PLAT OF SURVEY

INDEX LEGEND

LOCATION: SEC 2–76–27, PT FRL NE1/4 NE1/4

REQUESTOR: R EDWARD BAUR CORP.

PROPRIETOR: WATTERS, ZACHARY D
2694 160TH ST
VAN METER, IA 50261

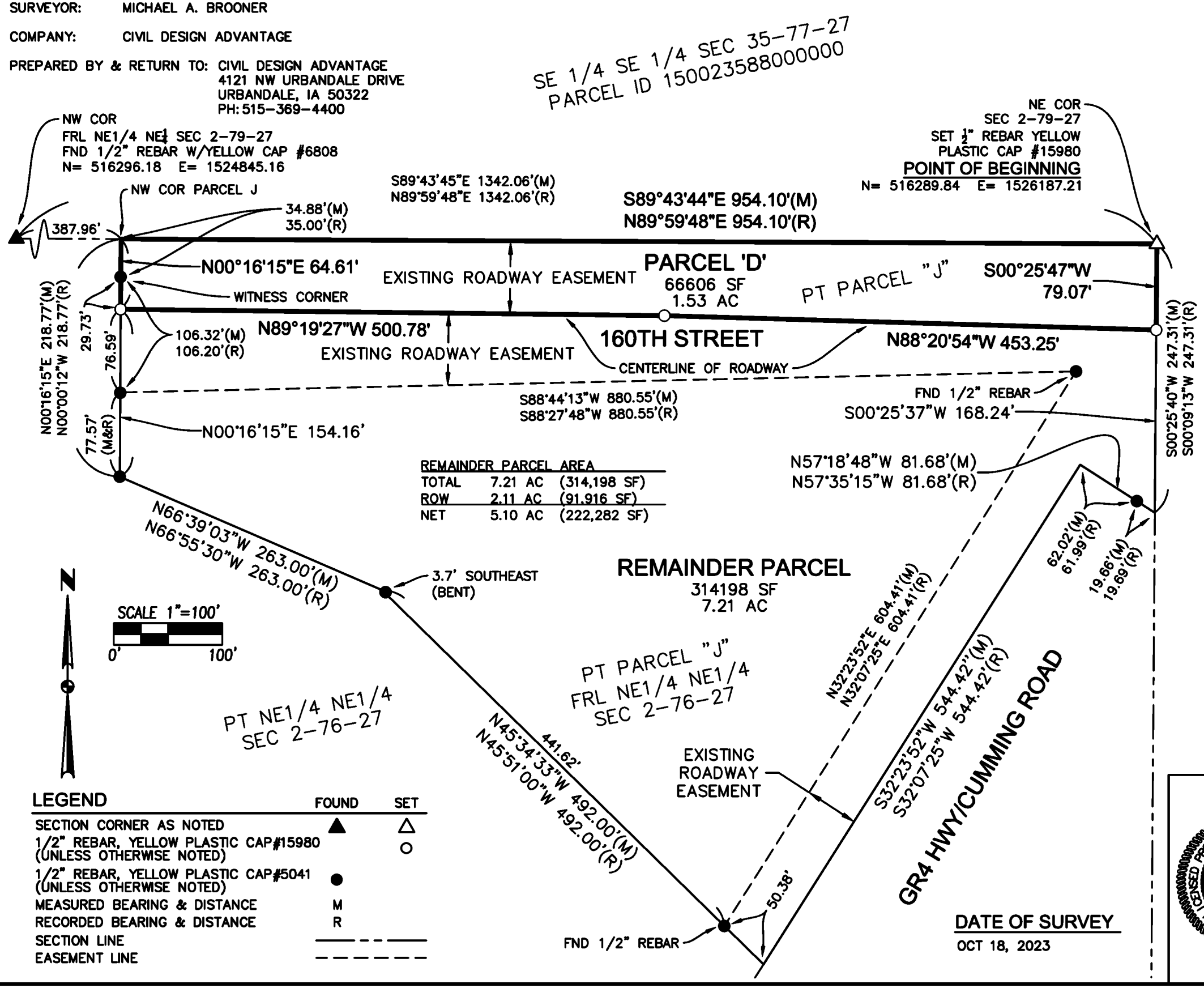
SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515–369–4400

BK: 2023 PG: 2632
Recorded: 10/26/2023 at 8:52:27.0 AM
Pages 1
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.13
Combined Fee: $10.13
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AREA ABOVE RESERVED FOR RECORDING STAMP



REMAINDER PARCEL AREA

TOTAL	7.21 AC	(314,198 SF)
ROW	2.11 AC	(91,916 SF)
NET	5.10 AC	(222,282 SF)

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)		○
1/2" REBAR, YELLOW PLASTIC CAP#5041 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
SECTION LINE	— — — —	
EASEMENT LINE	— — — —	

NOTE

PARCEL 'D' CREATED BY THIS PLAT OF SURVEY IS A NON–CONFORMING UNBUILDABLE PARCEL TO BE FOREVER TRANSFERRED WITH THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 77 NORTH, RANGE 27 WEST LYING NORTH OF AND ADJOINING SAID PARCEL 'D'.

PARCEL 'D' DESCRIPTION

A PART OF PARCEL "J" IN THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 , TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN MADISON COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2008, PAGE 277 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 00°25'47" WEST ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 79.07 FEET; THENCE NORTH 88°20'54" WEST, 453.25 FEET; THENCE NORTH 89°19'27" WEST, 500.78 FEET TO THE WEST LINE OF SAID PARCEL "J"; THENCE NORTH 00°16'15" EAST ALONG SAID WEST LINE, 64.61 FEET TO THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 89°43'44" EAST ALONG SAID NORTH LINE, 954.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.53 ACRES (66,606 SQUARE FEET). SAID PARCEL ALL BEING ROADWAY EASEMENT.

DATE OF SURVEY
OCT 18, 2023

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

MICHAEL A. BROONER, P.L.S. — DATE: 10-26-2023

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
REVISED NOTE	10-25-23
REVISED NOTE	10-24-23

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

PARCEL "J"
NE1/4 NE1/4 SEC 2-76-27
PLAT OF SURVEY
MADISON COUNTY, IOWA

1/1
2309.630