

BK: 2020 PG: 179
Recorded: 1/16/2020 at 3:20:31.0 PM
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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW 1/4 OF SW 1/4 OF SECTION 2
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: TEAMWORK RANCH, LLC
1459 GRAND AVE., DES MOINES IA 50309

SURVEY FOR: (OWNER)

PREPARED BY: CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — — Road Easement
— . — . — Section line
— * — * — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" OCR #13427
- - Found 1/2" YCR #15219
- ☒ - Found Cut 'X' in Highway

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL E:

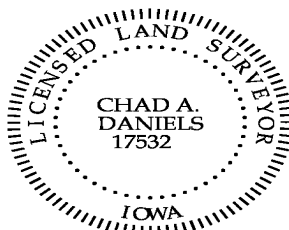
All of Parcel A, recorded in Book 2001 Page 2229, and all of Parcel B, recorded in Book 2006 Page 1394, and that part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of said Section 2; thence North 86 degrees 40 minutes 15 seconds East, 1,338.08 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 12 minutes 34 seconds West, 1,129.75 feet along the East line of said Southwest Quarter of the Southwest Quarter; thence South 87 degrees 17 minutes 15 seconds West, 626.30 feet; thence South 02 degrees 34 minutes 30 seconds East, 618.79 feet to a corner of said Parcel A; thence South 02 degrees 06 minutes 45 seconds West, 205.08 feet to a corner of said Parcel A; thence South 86 degrees 45 minutes 09 seconds West, 727.30 feet to a corner of said Parcel A also being the West line of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 01 minutes 04 seconds West, 313.49 feet to the Point of Beginning, having an area of 21.09 Acres including 0.31 acres of Madison County Road Easement.

SURVEY NOTE:

The surveyor of Parcel B used an incorrect Southwest corner of Section 2 in completing the survey. The P.I. of the County Highway which is 10.5' West of the SW Corner of Section 2 was used. Parcel B was intended to be a part of Parcel B. I held the boundary of Parcel A for this survey and forced Parcel B to be inside of Parcel A. Parcel A uses the correct location of the Southwest corner of Section 2.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
PCL A	9.11	0.15	9.26
PCL B	2.76	0.16	2.92
SW SW	8.91	0.00	8.91
TOTAL	20.78	0.31	21.09

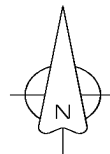


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 1/16/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2

0 200 400 FEET



W 1/4 COR. SEC. 2
1/2" orange plastic
capped rebar, #13427

S 00°01'04" W
1312.12'

NE COR.
SW 1/4
SW 1/4
SEC. 2

S 86°39'28" W 1332.88'

S 87°17'15" W 626.30'

Parcel E
21.09 Acres

S 00°01'04" W 998.62'

S 02°34'30" E 618.79'

2.31' W OF
1/4 LINE

S 89°51'47" W
597.85' (598.0')

S 02°06'45" W
(205.2') 205.08'

N 80°37'29" E
113.69'

Parcel A
Bk 2001 Pg 2229

S 86°45'09" W 727.30'

681.78'

Parcel B
Bk 2006 Pg 1394

S 00°14'07" W
155.91' (156.00')

S 85°46'14" W 840.10'

SE COR. SW 1/4 SW 1/4
1/2" orange capped rebar, #13427

1298.47'

N 86°40'15" E 1338.08' (1338.1')

N 86°40'15" E
4011.06'

S 00°01'04" W 313.49'
SW COR.
SEC. 2
PK Nail

S 01°06'51" W 313.84'

N 00°12'34" W 1129.75'

N 00°29'01" W 483.38' (483.5')

SE COR. SEC. 2
3/4" Hex Bolt