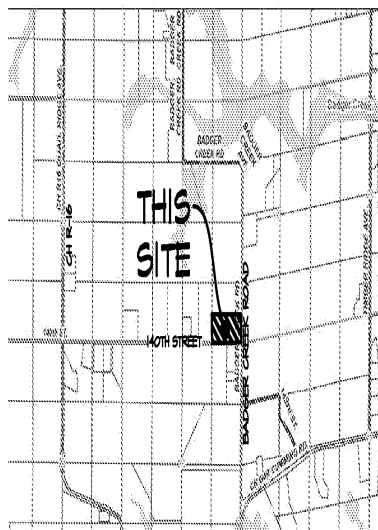


# INDEX LEGEND

COUNTY: MADISON					
	SECTION	TOWNSHIP	RANGE	1/4	1/4
ALIQUOT PART: PARCEL 'B'	24	T1	27	SE1/4	SE1/4
PROPRIETOR (S): BADGER CREEK LAND CO., LLC					
REQUESTED BY: JERRY BUSSANMAS					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE #12 URBANDALE, IA 50322 PHONE: 515-276-4884				



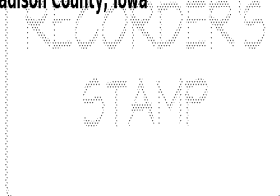
VICINITY SKETCH NOT TO SCALE

## LEGEND

- SET SECTION CORNERS
- FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY LINES
- SECTION LINES
- EXISTING LOT OR TAX PARCEL LINES
- ORIGINAL PLAT LOT LINES
- EASEMENT LINES
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

BK: 2018 PG: 2206  
Recorded: 7/12/2018 at 10:38:09.0 AM  
Fee Amount: \$17.00

Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa



PLAT OF SURVEY  
PARCEL 'G', SE1/4 SE1/4  
SEC. 24-77-27

2775 140TH STREET  
VAN METER, IA 50261

PROPRIETORS:  
BADGER CREEK LAND CO., LLC  
2775 140TH STREET  
VAN METER, IA 50261

APPLICANT &  
PREPARED FOR:

JERRY BUSSANMAS  
P.O. BOX 71038  
CLIVE, IOWA 50235  
PH: 515-718-5132

COUNTY PARCEL ID:  
ID: 11022488002000

PROFESSIONAL  
LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: (515) 276-4884  
FAX: (515) 276-7084  
EMAIL: GADDIS@CECLAC.COM

## DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	LEGAL DESCRIPTION & NOTES
3	PLAT OF SURVEY

## LEGAL DESCRIPTION & LAND AREA:

SEE SHEET #2

## FLOOD ZONE CLASSIFICATION

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.  
COMMUNITY-PANEL NUMBER 1912IC0175D REVISED ON JUNE 6, 2017

\*\*FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.\*\*

CONTACT FEMA FOR CURRENT MAPS

WEB: WWW.FEMA.GOV

MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114

PHONE: 1-877-336-2627

EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

## ZONING

AGRICULTURAL DISTRICT

## PURPOSE FOR PLAT OF SURVEY:

THIS PARCEL IS BEING CREATED TO TRANSFER OWNERSHIP  
\*\*\* SEE PARCEL NOTES ON SHEET 2 \*\*\*

## CERTIFICATION

	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. July 11, 2018 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
	PAGES OR SHEETS COVERED BY THIS SEAL:
	SHEETS 1 - 3



1-800-292-8989

www.iowaonecall.com

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com

CEC

DATE: JULY 9, 2018  
DATE OF SURVEY: LINE 26, 2018  
DRAWING BY: JAG  
CHECKED BY: JAG

PARCEL 'G', SE1/4 SE1/4, SEC. 24-77-27  
2775 140TH STREET, VAN METER, IA 50261  
COVER

SHEET  
OF 3

E-744

# LEGAL DESCRIPTION: ORIGINAL PROPERTY

(WARRANTY DEED BOOK 2010, PG. 1534)

PARCEL 'B' LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 19.51 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 480 ON JULY 5, 1994, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

## LEGAL DESCRIPTION:

### PARCEL 'G'

A PARCEL OF LAND IN PARCEL 'B' OF THE SE1/4 SE1/4, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SE1/4 SE1/4, SAID SW CORNER ALSO BEING THE SW CORNER OF SAID PARCEL 'B'; THENCE N01°08'36"E, 611.50 FEET ALONG THE WEST LINE OF SAID SE1/4 SE1/4, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID PARCEL 'B'; TO THE NW CORNER OF SAID PARCEL 'B'; THENCE N82°45'04"E, 131.44 FEET ALONG THE NORTH LINE OF SAID PARCEL 'B' TO A POINT; THENCE S14°00'00"E, 447.51 FEET TO A POINT; THENCE S01°08'36"W, 145.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'B' AND SAID SE1/4 SE1/4; THENCE S89°56'32"W, 260.06 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES INCLUDING 0.20 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS.

