

BK: 2023 PG: 2908
Recorded: 11/29/2023 at 1:16:14.0 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: SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 2
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: CHRISTOPHER NEHRING
3221 260TH CT., 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

--- Fence line

Monuments

▲ - Found section corner

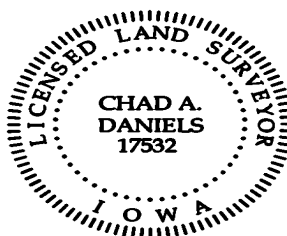
● - Set 1/2" red plastic capped rebar, #17532

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

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL G:

That part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 27 minutes 34 seconds East, 894.86 feet along the East line of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 47 minutes 35 seconds West, 378.86 feet; thence North 52 degrees 19 minutes 47 seconds West, 668.58 feet; thence North 04 degrees 24 minutes 44 seconds West, 216.43 feet; thence South 87 degrees 31 minutes 13 seconds West, 223.28 feet; thence North 06 degrees 38 minutes 39 seconds West, 232.23 feet to the North line of said Southeast Quarter of the Northeast Quarter; thence North 87 degrees 38 minutes 30 seconds East, 1168.47 feet to the Point of Beginning, having an area of 17.08 Acres including 0.68 Acres of Road Easement.

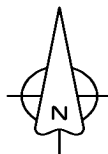


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels Date 29 NOV 23
Chad A. Daniels

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

0 200 400 FEET



NE COR. SEC. 2
1/2" yellow plastic
cap rebar, #6808

S 00°27'34" E 1680.15'

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

N 87°38'30" E
1477.25'

N 87°38'30" E 1168.47'

NE COR. SE 1/4
NE 1/4 SEC. 2

N 06°38'39" W
232.23'

S 87°31'13" W
223.28'

N 04°24'44" W
216.43'

Parcel G
17.08 Acres

S 00°27'34" E 893.38'

S 00°27'34" E 894.86'

N 52°19'47" W
668.58'

N 89°47'35" W
378.86'

S 00°27'34" E
399.64'

E 1/4 COR. SEC. 2
1/2" yellow plastic
cap rebar, #6808