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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND	PLAT OF SURVEY
COUNTY: MADISON	
DESIGNATION: PARCEL "K" OF PARCEL "J" N1/2	
LOCATION: SECTION 31, T75N, R27W	
SITE ADDRESS: N/A	
OWNER: ROCK ROAD RANCH, LLC	
SURVEY REQUESTED BY: CHRIS GARDNER	
SURVEYOR: ROBERT B. BILLS	

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399

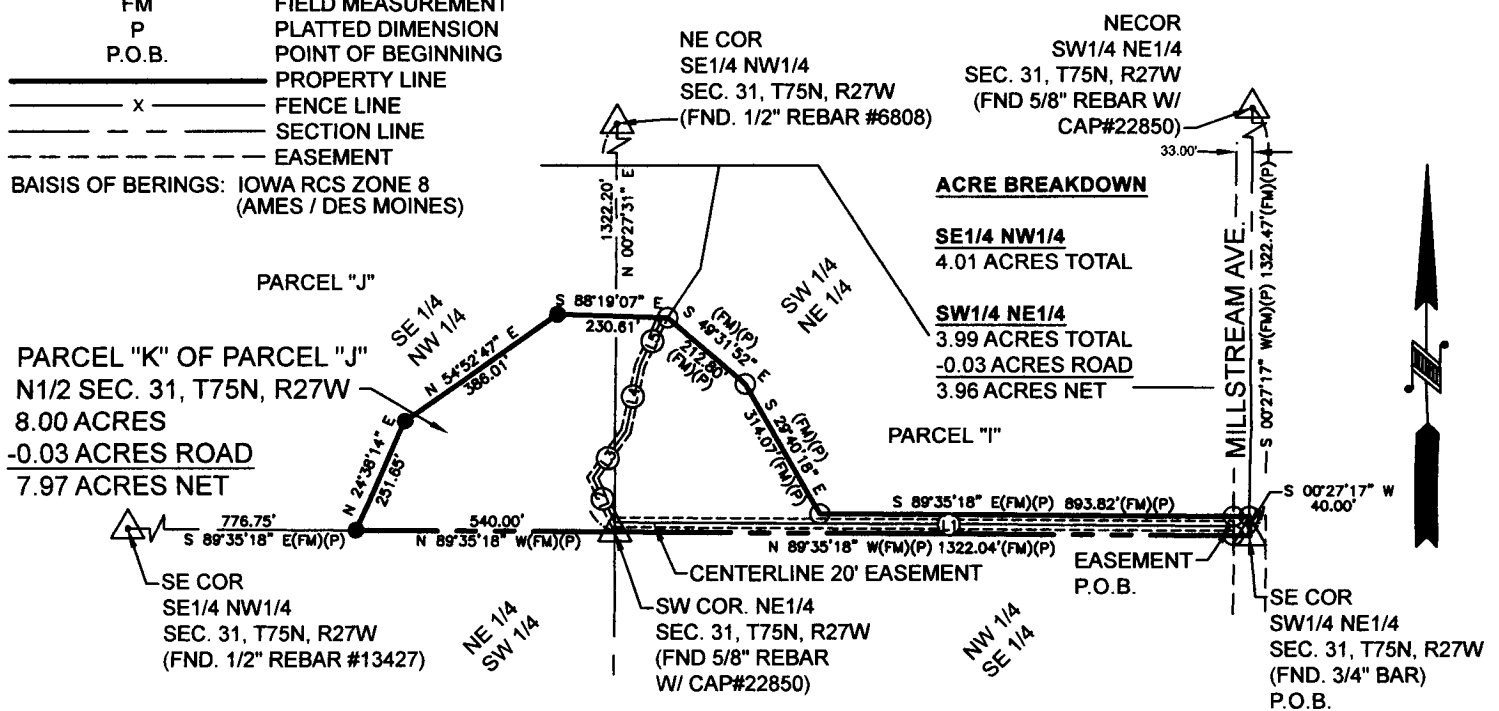
LEGEND

- △ SECTION CORNER
○ FOUND 5/8" REBAR
● W/YELLOW CAP #22850
● SET 5/8"X24"REBAR
● W/YELLOW CAP #22850
X "X" CHIPPED IN CONC
● MAG NAIL SET
FM FIELD MEASUREMENT
P PLATTED DIMENSION
P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N 89°35'18" W	1289.06
L2	N 26°04'48" W	103.94
L3	N 35°43'32" E	120.02
L4	N 11°51'48" E	139.75
L5	N 25°01'50" E	111.13



- PROPERTY LINE
— x — FENCE LINE
- - - SECTION LINE
- - - EASEMENT
BASIS OF BERINGS: IOWA RCS ZONE 8
(AMES / DES MOINES)



ACRE BREAKDOWN

SE1/4 NW1/4
4.01 ACRES TOTAL

SW1/4 NE1/4
3.99 ACRES TOTAL
-0.03 ACRES ROAD
3.96 ACRES NET

PARCEL "K" OF PARCEL "J":

A TRACT OF LAND LOCATED PARCEL "J" IN THE NORTH HALF OF SECTION 31, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL "J"; THENCE N89°35'18"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF SAID PARCEL "J", A DISTANCE OF 1322.04 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N89°35'18"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 AND THE SOUTH LINE OF SAID PARCEL "J", A DISTANCE OF 540.00 FEET; THENCE N24°38'14"E, A DISTANCE OF 251.65 FEET; THENCE N54°52'47"E, A DISTANCE OF 386.01 FEET; THENCE S88°19'07"E, A DISTANCE OF 230.61 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "J"; THENCE S49°31'52"E ON SAID NORTHERLY LINE OF PARCEL "J", A DISTANCE OF 212.80 FEET; THENCE S29°40'18"E ON SAID NORTHERLY LINE OF PARCEL "J", A DISTANCE OF 314.07 FEET; THENCE