



Document 2022 3014

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515) 265-8196

BOUNDARY RETRACEMENT SURVEY

LOT 13 WOODLAND VALLEY ESTATES

INDEX LEGEND:

LOCATION: WOODLAND VALLEY ESTATES
REQUESTOR: TIM & SARAH GUNDERSON
PROPRIETOR: TIM & SARAH GUNDERSON
SURVEYOR: VOLDEMARS L. PELDS
COMPANY: PELDS DESIGN SERVICES
RETURN TO: 2323 DIXON STREET, DES MOINES, IA 50316

DATE OF SURVEY:

Date of Survey

LEGAL DESCRIPTION:

Lot Thirteen(13) of Woodland Valley Estates Subdivision located in the South Half of the Northeast Quarter of Section Twenty(20), Township Seventy-seven(77) North, Range Twenty-six(26) West of the 5th P.M., Madison County, Iowa.

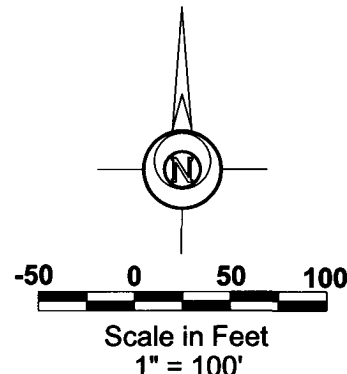
NOTE:

ALL EASEMENTS ARE EXISTING AND ARE SHOWN ON THE FINAL PLAT OF WOODLAND VALLEY ESTATES PLAT 1 RECORDED IN BOOK 2004 PAGE 6107 IN THE OFFICE OF THE MADISON COUNTY RECORDER

FENCE NOTES:

FN#1: BARBWIRE
FENCE IS 6.7' ± NORTH
OF PROPERTY LINE

FN#2: BARBWIRE
FENCE IS 2.5' ± NORTH
OF PROPERTY LINE

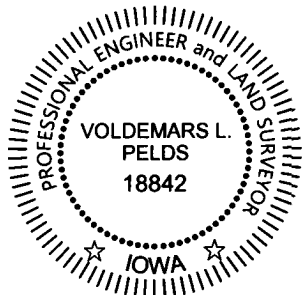
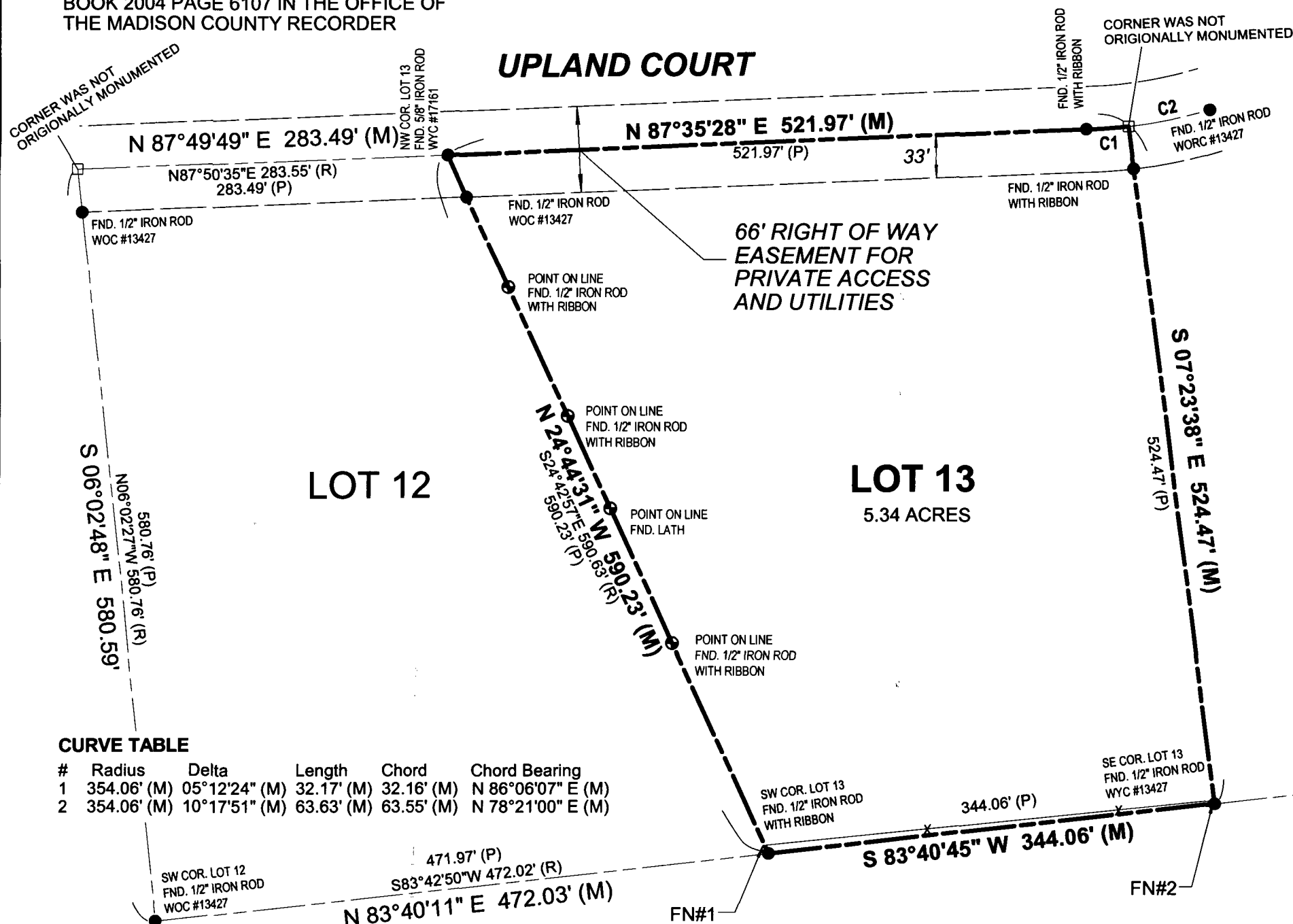


GENERAL NOTES:

Orientation of this bearing system is Iowa State Plane South (NAD 83)

This survey was performed using the Iowa RTN network.

This survey was performed without the benefit of a Title Opinion or Title Commitment therefore all easements may not be shown.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VolDEMARS L. PELDS 10/14/2022
VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO. 18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

NOTE: THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'s AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

STANDARD SYMBOLS:

● FOUND REBAR OR IRON PIPE	WYC WITH YELLOW CAP
○ SET 1/2"x30" REBAR W/ YELLOW PLASTIC CAP #18842	WOC WITH ORANGE CAP
+/- MORE OR LESS	CHAIN-LINK FENCE
	WOOD FENCE
	M./R./P. MEASURED/RECORDED/PLATTED

INSTRUMENTATION USED:

- 1.) Topcon GR5 GPS Receiver and FC-500 Data Collector
- 2.) Topcon PS-103 Robotic Total Station and FC-500 Data Collector

BOUNDARY RETRACEMENT SURVEY

PROJECT NUMBER: 22-163

DRAWN BY: E. J. P.

REVISION DATE: 10-6-2022

PELDS DESIGN SERVICES

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