



BK: 2022 PG: 572
Recorded: 2/25/2022 at 8:26:12.0 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: W $\frac{1}{2}$ OF SE $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 14
T 75N, R 26W, MADISON COUNTY, IOWA

OWNER: CHARLES R & AUDREY J STRAWN
2463 BEVINGTON PARK RD., ST CHARLES IA 50240

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

— — — — — 33' Road Easement

— · — · — Section line

— x — x — Fence line

Monuments

▲ - Found section corner

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

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

■ - Found 5/8" Red CR #14672

□ - Found 1/2" Rebar

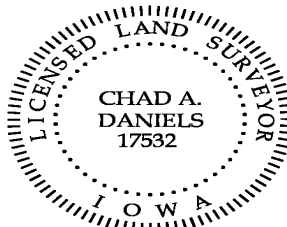
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL S:

That part of Parcel A, recorded in Book 1 Page 192, of the West Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 14, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the Center of said Section 14; thence North 84 degrees 51 minutes 17 seconds East, 1318.98 feet to the Northeast corner of the Northwest Quarter of said Southeast Quarter; thence South 00 degrees 02 minutes 08 seconds West, 1760.78 feet along the East line of said West Half of the Southeast Quarter; thence South 84 degrees 25 minutes 13 seconds West, 513.00 feet; thence South 03 degrees 38 minutes 23 seconds East, 264.54 feet to the West line of said Parcel A; thence with a non-tangent curve turning to the left with an arc length of 191.90 feet, with a radius of 179.06 feet, with a chord bearing of North 34 degrees 20 minutes 29 seconds West, with a chord length of 182.85 feet along said West line of Parcel A; thence North 65 degrees 02 minutes 40 seconds West, 160.87 feet along said West line of Parcel A; thence with a curve turning to the right with an arc length of 697.82 feet, with a radius of 1657.21 feet, with a chord bearing of North 52 degrees 58 minutes 52 seconds West, with a chord length of 692.68 feet along said West line of Parcel A said point being on the South line of said Northwest Quarter of the Southeast Quarter; thence South 84 degrees 47 minutes 22 seconds West, 20.55 feet along the West line of said Parcel A to the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 26 degrees 52 minutes 06 seconds West, 844.43 feet along the West line of said Parcel A to the Southwest corner of Hickory Ridge Estates, recorded in Book 2006 Page 915; thence North 84 degrees 49 minutes 01 seconds East, 385.44 feet to the Southeast corner of said Hickory Ridge Estates; thence North 00 degrees 09 minutes 45 seconds East, 534.25 feet to the Point of Beginning, having an area of 54.80 Acres including 1.40 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW SE	39.84	0.05	39.89
SW SE	10.70	0.74	11.44
NE SW	2.86	0.61	3.47
TOTAL	53.40	1.40	54.80



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 Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 24 FEB 22
Chad A. Daniels Date

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

