

INDEX LEGEND

BOUNDARY RETRACEMENT SURVEY
LOTS 1 - 17
LAKESHORE ESTATES PLAT 1



Document 2019 425

Book 2019 Page 425 Type 06 026 Pages 3
Date 2/04/2019 Time 10:43:33AM
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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

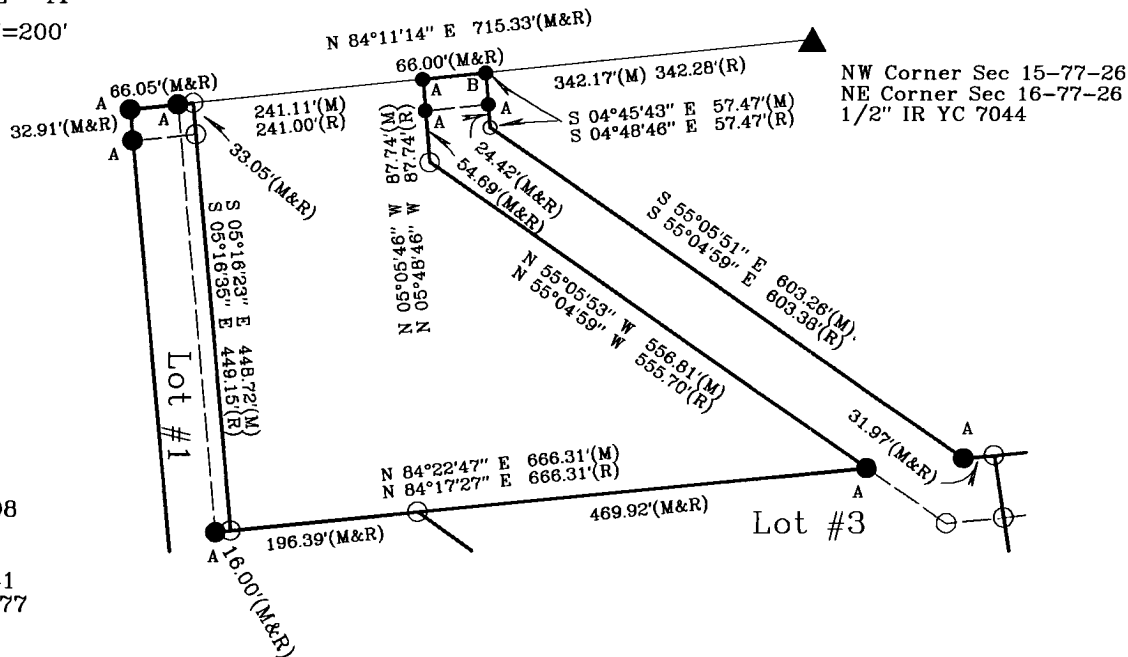
COUNTY: Madison
SITE ADDRESS: Valleyview Ct & 123rd Ct
CITY: Van Meter
SUBDIVISION NAME: Lakeshore Estates Plat 1
BLOCK: LOT(S): 16
PROPRIETOR: Cory & Debra Wade
BLOCK: LOT(S): 1-15, 17
PROPRIETOR: Terra Tender Inc
REQUESTED BY: Larry Hughes
SURVEYOR NAME: Vincent E. Piagentini

