

BK: 2022 PG: 3009
Recorded: 10/17/2022 at 9:25:37.0 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: NW ¼ OF NW ¼ SECTION 27
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: IVYL & KATHERIN RANSOM
3214 VALLEYVIEW AVE., TRURO IA 50257

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — — 40' Road Easement

— · — · — Section line

— * — * — Fence line

Monuments

▲ - Found section corner

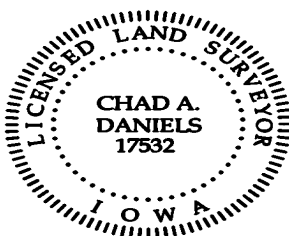
● - Set 1/2" red plastic
capped rebar, #17532

○ - Set 12" spike
w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL D:

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the Northwest corner of said Section 27; thence North 85 degrees 46 minutes 01 seconds East, 340.32 feet along the North line of said Section 27; thence South 05 degrees 47 minutes 26 seconds East, 389.24 feet; thence South 13 degrees 14 minutes 23 seconds West, 189.11 feet; thence South 58 degrees 10 minutes 36 seconds East, 32.69 feet; thence South 14 degrees 00 minutes 18 seconds West, 62.19 feet; thence North 88 degrees 55 minutes 01 seconds West, 100.00 feet; thence North 01 degrees 38 minutes 49 seconds West, 12.53 feet; thence North 88 degrees 59 minutes 16 seconds West, 247.18 feet to the West line of said Section 27; thence North 00 degrees 03 minutes 23 seconds West, 605.01 feet to the Point of Beginning, having an area of 5.13 Acres including 0.56 Acres of Road Easement.



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 Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels Date 17 OCT 22
Chad A. Daniels

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1 and 2

0 100 200 FEET



NW COR. SEC. 27
1/2" yellow plastic
cap rebar, #6808

NE COR. NW 1/4
NW 1/4 SEC. 27
1/2" yellow plastic
cap rebar
#15982

992.47'
N 85°46'01" E

N 85°46'01" E 340.32'

S 05°47'26" E 389.24'

Parcel D
5.13 Acres

S 13°14'23" W
189.11'

S 58°10'36" E
32.69'

S 14°00'18" W
62.19'

N 88°55'01" W
100.00'

N 01°38'49" W
12.53'

N 88°59'16" W
247.18'

N 00°03'23" W 608.68'

N 00°03'23" W 605.01'

40.11'

40.01'

N 00°03'23" W
2019.40'

W 1/4 COR. SEC. 27
1/2" rebar