

INDEX LEGEND

LOCATION: SW1/4 SEC 2-77N-R27W
 REQUESTOR: MICHAEL LAUTERBACH
 PROPRIETOR: NEIL P. ARMSTRONG
 1074 QUAIL RIDGE AVENUE
 VAN METER, IOWA 50261
 SURVEYOR: LOUIS M. KELEHAN
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

PLAT OF SURVEY

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111 PH: 369-4400 FAX: 369-4410

BK: 2019 PG: 851
 Recorded: 3/21/2019 at 8:46:30.0 AM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 LISA SMITH RECORDER
 Madison County, Iowa

OWNER

NEIL P. ARMSTRONG
 1074 QUAIL RIDGE AVENUE
 VAN METER, IOWA 50261

NOTES

- NO EASEMENT DOCUMENT WAS FOUND FOR THE 105TH STREET ROADWAY EASEMENT. EASEMENT SHOWN IS BASED ON THE CONTRACT DATED MAY 9, 1950 BETWEEN E.A. TRINDLE ET AL AND MADISON COUNTY AND SHEET 4 OF THE COUNTY ROADWAY PLANS (PROJECT NO. SN-1121).
- NO EASEMENT DOCUMENT WAS FOUND FOR THE CH R16/QUAIL RIDGE AVENUE ROADWAY EASEMENT. EASEMENT SHOWN IS BASED ON THE CONTRACT DATED MARCH 23, 1960 BETWEEN JOHN L. & GLADYS OPAL ARMSTRONG AND MADISON COUNTY AND SHEET 8 OF THE COUNTY ROADWAY PLANS (PROJECT NO. S-2832).

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

DATE OF SURVEY

MARCH, 2019

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
COUNTY ROADWAY PLAN	CRP	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
PROPERTY BOUNDARY	---	

PARCEL 'B' LEGAL DESCRIPTION

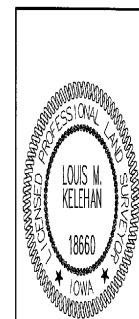
A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 2, SAID POINT ALSO BEING ON THE CENTERLINE OF QUAIL RIDGE AVENUE; THENCE SOUTH 2°46'15" WEST ALONG SAID CENTERLINE, 834.64 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1146.00 FEET, WHOSE ARC LENGTH IS 277.03 FEET AND WHOSE CHORD BEARS SOUTH 4°09'16" EAST, 276.35 FEET; THENCE SOUTH 11°04'47" EAST CONTINUING ALONG SAID CENTERLINE, 95.69 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1146.00 FEET, WHOSE ARC LENGTH IS 117.80 FEET AND WHOSE CHORD BEARS SOUTH 8°08'05" EAST, 117.75 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°43'13" WEST ALONG SAID NORTH LINE, 1315.55 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°29'08" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 480.00 FEET; THENCE NORTH 86°30'46" WEST, 88.00 FEET; THENCE NORTH 70°11'59" WEST, 88.00 FEET; THENCE NORTH 42°01'44" WEST, 80.00 FEET; THENCE NORTH 28°30'49" WEST, 146.00 FEET; THENCE NORTH 11°57'33" WEST, 175.00 FEET; THENCE NORTH 7°53'32" EAST, 498.00 FEET; THENCE NORTH 14°52'28" WEST, 143.00 FEET; THENCE NORTH 22°54'58" WEST, 265.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH 520.0 FEET OF THE WEST 938.6 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 0°41'00" WEST ALONG THE EAST LINE OF SAID NORTH 520.0 FEET OF THE WEST 938.6 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 520.03 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°58'15" EAST ALONG SAID NORTH LINE, 1700.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.78 ACRES (2,255,554 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

	GROSS AREA (ACRES)	ROADWAY EASEMENT AREA (ACRES)	NET EASEMENT AREA (ACRES)
NW1/4 SW1/4	= 9.89	0.35	9.54
NE1/4 SW1/4	= 38.97	2.26	36.71
SW1/4 SW1/4	= 2.92		2.92
TOTAL	= 51.78	2.61	49.17



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.