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048

THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY

- | | | | | | |
|---|--|---|--|---|--|
| <p>C1
R=67.00'(M&R)
Δ=90°04'22"(M)
Δ=90°04'00"(R)
L=105.33'(M)
L=105.24'(R)
T=67.09'
Ch=94.81'(M)
Ch=94.75'(R)
CB=S 50°41'50" E(M)
CB=S 50°42'33" E(R)</p> | <p>C2
R=117.00'(M&R)
Δ=40°00'07"(M)
Δ=40°00'00"(R)
L=81.68'(M&R)
T=42.59'
Ch=80.03'(M&R)
CB=S 41°20'23" W(M)
CB=S 41°17'27" W(R)</p> | <p>C3
R=150.00'(M&R)
Δ=04°38'58"(M&R)
L=12.17'(M&R)
T=6.09'
Ch=12.17'(M&R)
CB=S 03°20'10" E(M)
CB=S 03°23'04" E(R)</p> | <p>C4
R=150.00'(M&R)
Δ=35°21'02"(M&R)
L=92.55'(M&R)
T=47.80'
Ch=91.09'(M&R)
CB=S 16°39'53" W(M)
CB=S 16°36'56" W(R)</p> | <p>C5
R=183.00'(M&R)
Δ=03°48'35"(M&R)
L=12.17'(M&R)
T=6.08'
Ch=12.17'(M&R)
CB=S 03°45'29" E(M)
CB=S 03°48'15" E(R)</p> | <p>C6
R=183.00'(M&R)
Δ=36°11'44"(M)
Δ=36°11'25"(R)
L=115.59'(M&R)
T=59.81'
Ch=113.68'(M&R)
CB=S 16°14'34" W(M)
CB=S 16°11'45" W(R)</p> |
| <p>C7
R=300.00'(M&R)
Δ=00°33'35"(M&R)
L=2.93'(M&R)
T=1.47'
Ch=2.93'(M&R)
CB=S 34°00'40" W(M&R)</p> | <p>C8
R=300.00'(M)
Δ=10°10'06"(M)
Δ=10°10'56"(R)
L=53.24'(M)
L=53.31'(R)
T=26.69'
Ch=53.16'(M&R)
CB=S 28°38'50" W(M)
CB=S 28°38'24" W(R)</p> | <p>C9
R=300.00'(M&R)
Δ=10°43'40"(M)
Δ=10°44'31"(R)
L=56.17'(M)
L=56.24'(R)
T=28.17'
Ch=56.09'(M)
Ch=56.16'(R)
CB=S 28°55'37" W(M)
CB=S 28°55'12" W(R)</p> | <p>C10
R=267.00'(M&R)
Δ=10°43'34"(M)
Δ=10°44'31"(R)
L=49.98'(M)
L=50.06'(R)
T=25.07'
Ch=49.91'(M)
Ch=49.98'(R)
CB=S 28°55'18" W(M)
CB=S 28°55'12" W(R)</p> | <p>C11
R=333.00'(M&R)
Δ=03°06'24"(M)
Δ=02°00'18"(R)
L=18.06'(M)
L=11.65'(R)
T=9.03'
Ch=18.06'(M)
Ch=11.65'(R)
CB=S 24°12'34" W(M)
CB=S 24°33'05" W(R)</p> | <p>C34
R=300.00'(M&R)
Δ=33°17'49"(M&R)
L=174.34'(M&R)
T=89.71'
Ch=171.90'(M&R)
CB=N 22°25'25" E(M)
CB=N 22°11'35" E(R)</p> |
| <p>C35
R=333.00'(M&R)
Δ=33°57'48"(M)
Δ=33°57'08"(R)
L=197.39'(M)
L=197.33'(R)
T=101.69'
Ch=194.51'(M)
Ch=194.46'(R)
CB=N 22°04'28" E(M)
CB=N 21°51'55" E(R)</p> | <p>C36
R=300.00'(M&R)
Δ=82°48'47"(M&R)
L=433.61'(M&R)
T=264.55'
Ch=396.84'(M&R)
CB=N 60°46'53" E(M)
CB=N 60°33'04" E(R)</p> | <p>C37
R=267.00'(M&R)
Δ=82°41'49"(M)
Δ=82°52'45"(R)
L=385.37'(M)
L=386.22'(R)
T=234.97'
Ch=352.78'(M)
Ch=353.42'(R)
CB=N 60°46'40" E(M)
CB=N 60°31'05" E(R)</p> | <p>C38
R=300.00'(M&R)
Δ=17°13'05"(M&R)
L=90.15'(M&R)
T=45.44'
Ch=89.81'(M&R)
CB=N 47°41'05" E(M)
CB=N 47°27'02" E(R)</p> | <p>C39
R=333.00'(M&R)
Δ=17°13'05"(M&R)
L=100.07'(M&R)
T=50.42'
Ch=99.69'(M&R)
CB=N 47°38'57" E(M)
CB=N 47°27'02" E(R)</p> | <p>C40
R=300.00'(M&R)
Δ=27°08'23"(M&R)
L=142.10'(M&R)
T=72.41'
Ch=140.78'(M&R)
CB=N 69°52'02" E(M)
CB=N 69°37'45" E(R)</p> |
| <p>C41
R=333.00'(M&R)
Δ=29°03'27"(M&R)
L=168.88'(M&R)
T=86.29'
Ch=167.08'(M&R)
CB=N 70°48'16" E(M)
CB=N 70°35'17" E(R)</p> | <p>C42
R=300.00'(M&R)
Δ=18°45'30"(M&R)
L=98.22'(M&R)
T=49.53'
Ch=97.78'(M&R)
CB=S 87°11'15" E(M)
CB=S 87°25'18" E(R)</p> | <p>C43
R=333.00'(M&R)
Δ=16°59'00"(M)
Δ=16°50'26"(R)
L=98.70'(M)
L=98.88'(R)
T=49.72'
Ch=98.35'(M)
Ch=97.52'(R)
CB=S 86°15'30" E(M)
CB=S 86°27'46" E(R)</p> | | | |

