
RETURN TO: 2323 DIXON STREET, DES MOINES, IA 50316



LEGAL DESCRIPTION: (PARCEL "G")

Part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5th Principal Meridian, all being in and forming a part of Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter, THENCE South 00°43'35" West, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 842.00 feet; THENCE North 89°16'25" West, a distance of 380.00 feet; THENCE North 00°43'35" East, a distance of 260.00 feet; THENCE North 80°11'54" East, a distance of 274.00 feet; THENCE North 00°37'05" East, a distance of 205.00 feet; THENCE South 89°16'25" East, a distance of 45.00 feet; THENCE North 00°43'24" East, a distance of 326.95 feet to a point on the North line of said Southeast Quarter of the Northeast Quarter; THENCE South 89°15'35" East, along said North line, a distance of 66.02 feet to the POINT OF BEGINNING, containing 3.57 acres, more or less.

DATE OF SURVEY:

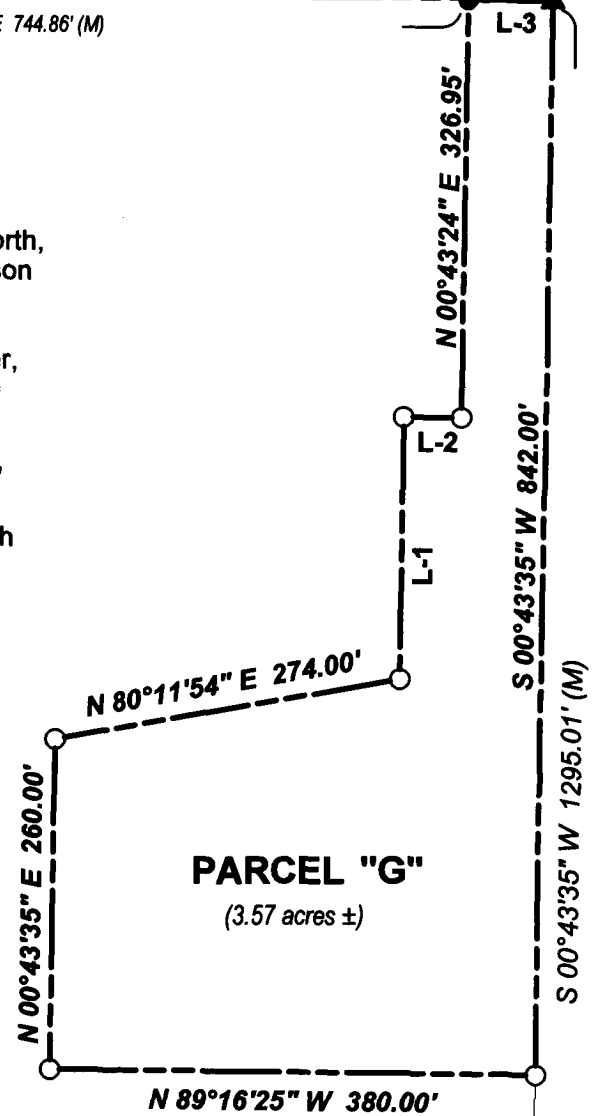
3-23-2018

NOTES:

Site Address: 1625 Juniper Ct.
Earlham, Iowa

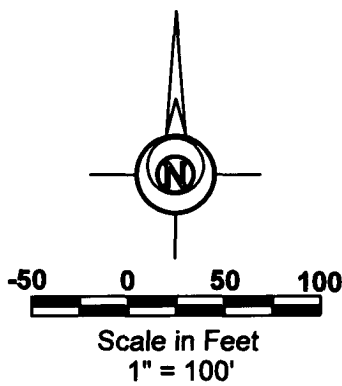
Orientation of this bearing system is Iowa
State Plane South (NAD 83)

This survey was performed using the Iowa
RTN network.

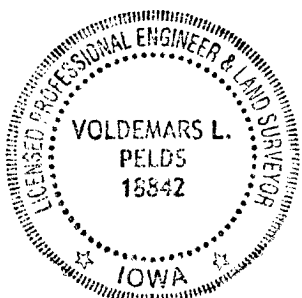


LINE SEGMENTS:

L-1	N 00°37' 05" E	205.00'
L-2	S 89°16' 25" E	45.00'
L-3	S 89°15' 35" E	66.02'



E 1/4 Cor.
Section 4-76-28
Found 1/2" I.P.
WYC #6808
(Per Ties)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

Voldebars Pelds 4/17/2018
VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO. 18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

STANDARD SYMBOLS:

● FOUND REBAR OR IRON PIPE	▲ SECTION CORNER MONUMENT FOUND
○ SET 1/2"x30" REBAR W/ YELLOW PLASTIC CAP #4640	WYC WITH YELLOW CAP
+/- MORE OR LESS	M/R/P. MEASURED/RECORDED/PLATTED

INSTRUMENTATION USED:

- 1.) Topcon GR5 GPS Receiver and FC-500 Data Collector
- 2.) Topcon PS-103 Robotic Total Station and FC-500 Data Collector

PLAT OF SURVEY

DRAWN BY: E. Pelds

A. LEO PELDS ENGINEERING CO.

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Des Moines, IA 50316
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