L. M. Kelehan 3/19/19
 LOUIS M. KELEHAN, P.L.S. DATE

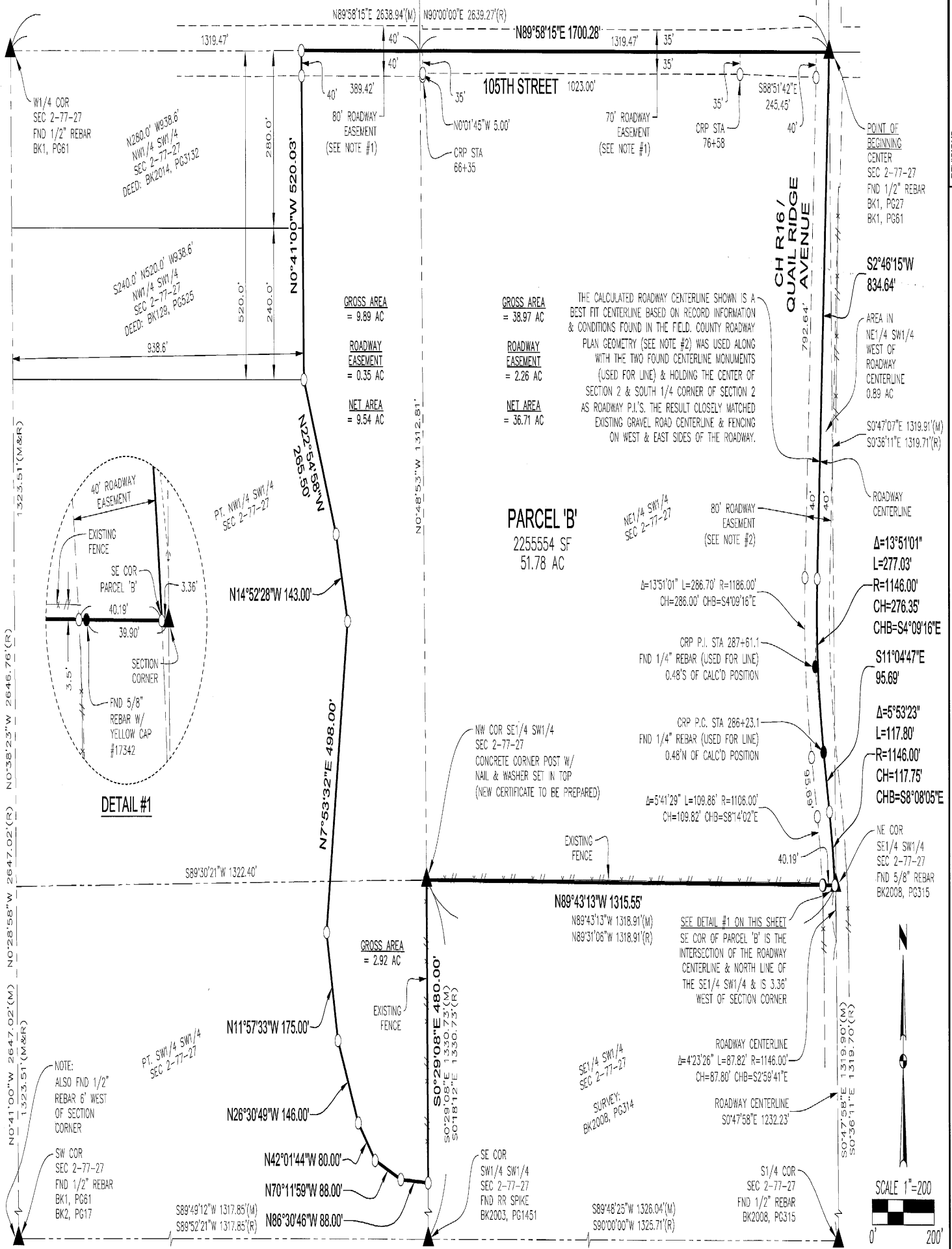
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 & 2

DATE: _____
 REVISIONS: _____
 PREPARED: _____
 3405 S.E. CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE ENGINEER: _____
PT. SW1/4 SECTION 2-77-27
PLAT OF SURVEY
 MADISON COUNTY, IOWA
 1/2
 1902.052

PLAT OF SURVEY

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA, 50111 PH: 369-4400 FAX: 369-4410



