

INDEX LEGEND

Location: SW 1/4 of the NW 1/4 ,
Section 12, Township 75N, Range 26W,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: David & Patricia Downs,
2352 Bevington Park Road
St Charles, IA 50240

Surveyor: Michael James Hackett

Company: Madison County Secondary Road Department

Return To: Madison County Secondary Road Department
1105 East Court Ave.
Winterset, Ia. 50273
Tel. (515) 462-1136



Document 2021 2952

Book 2021 Page 2952 Type 06 048 Pages 4
Date 7/15/2021 Time 3:15:25PM
Rec Amt \$.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

The above space shall be reserved for the recorder's use only.

RIGHT OF WAY ACQUISITION PLAT
SW 1/4 of the NW 1/4, SEC 12, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1

PROJECT DESCRIPTION

Madison County bridge replacement project
located in South Township on Bevington
Park Road over Clanton Creek.



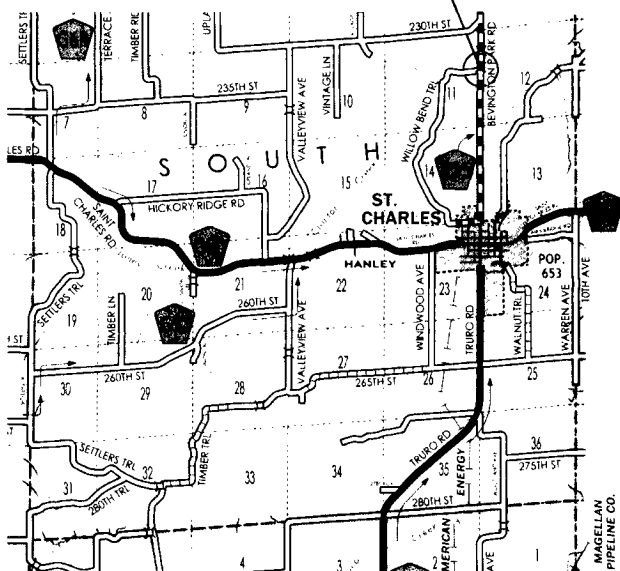
NORTH

GENERAL LOCATION MAP

Not to Scale

PROJECT LOCATION

R-26W



R-26W

GENERAL LEGEND

LINES

Section line: ————
Existing right of Way: ————
Boundary of right of way acquisition: ————
Adjacent parcel or property:
Described line to point of beginning: - - - - -
Field fence: —x—x—x—
Proposed & Existing
Madison CO. HWY.: - - - - -

MEASUREMENTS

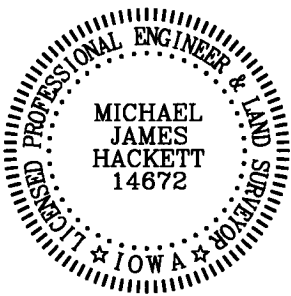
MEASURED (M), IF DIFFERENT THAN RECORDED
RECORDED (R1), BOOK, PAGE

MONUMENTS

- ▲ — section corner; set or found (pipe, stone, etc.).
- — monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- — no monument found or set.

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Cover Sheet / Notes / Legend
2	Plat, Graphical Representation of Survey
3	Plat, Graphical Representation of Survey
4	Description of Parcel



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 Land Surveyor under the laws of the State of Iowa.