S89°35'18"E PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ON SAID NORTHERLY LINE OF PARCEL "J", A DISTANCE OF 893.82 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "J"; THENCE S00°27'17"W ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALSO BEING ON SAID EAST LINE OF PARCEL "J", A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

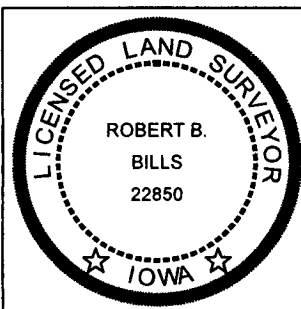
THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "K" OF PARCEL "J" OF THE NORTH HALF OF SECTION 31, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 8.00 ACRES AND IS SUBJECT TO 0.03 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

20' INGRESS / EGRESS EASEMENT:

A 20' WIDE INGRESS / EGRESS EASEMENT LOCATED IN PARCEL "K" OF PARCEL "J" OF THE NORTH HALF OF SECTION 31, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA, BEING 10' EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE N00°27'17"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET; THENCE N89°35'18"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILLSTREAM AVENUE AND THE POINT OF BEGINNING; THENCE N89°35'18"W, A DISTANCE OF 1289.06 FEET; THENCE N26°04'48"W, A DISTANCE OF 103.94 FEET; THENCE N35°43'32"E, A DISTANCE OF 120.02 FEET; THENCE N11°51'48"E, A DISTANCE OF 139.75 FEET; THENCE N25°01'50"E, A DISTANCE OF 111.13 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "K" OF PARCEL "J" CONTAINING 0.81 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.



I hereby certify that this land surveying document 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.

Signature

Robert B. Bills

Date

License number #22850

My license renewal date is Dec. 31, 2022

Pages or sheets covered by this seal:

1

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2399 EMAIL rbills@centraliowasurveying.com

FIELD WORK DATE: 06/2022

22G01