



Document 2023 2819

Book 2023 Page 2819 Type 06 044 Pages 19

Date 11/16/2023 Time 11:18:38AM

Rec Amt \$97.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Vasey Acres Subdivision

PREPARER INFORMATION:

Zoning Office for Steve & Marcia Vasey, 515-468-8666

Contact: Mark Smith, attorney for Steve & Marcia Vasey, 515-462-3731

TAXPAYER INFORMATION:

Steve & Marcia Vasey

3186 Overland Trl.

Ellston, IA 50074

RETURN DOCUMENT TO:

Steve & Marcia Vasey

3186 Overland Trl.

Ellston, IA 50074

Or

Jordan, Oliver, Walter & Smith, P.C.

C/O Mark Smith

101 ½ W. Jefferson St.

Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR
VASEY ACRES SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of Madison County, Iowa, do hereby certify that the Plat to which this certificate is attached is a plat of a subdivision known and designated as Vasey Acres Subdivision; and, that the real estate comprising said plat is described as follows:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement,

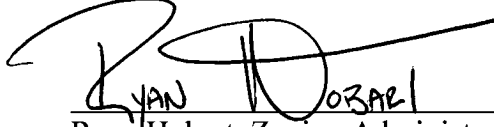
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Vasey Acres Subdivision;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water Statement;
- 6) Agreement with County Engineer;
- 7) Land Disturbing Activity;
- 8) Resolution of Board of Supervisors;
- 9) Fence Affidavit;

10) Resolution of the City of Truro,

all of which are duly certified in accordance with the Madison County Subdivision Ordinances.

Dated this 23 day of OCTOBER, 2023.



Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 23rd day of October, 2023, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Ryan Hobart, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
VASEY ACRES
TO THE CITY OF TRURO, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Steve W. Vasey and Marcia K. Vasey do hereby certify that they are the sole owners and proprietors of the following-described real estate:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement.

That the subdivision of the above described real estate, as shown by the Final Plat of Vasey Acres is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 27 day of September, 2023.

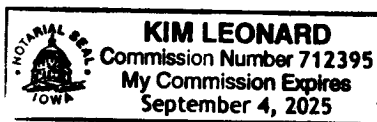
Steve W. Vasey
Steve W. Vasey

Marcia K. Vasey
Marcia K. Vasey

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 27 day of September, 2023, by Steve W. Vasey and Marcia K. Vasey.

Kim Leonard
Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT
VASEY ACRES**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part last certified to September 1, 2023, at 5:00 P.M., by Midwest Community Title Iowa, Iowa Title Guaranty No. 3447, Dean Hoag, Jr., Attorney at Law, purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Vasey Acres, City of Truro, Madison County, Iowa.

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement.

In my opinion, merchantable title to the above-described property is in the name of: Steve W. Vasey and Marcia K. Vasey, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

A. Entry No . 7 shows an Easement granted to Williams Brothers Pipe Line Company, a Delaware Corporation, its successors and assigns, dated April 22, 1970, and filed May 1, 1970,

in Deed Record 100, Page 72 of the Recorder's Office of Madison County, Iowa, for pipeline for the transportation of liquids, gases, and/or solids, and all necessary appurtenances thereto. The legal description used in this Easement is too broad to determine if it crosses the real estate under examination.

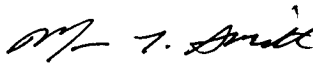
B. Taxes payable in the fiscal year beginning July 1, 2023, are shown as:

1st half unpaid.

2nd half unpaid.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 

Mark L. Smith
101 ½ W Jefferson, POB 230
Winterset, Iowa 50273
Telephone: (515) 462-3731
Fax: (515) 462-3734
msmith@jowlaw.com

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

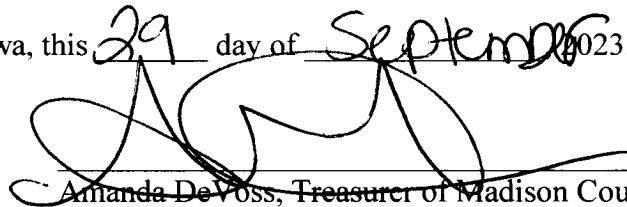
I, Amanda DeVoss, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

VASEY ACRES SUBDIVISION

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement,

Owned by: Steve W. Vasey and Marcia K. Vasey

DATED at Winterset, Iowa, this 29 day of September 2023.


Amanda DeVoss, Treasurer of Madison County, Iowa

Pursuant to Iowa Code requirements, the following proposed subdivision name:

VASEY ACRES SUBDIVISION

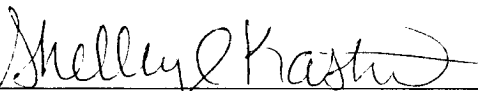
For property located at:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement,

And owned by: Steve W. Vasey and Marcia K. Vasey

Has been approved on the 29th day of September, 2023.

Auditor, Madison County, Iowa.

