

PLAT LEGEND

- ▲ FOUND SECTION CORNER
- △ SET 1/4" IR WIRE CAP #18088
- FOUND 1/2" IR
- ⊙ FOUND OR SET "MAG" NAIL WITH WASHER #18088
- SET 1/4" IR WIRE CAP #18088
- PROPERTY LINE
- SECTION LINE
- ===== PLAT BOUNDARY LINE

PARCEL "E" and PARCEL "F"

Part of the SW 1/4, NW 1/4 in
SECTION 35-T74N-R28W

INDEX LEGEND

COUNTY: MADISON
LOCATION: A PART OF THE SW 1/4 OF THE NW 1/4 IN
SECTION 35, TOWNSHIP 74 NORTH, RANGE 28 WEST

SURVEY FOR ADJOINER:
MARY D. EYERLY and DEWEY S. EYERLY
3333 US HWY 169, LORIMOR, IOWA 50149

PROPRIETOR:
JOHN W. HARPER and SANDRA HARPER
1959 330th STREET, LORIMOR, IOWA 50149

RETURN TO AND PREPARED BY:
CIVIL DESIGN ADVANTAGE, LLC
MATTHEW J. THOMAS, PLS
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
(515) 494-8863

DATE OF SURVEY: 01/20/2022 THRU 01/24/2022

BK: 2022 PG: 2642
Recorded: 9/7/2022 at 8:02:15.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filed Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PROPERTY DESCRIPTION: PARCEL "E"

A parcel of land located in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 35, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 00°43'24" West along the East Line of the West One Half of the Northwest Quarter of said Section 25, a distance of 1507.80 feet; thence North 83°36'37" West, a distance of 129.89 feet to the Point of Beginning, also being a point on the West Right-of-Way Line of US Highway 169 and the Northeast Corner of a PARCEL, as recorded in Book 129, Page 16 of the Office of the Madison County Recorder; thence continuing North 83°36'37" West along the North Line of said PARCEL, a distance of 168.94 feet to the Northwest Corner of said PARCEL; thence North 09°45'16" East, a distance of 8.22 feet to a point on the existing northerly fence line; thence South 83°36'37" East along the existing northerly fence line, a distance of 167.06 feet to a point on the West Right-of-Way Line of US Highway 169; thence South 03°19'18" East along the West Right-of-Way Line of US Highway 169, a distance of 8.33 feet to the Point of Beginning, containing 0.03 Acres (1,379 Square Feet), subject to all easements, restrictions and covenants of record.

PROPERTY DESCRIPTION: PARCEL "F"

A parcel of land located in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 35, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 00°43'24" West along the East Line of the West One Half of the Northwest Quarter of said Section 25, a distance of 1507.80 feet; thence North 83°36'37" West, a distance of 129.89 feet to a point on the West Right-of-Way Line of US Highway 169 and the Northeast Corner of a PARCEL, as recorded in Book 129, Page 16 of the Office of the Madison County Recorder; thence continuing North 83°36'37" West along the North Line of said PARCEL, a distance of 168.94 feet to the Northwest Corner of said PARCEL; thence South 09°45'16" West along the West Line of said PARCEL, a distance of 427.81 feet to the Point of Beginning, also being the Southwest Corner of said PARCEL; thence South 83°45'35" East along the South Line of said PARCEL, a distance of 218.93 feet to a point on the West Right-of-Way Line of US Highway 169; thence South 31°58'08" West along the West Right-of-Way line of US Highway 169, 121.89 feet to a point on the existing southerly fence line; thence North 65°10'44" West along the existing southerly fence line, a distance of 178.58 feet; thence North 09°45'16" East, a distance of 53.00 feet to the Point of Beginning, containing 0.38 Acres (16,589 Square Feet), subject to all easements, restrictions and covenants of record.

SURVEY NOTES:

1) PARCELS "E" AND "F" ARE TO HAVE A "LOT TIE AGREEMENT" WITH THE ORIGINAL PARCEL AS RECORDED IN BOOK 129, PAGE 16 OF THE OFFICE OF THE MADISON COUNTY RECORDER.

2) ADJOINING PROPERTY OWNERS HAVE AGREED TO MOVE THE DIVISION LINES TO THE EXISTING FENCE LINES NORTHERLY AND THE SOUTHERLY OF THE ORIGINAL 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 DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
		09/08/2022 DATE
	LICENSE NUMBER 1998 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: 1 THIS SHEET	
	MATTHEW J. THOMAS, PLS.	