

BK: 2023 PG: 2606
 Recorded: 10/23/2023 at 1:56:41.0 PM
 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: SW ¼ OF SECTION 35
 T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: BETTE VANGUNDY
 2292 VILLAGE LN., 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

— — — — — 50' 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 1/2" red cr #17532

□ - Found PK Nail

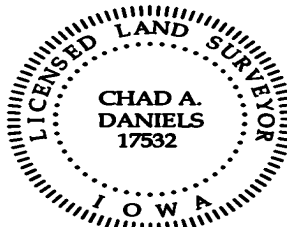
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL J:

That part of the Southwest Quarter Section 35, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
 Beginning at the Southwest corner of said Section 35; thence North 00 degrees 20 minutes 42 seconds West, 1981.11 feet along the West line of said Southwest Quarter; thence North 85 degrees 56 minutes 50 seconds East, 1676.82 feet to the Centerline of Wildrose Avenue; thence South 02 degrees 22 minutes 58 seconds West, 131.92 feet along said Centerline; thence with a curve turning to the right with an arc length of 358.92 feet, with a radius of 1910.00 feet, with a chord bearing of South 07 degrees 45 minutes 58 seconds West, with a chord length of 358.39 feet along said Centerline; thence South 13 degrees 08 minutes 58 seconds West, 1052.54 feet along said Centerline; thence with a curve turning to the left with an arc length of 486.77 feet, with a radius of 1992.15 feet, with a chord bearing of South 06 degrees 08 minutes 58 seconds West, with a chord length of 485.56 feet along said Centerline to the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence South 85 degrees 26 minutes 14 seconds West, 1319.51 feet to the Point of Beginning, having an area of 67.72 Acres including 2.34 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW	39.36	0.38	39.74
NW SW	20.21	0.00	20.21
NE SW	3.98	0.79	4.77
SE SW	1.83	1.17	3.00
TOTAL	65.38	2.34	67.72

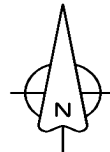


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 23 OCT 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

0 300 600 FEET



W 1/4 COR. SEC. 35
1/2" red plastic
cap rebar, #17532

NE COR. NW 1/4
SW 1/4 SEC. 35
1/2" yellow plastic
cap rebar, #6808