By 
Shelley D. Kastor, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietor of Vasey Acres and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietor of Vasey Acres Subdivision, a Plat of the following described real estate:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement,

hereby agree that all private roads located within Vasey Acres Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: 9/20/, 2023.

PROPRIETORS OF VASEY ACRES

Steve W. Vasey
Steve W. Vasey

Marcia K. Vasey
Marcia K. Vasey

Mike Hackett
Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
MADISON COUNTY :

Pursuant to section 161 A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements I make herein, We, Steve W. Vasey and Marcia K. Vasey, being first duly sworn on oath, do solemnly swear to affirm that:

We do not plan to engage in land disturbing activities upon the following described real estate:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement,

As owners or occupants of the land described above, We are aware that We must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

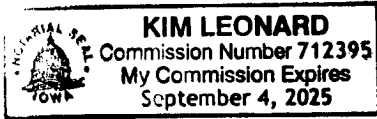
We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

We are the owners of the land, and have full authority to enter into this agreement.

Steve W. Vasey
Steve W. Vasey

Marcia K. Vasey
Marcia K. Vasey

Subscribed and sworn to before me by Steve W. Vasey and Marcia K. Vasey on this 27
day of September, 2023.



Kim Leonard
Notary Public in and for the State of Iowa

Prepared by: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731
Return to: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731

AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

We, Steve W. Vasey and Marcia K. Vasey, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement.

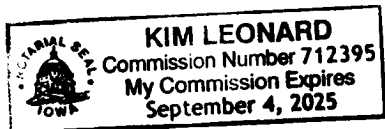
We own all surrounding land around the subdivided part and hereby waive all required fencing.

Steve W. Vasey
Steve W. Vasey

Marcia K. Vasey
Marcia K. Vasey

Subscribed and sworn to before me on this 27 day of September,
2023.

Kim Leonard
Notary Public in and for the State of Iowa



ZO – Resolution 11-14-23A
RESOLUTION APPROVING FINAL PLAT
OF VASEY ACRES SUBDIVISION
MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Vasey Acres Subdivision; and

WHEREAS, the real estate comprising said plat is described as follows:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement,

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Steve W. Vasey and Marcia K. Vasey.

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrances, and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Vasey Acres Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:


1. That said plat, known as Vasey Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.

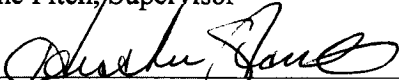
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 14th day of November, 2023.

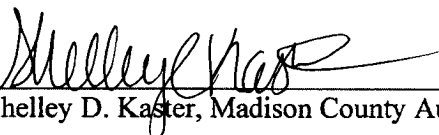
MADISON COUNTY BOARD OF SUPERVISORS

By  Aye Nay
Phillip Clifton, Chairman

By  Aye Nay
Diane Fitch, Supervisor

By  Aye Nay
Heather Stancil, Supervisor

ATTEST:


Shelley D. Kaster, Madison County Auditor

Ordinance 203

RESOLUTION APPROVING FINAL PLAT OF VASEY ACRES

WHEREAS, there was filed in the Office of the Recorder of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Vasey Acres, an Addition to the City of Truro, Madison County, Iowa; and

WHEREAS, the real estate comprising said plat is described as follows:

That part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the West Quarter corner of said Section 26; thence North 00 degrees 04 minutes 34 seconds West, 339.11 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of Parcel B, recorded in Book 2020, Page 2322 and to the Point of Beginning; thence North 00 degrees 04 minutes 34 seconds West, 395.97 feet along said West line; thence South 87 degrees 55 minutes 02 seconds East, 343.68 feet; thence South 04 degrees 10 minutes 31 seconds West, 399.14 feet to the Northeast corner of said Parcel B; thence North 87 degrees 20 minutes 12 seconds West, 314.21 feet to the Point of Beginning, having an area of 3.00 Acres including 0.52 Acres of Road Easement.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Steve W. Vasey and Marcia K. Vasey; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietors and that said platted land is free from encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes to such platting.

WHEREAS, the City Council of the City of Truro, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Truro, Madison County, Iowa,

and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Truro, Madison County, Iowa.

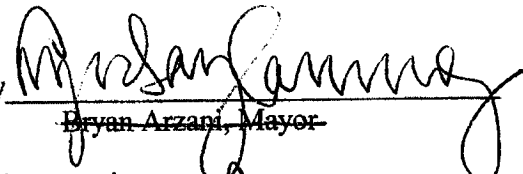
NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Truro, Madison County, Iowa:

1. Said plat, known as Vasey Acres, Madison County, Iowa, prepared in connection with said plat and subdivision is hereby approved.

2. The City Administrator of the City of Truro, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 2nd day of October, 2023.

