

BK: 2023 PG: 1026
Recorded: 5/12/2023 at 8:26:13.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: S $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 32
T 75N, R 26W, MADISON COUNTY, IOWA

OWNER: GUMTREE CIRCLE LLC, JON LUDWICK, MGR.
1005 12TH ST., HUNTINGTON BEACH, CA 92648

SURVEY FOR: CHRIS ENDRES

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

--- 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

■ - Found 5/8" blue cr #19968

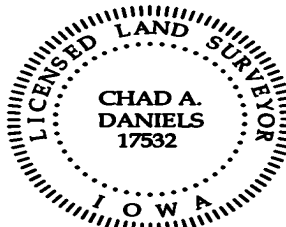
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL B:

That part of the South Half of the Southwest Quarter of Section 32, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the South Quarter corner of said Section 32; thence North 00 degrees 18 minutes 45 seconds East, 692.16 feet along the East line of said Southwest Quarter to the Centerline of Clanton Creek; thence North 76 degrees 52 minutes 51 seconds West, 608.57 feet along said Centerline; thence with a curve turning to the left with an arc length of 230.22 feet, with a radius of 176.39 feet, with a chord bearing of South 65 degrees 43 minutes 42 seconds West, with a chord length of 214.22 feet along said Centerline; thence South 28 degrees 20 minutes 14 seconds West, 329.82 feet along said Centerline; thence with a curve turning to the right with an arc length of 253.48 feet, with a radius of 176.39 feet, with a chord bearing of South 69 degrees 30 minutes 20 seconds West, with a chord length of 232.22 feet along said Centerline; thence North 69 degrees 19 minutes 34 seconds West, 180.22 feet along said Centerline; thence with a curve turning to the left with an arc length of 270.06 feet, with a radius of 220.49 feet, with a chord bearing of South 75 degrees 35 minutes 04 seconds West, with a chord length of 253.49 feet along said Centerline; thence South 40 degrees 29 minutes 43 seconds West, 27.15 feet along said Centerline; thence with a curve turning to the left with an arc length of 115.12 feet, with a radius of 176.39 feet, with a chord bearing of South 21 degrees 47 minutes 52 seconds West, with a chord length of 113.09 feet along said Centerline; thence leaving said Centerline for one course South 82 degrees 53 minutes 19 seconds West, 249.79 feet again to said Centerline; thence with a non-tangent curve turning to the left with an arc length of 294.28 feet, with a radius of 220.49 feet, with a chord bearing of North 23 degrees 21 minutes 35 seconds West, with a chord length of 272.92 feet along said Centerline; thence North 61 degrees 35 minutes 43 seconds West, 245.16 feet along said Centerline; thence with a curve turning to the left with an arc length of 79.69 feet, with a radius of 220.49 feet, with a chord bearing of North 71 degrees 56 minutes 58 seconds West, with a chord length of 79.26 feet along said Centerline; thence North 82 degrees 18 minutes 12 seconds West, 330.74 feet along said Centerline to the West line of said Southwest Quarter; thence South 00 degrees 03 minutes 20 seconds West, 862.86 feet to the Southwest corner of said Section 32; thence North 85 degrees 20 minutes 46 seconds East, 2616.33 feet to the Point of Beginning, having an area of 39.51 Acres including 1.98 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW	17.60	0.99	18.59
SE SW	19.93	0.99	20.92
TOTAL	37.53	1.98	39.51



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 11 MAY 23
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2



LINE	BEARING	DISTANCE
L1	S 17°41'06" W	317.03'
L2	N 21°07'36" W	351.55'
L3	S 82°53'19" W	76.13'
L4	S 82°53'18" W	84.81'