Signed Michael James Hackett Date 7/15/2021
Iowa Lic. No. 14672

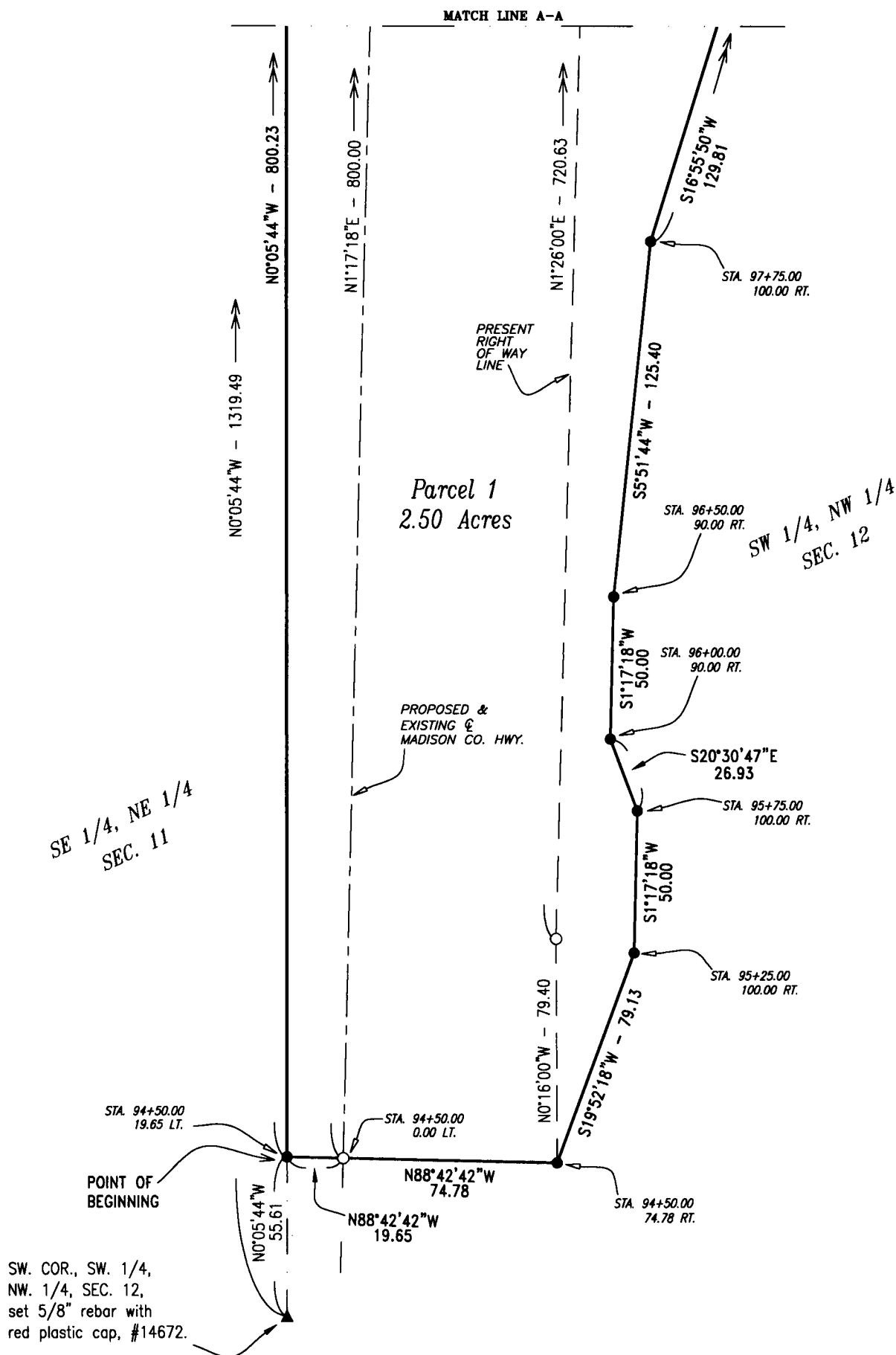
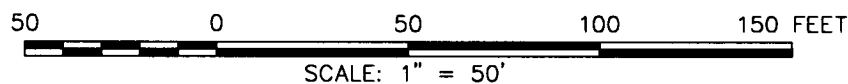
My license renewal date is 12/31/2022.
Pages covered by this seal: 1, 2, 3, and 4.

RIGHT OF WAY ACQUISITION PLAT

SW 1/4 of the NW 1/4, SEC 12, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1