## LAND AREA:

ORIGINAL PARCEL 'B'  
19.49 ACRES GROSS  
1.47 ACRES R.O.W. EASEMENT  
18.02 ACRES NET

PARCEL 'G'  
SE1/4 SE1/4, SEC. 24-TT-27  
3.00 ACRES GROSS  
0.20 ACRES R.O.W. EASEMENT  
2.80 ACRES NET

REMAINDER OF PARCEL 'B'  
SE1/4 SE1/4, SEC. 24-TT-27  
16.49 ACRES GROSS  
1.27 ACRES R.O.W. EASEMENT  
15.22 ACRES NET

## BOUNDARY CLOSURE TABLE:

POINT OF BEGINNING  
NORTH: 526811.6633' EAST: 1531545.8920'

SEGMENT #1 : LINE  
COURSE: S89°56'32"W LENGTH: 1334.84'  
NORTH: 526810.3172' EAST: 1530261.0527'

SEGMENT #2 : LINE  
COURSE: N01°08'36"E LENGTH: 611.50'  
NORTH: 527421.6955' EAST: 1530273.2543'

SEGMENT #3 : LINE  
COURSE: N82°45'04"E LENGTH: 230.26'  
NORTH: 527450.7496' EAST: 1530501.6739'

SEGMENT #4 : LINE  
COURSE: N80°33'16"E LENGTH: 284.90'  
NORTH: 527447.5047' EAST: 1530782.7113'

SEGMENT #5 : LINE  
COURSE: S05°58'14"E LENGTH: 60.08'  
NORTH: 527437.7506' EAST: 1530788.9606'

SEGMENT #6 : LINE  
COURSE: N88°59'15"E LENGTH: 808.78'  
NORTH: 527452.0421' EAST: 1531597.6143'

SEGMENT #7 : LINE  
COURSE: S00°09'13"W LENGTH: 640.38'  
NORTH: 526811.6644' EAST: 1531545.8975'

PERIMETER: 3970.74' AREA: 844061.68 SQ. FT.  
ERROR CLOSURE: 0.0056 COURSE:  
N78°08'38"E  
ERROR NORTH: 0.0015 EAST: 0.00547

PRECISION 1: 709060.71

## PARCEL 'G' CLOSURE TABLE:

POINT OF BEGINNING  
North: 526810.3151' East: 1530261.0485'

Segment #1 : Line  
Course: N01°08'36"E Length: 611.50'  
North: 527421.6934' East: 1530273.2501'

Segment #2 : Line  
Course: N82°45'04"E Length: 131.44'  
North: 527438.2784' East: 1530403.6396'

Segment #3 : Line  
Course: S14°00'00"E Length: 447.51'  
North: 526955.5466' East: 1530523.9981'

Segment #4 : Line  
Course: S01°08'36"W Length: 145.00'  
North: 526810.5155' East: 1530521.1049'

Segment #5 : Line  
Course: S89°56'32"W Length: 260.06'  
North: 526810.3132' East: 1530261.0450'

Perimeter: 1645.51' Area: 130815.00 Sq. Ft.  
Error Closure: 0.0040 Course:  
S61°38'01"W  
Error North: -0.00189 East: -0.00350

Precision 1: 411371.50

## NOTES

1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
2. THE PLAT OF SURVEY BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 SE1/4, SEC. 24-TT-27 BEARING WAS MEASURED AS S89°56'32"W.
3. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:100000 FOR THE BOUNDARY AND 1:5000 FOR INDIVIDUAL LOTS.

## EASEMENT NOTES:

THIS PARCEL IS SUBJECT TO A 32' WIDE WATER MAIN EASEMENT THAT IS NOT PLOTTABLE FROM THE LEGAL DOCUMENT RECORDED IN BOOK 2003, PAGE 2046 AT THE MADISON COUNTY RECORDER'S OFFICE. THE EASEMENT IS CENTERED ON THE EXISTING WATER LINE & APPURTENANCES AS CONSTRUCTED.

## PARCEL NOTES

1. NO DEVELOPMENT SHALL OCCUR ON ANY PARCEL WITHOUT THE FORMAL DEVELOPMENT APPLICATION PROCEDURES AS REQUIRED BY THE MADISON COUNTY DEVELOPMENT SERVICES.