W1/4 COR
SEC 2-77-27
FND 1/2\"/>

N260.0' W838.6'
NW1/4 SW1/4
SEC 2-77-27
DEED: BK2014, PG3132

S240.0' N520.0' W838.6'
NW1/4 SW1/4
SEC 2-77-27
DEED: BK129, PG525

GROSS AREA
= 8.89 AC
ROADWAY EASEMENT
= 0.35 AC
NET AREA
= 9.54 AC

GROSS AREA
= 38.97 AC
ROADWAY EASEMENT
= 2.26 AC
NET AREA
= 36.71 AC

THE CALCULATED ROADWAY CENTERLINE SHOWN IS A BEST FIT CENTERLINE BASED ON RECORD INFORMATION & CONDITIONS FOUND IN THE FIELD. COUNTY ROADWAY PLAN GEOMETRY (SEE NOTE #2) WAS USED ALONG WITH THE TWO FOUND CENTERLINE MONUMENTS (USED FOR LINE) & HOLDING THE CENTER OF SECTION 2 & SOUTH 1/4 CORNER OF SECTION 2 AS ROADWAY P.I.'S. THE RESULT CLOSELY MATCHED EXISTING GRAVEL ROAD CENTERLINE & FENCING ON WEST & EAST SIDES OF THE ROADWAY.

POINT OF BEGINNING CENTER
SEC 2-77-27
FND 1/2\"/>

S2°46'15\"/>

AREA IN
NE1/4 SW1/4
WEST OF
ROADWAY
CENTERLINE
0.89 AC

S0°47'07\"/>

S0°36'11\"/>

PARCEL 'B'
2255554 SF
51.78 AC

NE1/4 SW1/4
SEC 2-77-27

80' ROADWAY EASEMENT
(SEE NOTE #2)

Δ=13°51'01\"/>

L=277.03'
R=1146.00'
CH=276.35'
CHB=S4°09'16\"/>

CRP P.I. STA 287+61.1
FND 1/4\"/>

CRP P.C. STA 286+23.1
FND 1/4\"/>

Δ=5°41'29\"/>

L=109.82'
R=1108.00'
CH=109.82'
CHB=S81°42'02\"/>

Δ=13°51'01\"/>

L=277.03'
R=1146.00'
CH=276.35'
CHB=S4°09'16\"/>

S11°04'47\"/>

95.69'
Δ=5°53'23\"/>

L=117.80'
R=1146.00'
CH=117.75'
CHB=S8°08'05\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
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SEC 2-77-27
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SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NE COR
SE1/4 SW1/4
SEC 2-77-27
FND 5/8\"/>

NOTE:
ALSO FND 1/2\"/>

SW COR
SEC 2-77-27
FND 1/2\"/>

PT SW1/4 SW1/4
SEC 2-77-27

N11°57'33\"/>

N26°30'49\"/>

N42°01'44\"/>

N70°11'59\"/>

N86°30'46\"/>

GROSS AREA
= 2.92 AC

EXISTING FENCE

EXISTING FENCE

EXISTING FENCE

EXISTING FENCE

EXISTING FENCE

EXISTING FENCE

NW COR SE1/4 SW1/4
SEC 2-77-27
CONCRETE CORNER POST W/
NAIL & WASHER SET IN TOP
(NEW CERTIFICATE TO BE PREPARED)

EXISTING FENCE

N89°43'13\"/>

N89°43'13\"/>

N89°31'06\"/>

N89°31'06\"/>

N89°43'13\"/>

N89°43'13\"/>

N89°43'13\"/>

N89°43'13\"/>

N89°43'13\"/>

N89°43'13\"/>

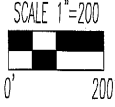
N89°43'13\"/>

SEE DETAIL #1 ON THIS SHEET
SE COR OF PARCEL 'B' IS THE
INTERSECTION OF THE ROADWAY
CENTERLINE & NORTH LINE OF
THE SE1/4 SW1/4 & IS 3.36'
WEST OF SECTION CORNER

ROADWAY CENTERLINE
Δ=4°23'26\"/>

ROADWAY CENTERLINE
S0°47'58\"/>

S1/4 COR
SEC 2-77-27
FND 1/2\"/>



DATE: _____
REVISIONS: _____
PREPARED: _____
3405 S.E. CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: _____
ENGINEER: _____
CIVIL DESIGN ADVANTAGE
MADISON COUNTY, IOWA
PT. SW1/4 SECTION 2-77-27
PLAT OF SURVEY
2/2
1902.052