NORTH

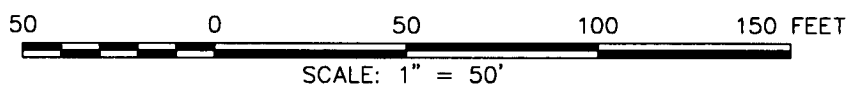


RIGHT OF WAY ACQUISITION PLAT

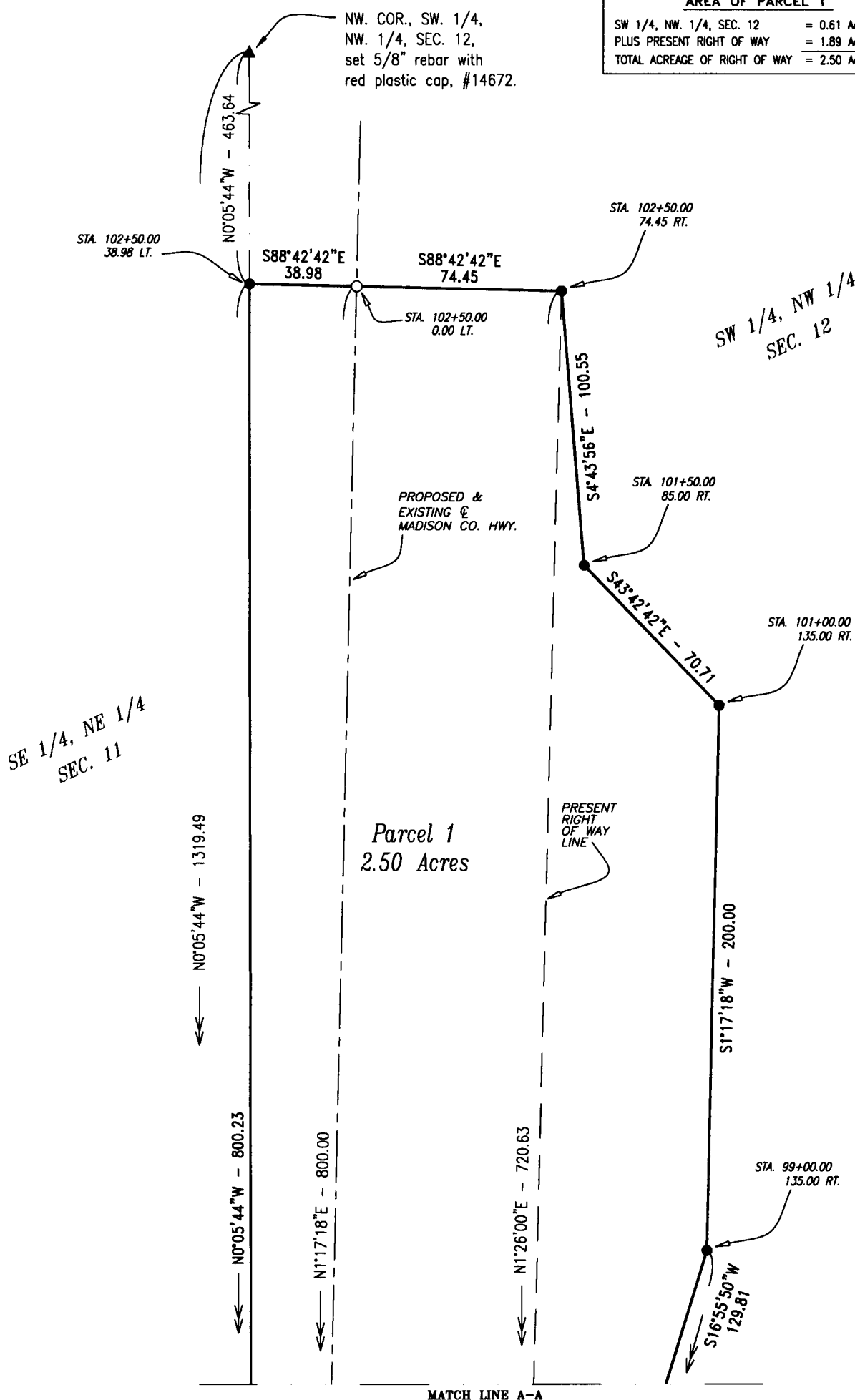
SW 1/4 of the NW 1/4, SEC 12, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1



NORTH



AREA OF PARCEL 1	
SW 1/4, NW 1/4, SEC. 12	= 0.61 Acres
PLUS PRESENT RIGHT OF WAY	= 1.89 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 2.50 Acres



RIGHT OF WAY ACQUISITION PLAT
SW 1/4 of the NW 1/4, SEC 12, T-75N, R-26W,
MADISON COUNTY, IOWA
PARCEL 1

DESCRIPTION PARCEL 1

That part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 12;
thence on an assumed bearing of North 0 degrees 05 minutes 44 seconds West along the westerly line of said Southwest Quarter of the Northwest Quarter 55.61 feet to the point of beginning;
thence North 0 degrees 05 minutes 44 seconds West along said westerly line 800.23 feet;
thence South 88 degrees 42 minutes 42 seconds East 38.98 feet to the proposed and existing centerline of a Madison County Highway;
thence South 88 degrees 42 minutes 42 seconds East 74.45 feet to the present right of way line of a Madison County Highway;
thence South 4 degrees 43 minutes 56 seconds East 100.55 feet;
thence South 43 degrees 42 minutes 42 seconds East 70.71 feet;
thence South 1 degrees 17 minutes 18 seconds West 200.00 feet;
thence South 16 degrees 55 minutes 50 seconds West 129.81 feet;
thence South 5 degrees 51 minutes 44 seconds West 125.40 feet;
thence South 1 degrees 17 minutes 18 seconds West 50.00 feet;
thence South 20 degrees 30 minutes 47 seconds East 26.93 feet;
thence South 1 degrees 17 minutes 18 seconds West 50.00 feet;
thence South 19 degrees 52 minutes 18 seconds West 79.13 feet to the present right of way line of a Madison County Highway;
thence North 88 degrees 42 minutes 42 seconds West 74.78 feet to the proposed and existing centerline of a Madison County Highway;
thence North 88 degrees 42 minutes 42 seconds West 19.65 feet to the westerly line of said Southwest Quarter of the Northwest Quarter and the point of beginning.

Said tract contains 2.50 acres including the present highway and is subject to encumbrances of record.