

BK: 2020 PG: 304
Recorded: 1/29/2020 at 8:04:53.0 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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: S 1/2 OF NW 1/4 OF SECTION 35
 T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: TIMOTHY S & RACHELLE PALMER
 3314 WILDROSE AVE., TRURO IA 50257

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

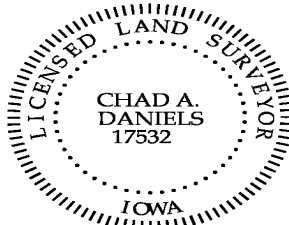
- () - Recorded Distance/Bearing
 — — — — — 50' Road Easement
 — · — · — Section line
 — * — * — Fence line
- Monuments**
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Found 1/2" RCR #17532
 - - Found P.I. 5/8" Rebar in Conc.

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the South Half of the Northwest Quarter of Section 35, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
 Beginning at the Southeast corner of the Southwest Quarter of said Northwest Quarter of Section 35; thence South 86 degrees 29 minutes 48 seconds West, 674.38 feet along the South line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2018 Page 1083; thence North 00 degrees 49 minutes 19 seconds East, 413.39 feet; thence North 86 degrees 29 minutes 48 seconds East, 930.00 feet to the Centerline of the existing County Road; thence South 19 degrees 17 minutes 59 seconds East, 264.20 feet along said Centerline to the Northeast corner of said Parcel B; thence South 86 degrees 54 minutes 54 seconds West, 350.05 feet to a corner of said Parcel B; thence South 00 degrees 24 minutes 44 seconds East, 160.78 feet to the Point of Beginning, having an area of 8.12 Acres including 0.34 acres of Madison County Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE NW	1.44	0.34	1.78
SW NW	6.34	0.00	6.34
TOTAL	7.78	0.34	8.12

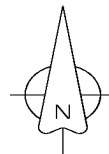


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 1/27/20
 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



NE COR. NW 1/4
NW 1/4 SEC. 35
1/2" red plastic
capped rebar #17532

SW 1/4 NW 1/4

SE 1/4 NW 1/4

C1
L 259.11'
R 1860.00'
Δ 7°58'57"
B N 15°02'37" W
Ch 258.93'
DOC3°04'51"

N 86°29'48" E 930.00'

397.39'

268.08'

212.55'

N 00°49'19" E 413.39'

W 1/4 COR
SEC. 35
1/2" red plastic
capped rebar
#17532

S 86°29'48" W
660.62'

404.26'

S 86°29'48" W 674.38'

270.12'

SE COR. SW 1/4
NW 1/4 SEC. 35
1/2" yellow plastic
capped rebar, #6808

S 00°24'44" E
160.78'

S 86°54'54" W 350.05'

78.83'

PARCEL C
8.12 Acres

PARCEL B
BK 2018 PG 1083

CENTER OF ROAD