



Document 2020 3123

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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND

COUNTY: MADISON
LOCATION: PARCEL "M" IN S $\frac{3}{4}$, W $\frac{1}{2}$, NW $\frac{1}{4}$ IN SECTION 26, TOWNSHIP 77
NORTH, RANGE 28 WEST, EXCEPT CEMETERY SITE, EXCEPT PARCEL "A",
AND EXCEPT BOWER ESTATES

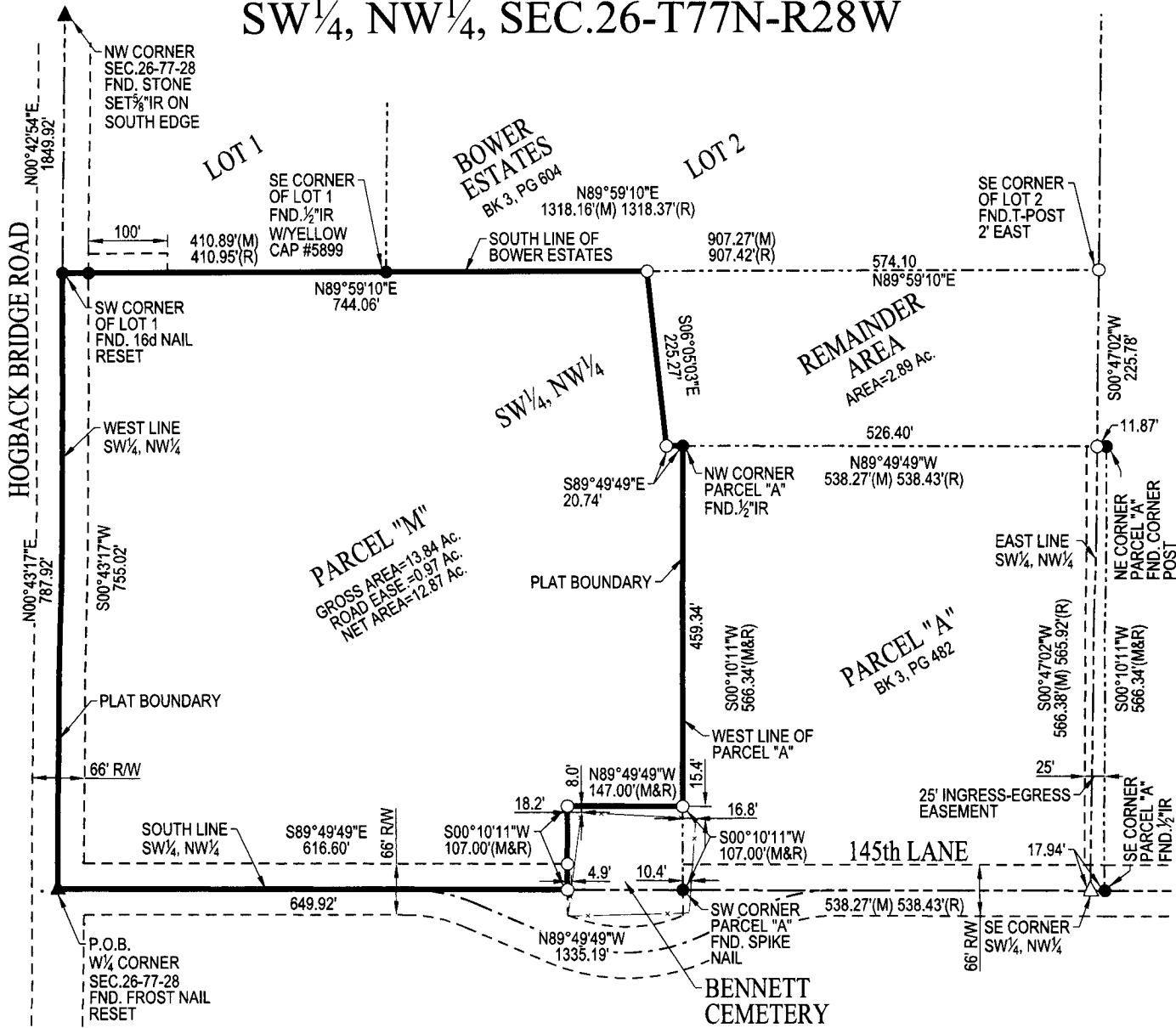
SURVEY FOR PROPRIETOR: JERRIE ENGLAND
2045 145th LANE, EARLHAM, IOWA 50072

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08-10-2020

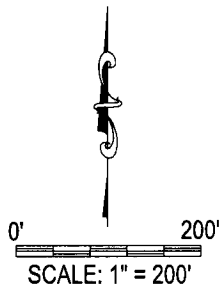
PLAT OF SURVEY - PARCEL "M"

SW $\frac{1}{4}$, NW $\frac{1}{4}$, SEC.26-T77N-R28W



LEGEND

- ▲ found section corner
- △ set $\frac{5}{8}$ " IR W/blue cap #19968
- found $\frac{1}{2}$ " IR
- set $\frac{5}{8}$ " IR W/blue cap #19968
- property line
- - - section line



TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 08-24-2020

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER

20095

COUNTY

DATE DRAWN

YEAR

SHEET NO.

MADISON

08-19-2020

2020

1 OF 2

PLAT OF SURVEY - PARCEL "M"

SW¹/₄, NW¹/₄, SEC.26-T77N-R28W


LEGAL DESCRIPTION: PARCEL "M"

A parcel of land now included in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°43'17" East along the West Line of the Southwest Quarter of the Northwest Quarter of said Section 26, a distance of 787.92 feet to the Southwest Corner of BOWER ESTATES, an Official Plat, now included in and forming a part of Madison County, Iowa; thence North 89°59'10" East along the South Line of said BOWER ESTATES, a distance of 744.06 feet; thence South 06°05'03" East, a distance of 225.27 feet; thence South 89°49'49" East, a distance of 20.74 feet to the Northwest Corner of PARCEL "A", as recorded in Book 3, Page 482 in the Office of the Madison County Recorder; thence South 00°10'11" West along the West Line of said PARCEL "A", a distance of 459.34 feet to the Northeast Corner of BENNETT CEMETERY; thence North 89°49'49" West along the North Line of BENNETT CEMETERY, a distance of 147.00 feet to the Northwest Corner of BENNETT CEMETERY; thence South 00°10'11" West along the West Line of BENNETT CEMETERY, a distance of 107.00 feet to a point on the South Line of the Southwest Quarter of the Northwest Quarter of said Section 26; thence North 89°49'49" West along said South Line, a distance of 649.92 feet to the Point of Beginning, containing 13.84 Acres, which includes 0.97 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

T L S

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SURVEYING, LLC



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PROJECT NUMBER	20095	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	08-19-2020	2020	2 OF 2