CITY OF TRURO, IOWA

By 
~~Bryan Arzani, Mayor~~
Lyndsay Cannon,
Mayor Pro Tem

ATTEST:


Becki Morris, City Clerk



Document 2023 2819

Book 2023 Page 2819 Type 06 044 Pages 19

Date 11/16/2023 Time 11:18:38AM

Rec Amt \$97.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

VASEY ACRES - FINAL PLAT

INDEX LEGEND

LOCATION: SW ¼ OF NW ¼ OF SECTION 26
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: STEVE W & MARCIA K VASEY
3186 OVERLAND TRL., ELLSTON IA 50074

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

--- Road Easement

- - - Section line

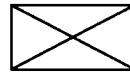
--* Fence line

Monuments

▲ - Found section corner

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

○ - Found 1/2" red plastic capped rebar, #17532



- Approved driveway

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION:

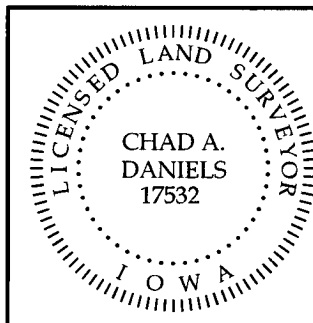
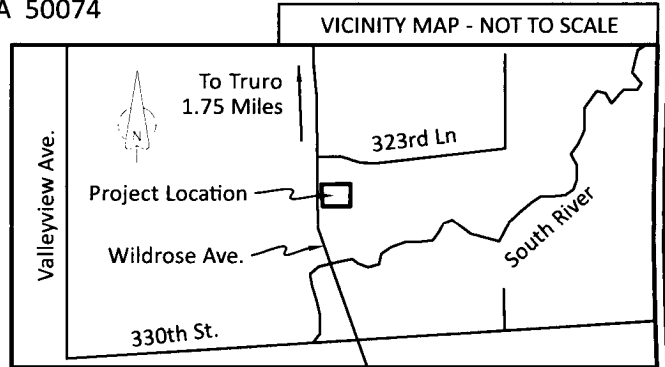
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ADJACENT LANDOWNERS (NUMBERS IN A BOX):

- 1 - Bradley D Nagel, 3246 Wildrose Ave., Truro IA 50257
- 2 - John & Janet Reid, 3219 Wildrose Ave., Truro IA 50257
- 3 - Steve & Marcia Vasey, 3186 Overland Trl., Ellston IA 50074

CURRENT ZONING - A-1(AGRICULTURE)
PROPOSED WATER - WARREN WATER
PROPOSED SEWER - INDIVIDUAL SYSTEMS

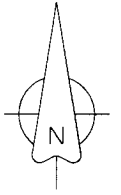
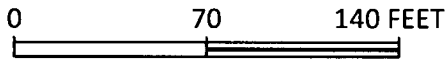
VICINITY MAP - NOT TO SCALE



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 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



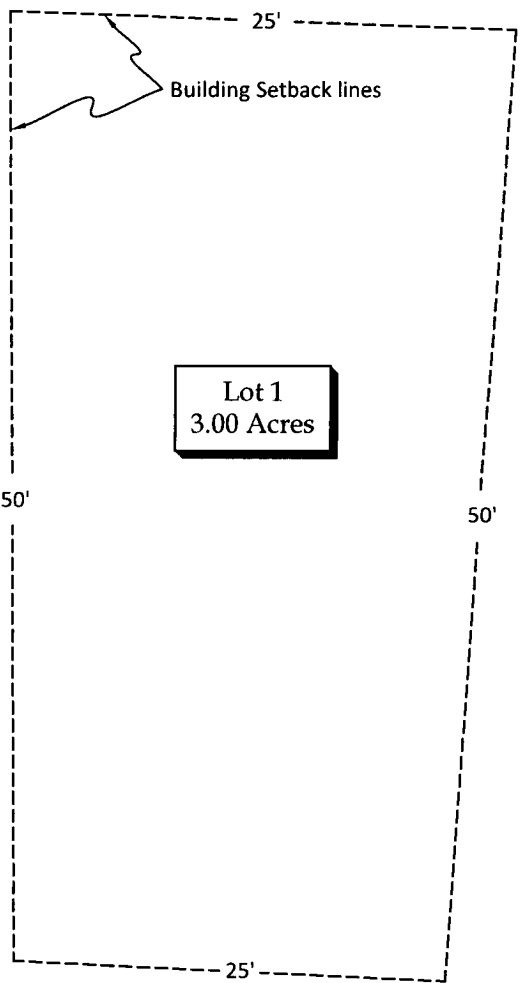
NW COR. SW 1/4
NW 1/4 SEC. 26
PK Nail

583.85'
N 00°04'34" W

3

S 87°55'02" E 343.68'

56.87'



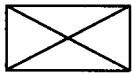
Lot 1
3.00 Acres

2

N 00°04'34" W 395.97'

N 00°19'25" W 396.63'

S 04°10'31" W 399.14'



58.61'

N 87°20'12" W 314.21'

76.00' from
property corner

1

339.11'
N 00°04'34" W

W 1/4 COR., SEC. 26
5/8" orange plastic
cap rebar, #7995

Parcel B
Bk 2020 Pg 2322