

PLAT OF SURVEY

NOTES

ORIGINAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA EXCEPT THE WEST 20 FEET THEREOF AND EXCEPT VETERANS PARKWAY.

PARCEL 'K' DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°35'23" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1267.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS PARKWAY; THENCE NORTH 19°11'31" EAST ALONG SAID SOUTHERLY LINE, 50.27 FEET; THENCE NORTH 77°04'36" EAST ALONG SAID SOUTHERLY LINE, 125.26 FEET; THENCE SOUTH 89°06'05" EAST ALONG SAID SOUTHERLY LINE, 175.23 FEET; THENCE NORTH 78°49'27" EAST ALONG SAID SOUTHERLY LINE, 145.00 FEET; THENCE NORTH 85°05'14" EAST ALONG SAID SOUTHERLY LINE, 104.47 FEET; THENCE SOUTH 89°01'02" EAST ALONG SAID SOUTHERLY LINE, 154.90 FEET; THENCE NORTH 81°27'34" EAST ALONG SAID SOUTHERLY LINE, 194.54 FEET; THENCE SOUTH 89°18'38" EAST ALONG SAID SOUTHERLY LINE, 64.15 FEET; THENCE NORTH 76°46'40" EAST ALONG SAID SOUTHERLY LINE, 30.09 FEET; THENCE NORTH 86°28'22" EAST ALONG SAID SOUTHERLY LINE, 70.53 FEET; THENCE SOUTH 86°56'40" EAST ALONG SAID SOUTHERLY LINE, 90.09 FEET; THENCE NORTH 84°02'19" EAST ALONG SAID SOUTHERLY LINE, 99.15 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°16'44" EAST ALONG SAID EAST LINE, 10.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES (45,586 SQUARE FEET).

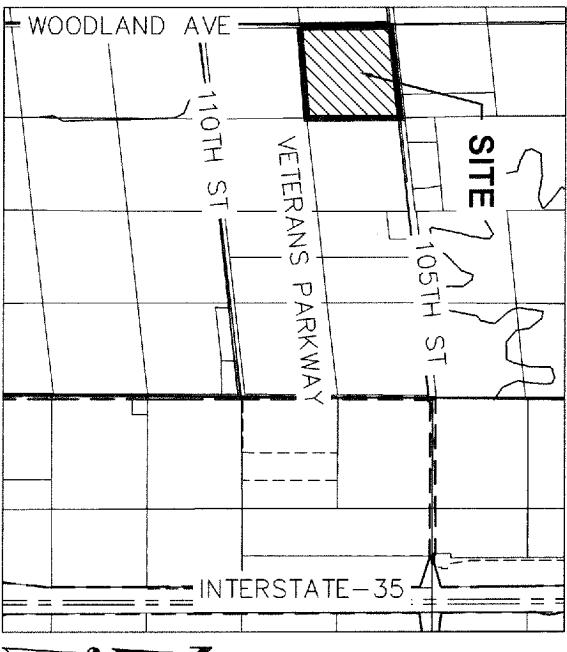
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BK: 2023 PG: 2976
Recorded: 12/8/2023 at 8:25:41.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AREA ABOVE RESERVED FOR RECORDING STAMP

VICINITY MAP

NOT TO SCALE



MADISON COUNTY, IOWA

LEGEND

FOUND SET

SECTION CORNER AS NOTED

1/2" REBAR, YELLOW PLASTIC CAP #15980
(UNLESS OTHERWISE NOTED)

1/2" REBAR, ORANGE PLASTIC CAP #23252
(UNLESS OTHERWISE NOTED)

MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE

CENTERLINE

SECTION LINE

EASEMENT LINE

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
MICHAEL A. BROONER, P.L.S.

11-29-2023
DATE

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

MADISON COUNTY, IOWA



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

REVIEW:

REVISIONS	DATE
REVISED LAND USE	11-29-23
REVISED PER CITY COMMENTS	11-27-23
ADDED NOTE	11-2-23

