



Document 2018 2590

Book 2018 Page 2590 Type 06 026 Pages 2
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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

***AMENDED* PLAT OF SURVEY**

INDEX LEGEND

LOCATION: SW 1/4 OF NW 1/4 OF SECTION 24
T 76N, R 26W, MADISON COUNTY, IOWA

OWNER: ROBERT P ROOT
1926 WINWOOD LANE, PROLE IA 50229

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
- — — — 33' Road Easement
- · — · — Section line
- * * — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" Rebar
- - Found 5/8" OCR #7995

BASIS OF BEARINGS IS IA RCS ZONE 8

NOTE:

This Plat of Survey amends and replaces the Plat of Survey filed in Book 2017 Page 1831.

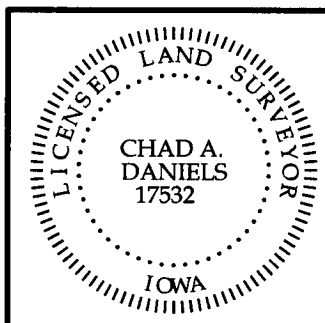
DESCRIPTION - AMENDED PARCEL K:

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Commencing at the West Quarter corner of said Section 24; thence North 00 degrees 10 minutes 16 seconds West, 859.48 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 00 degrees 10 minutes 16 seconds West, 184.40 feet along said West line; thence South 86 degrees 11 minutes 40 seconds East, 513.10 feet; thence South 84 degrees 56 minutes 35 seconds East, 216.15 feet; thence South 44 degrees 36 minutes 34 seconds West, 292.73 feet; thence North 81 degrees 35 minutes 02 seconds West, 526.83 feet to the Point of Beginning, having an area of 3.00 Acres including 0.15 acres of Madison County Road Easement.

DESCRIPTION - 30 FOOT WIDE INGRESS/EGRESS EASEMENT:

A 30 foot wide Ingress/Egress Easement across that part of Amended Parcel K of the Southwest Quarter of the Northwest Quarter of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, the centerline is described as follows;
Commencing at the Southwest corner of said Amended Parcel K; thence North 00 degrees 10 minutes 16 seconds West, 105.88 feet along the West line of said Amended Parcel K and to the Point of Beginning; thence South 88 degrees 18 minutes 33 seconds East, 194.90 feet; thence South 72 degrees 12 minutes 59 seconds East, 145.03 feet; thence South 58 degrees 12 minutes 04 seconds East, 233.41 feet to the East line of said Amended Parcel K and the terminus of said Easement.

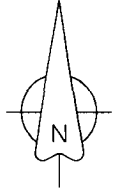
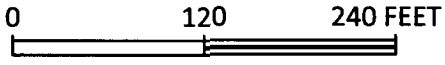
Said Easement follows an existing driveway.



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 8/7/18
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



NW COR. SW 1/4
NW 1/4 SEC. 24
1/2" Rebar (bent)

N 00°10'16" W 281.80'

Warranty Deed
Book 2001 Page 4447

N 00°10'16" W 184.40'

105.88'

N 00°10'16" W 859.48'

W 1/4 COR SEC. 24
1/2" yellow plastic
capped rebar, #15982

CENTERLINE 30'
INGRESS/EGRESS
EASEMENT

AMENDED
PARCEL K
3.00 ACRES

S 84°56'35" E
182.92'

216.15'
S 84°56'35" E

S 86°11'40" E 513.10'

480.02'

194.90'
S 88°18'33" E

145.03'
S 72°12'59" E

233.41'
S 58°12'04" E

278.75'
S 44°36'34" W 292.73'

493.45'

N 81°35'02" W 526.83'

Warranty Deed
Book 2016 Page 3294