DETAIL "A"
SCALE 1"=200'



- Located Corner Label
A ==> 1/2" IR YC 6808
B ==> 1/2" IR
C ==> 5/8" IR
D ==> 1/2" IR YC 5041
E ==> 5/8" IR OC 13477

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

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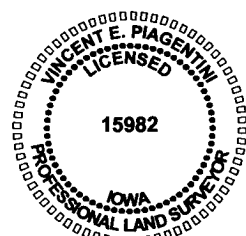
DATE OF SURVEY FIELDWORK: 12/20/18 DRAWING DATE: 1/17/19 DRAFTER: VP PROJECT NO: 18412

I HEREBY CERTIFY THAT THIS 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.

Vincent E. Piagentini 1/29/19
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) **3 pages**



SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- X NOT SET, EITHER IN POND OR ROAD
- IR IRON ROD
- IP IRON PIPE

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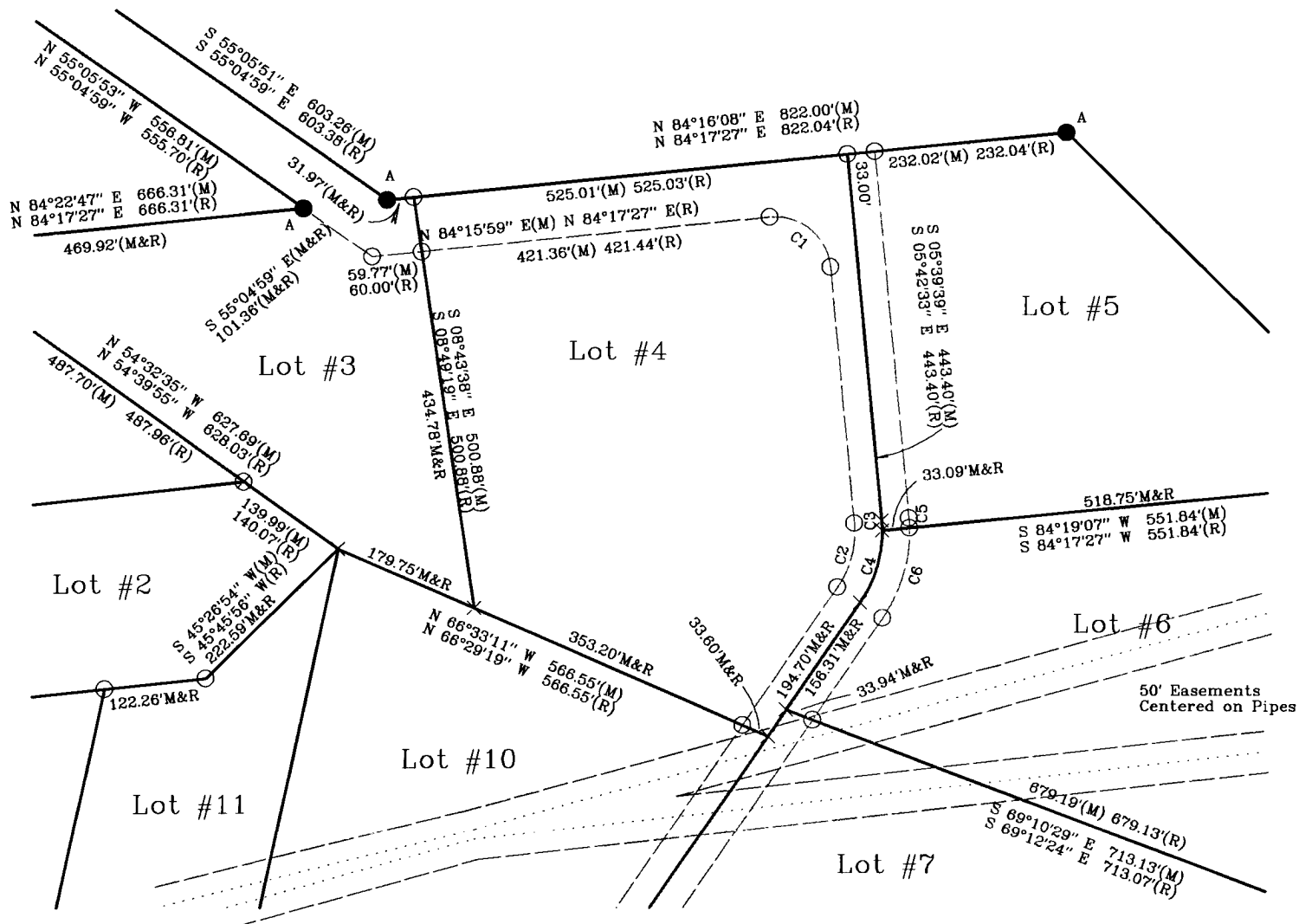
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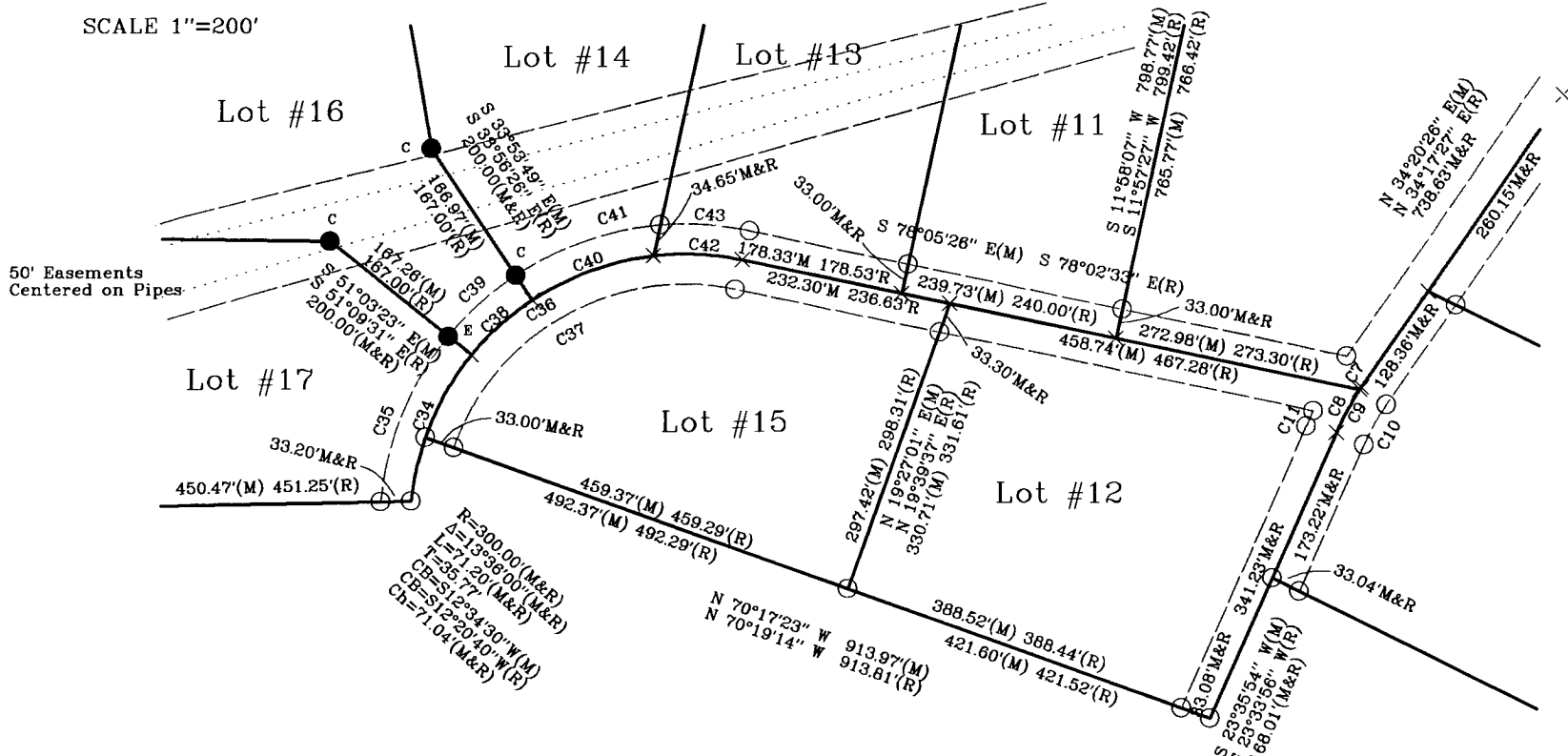
DETAIL "B"

SCALE 1"=200'



DETAIL "C"

SCALE 1"=200'



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