# PLAT OF SURVEY PARCEL 'G', SE1/4 SE1/4 SEC. 24-TT-27

2775 140TH STREET  
VAN METER, IA 50261

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cec-ia.com



DATE:	JULY 5, 2016
DATE OF SURVEY:	JULY 5, 2016
DESIGNED BY:	JULY 5, 2016
DRAWN BY:	JULY 5, 2016

PARCEL 'G',  
SE1/4 SE1/4, SEC. 24-TT-27  
2775 140TH STREET, VAN METER, IA 50261  
LEGAL DESCRIPTION & NOTES



1-800-292-8989  
www.iowacall.com

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# PLAT OF SURVEY PARCEL 'G', SE1/4 SE1/4 SEC. 24-77-27

2775 140TH STREET  
VAN METER, IA 50261

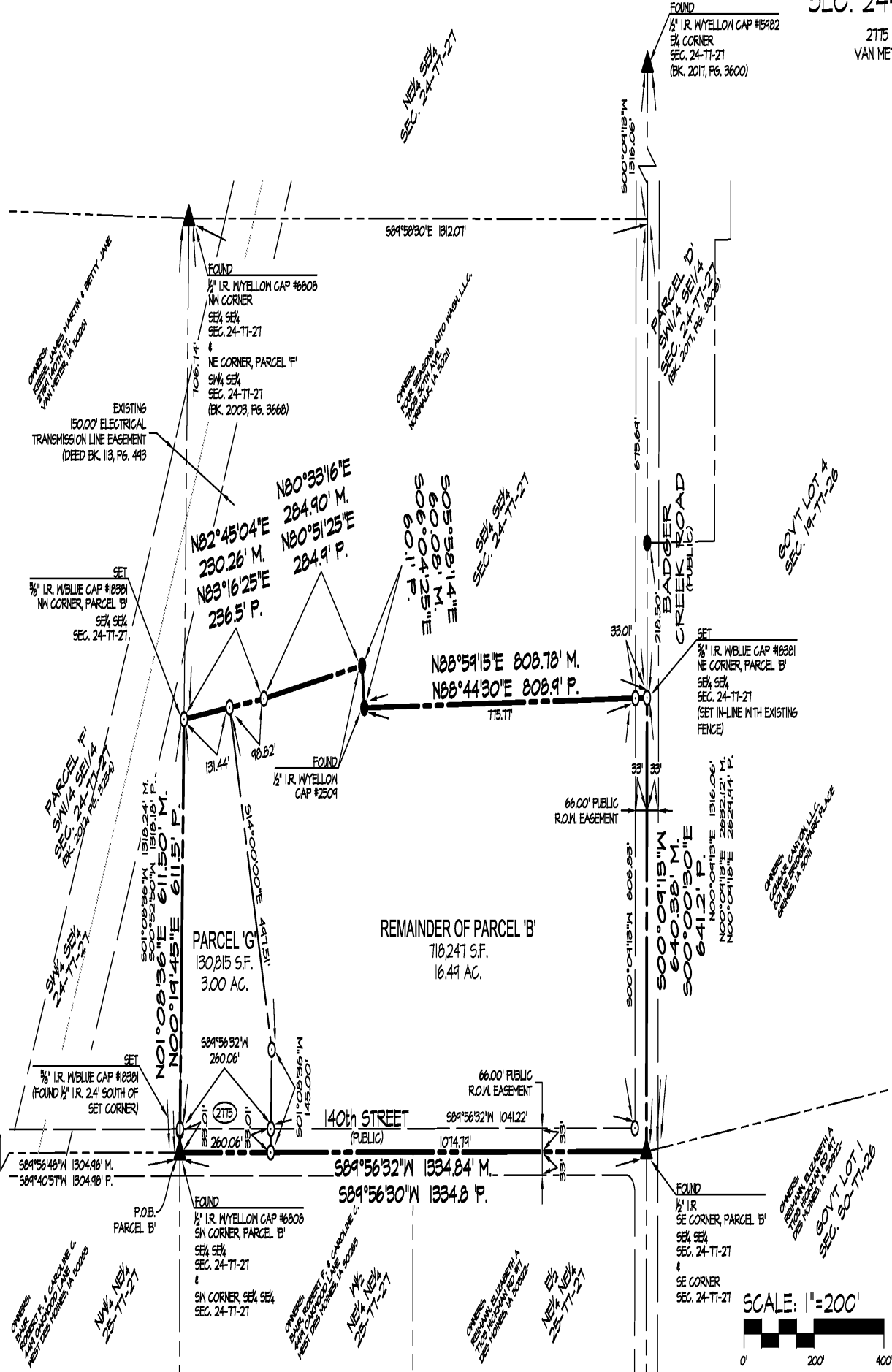
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cecinc.com



DATE:	JULY 9, 2016
DATE OF SURVEY:	JULY 26, 2016
DESIGNED BY:	JCS
DRAWN BY:	JCS

PARCEL 'G',  
SE1/4 SE1/4, SEC. 24-77-27  
2775 140TH STREET, VAN METER, IA 50261  
PLAT OF SURVEY

SHEET  
9  
3  
E-744



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