INDEX LEGEND

COUNTY: MADISON
SEC: 12 TWP: 74N RANGE: 27W
ALIQUOT PART: S 1/2 SE 1/4 SE 1/4
PARCEL DESIGNATION: PARCEL "I"
PROPRIETER: PHILLIPS, DENNIS AND PEGGY
REQUESTED BY: DENNIS AND PEGGY PHILLIPS
SURVEYOR NAME: MERLIN L. DAVIS

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

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Book 2023 Page 3169 Type 06 026 Pages 1
Date 12/26/2023 Time 10:23:31AM
Rec Amt $7.00
INDX ✓
ANNO
SCAN ✓
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA
CHEK

* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

PLAT OF SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 (S 1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

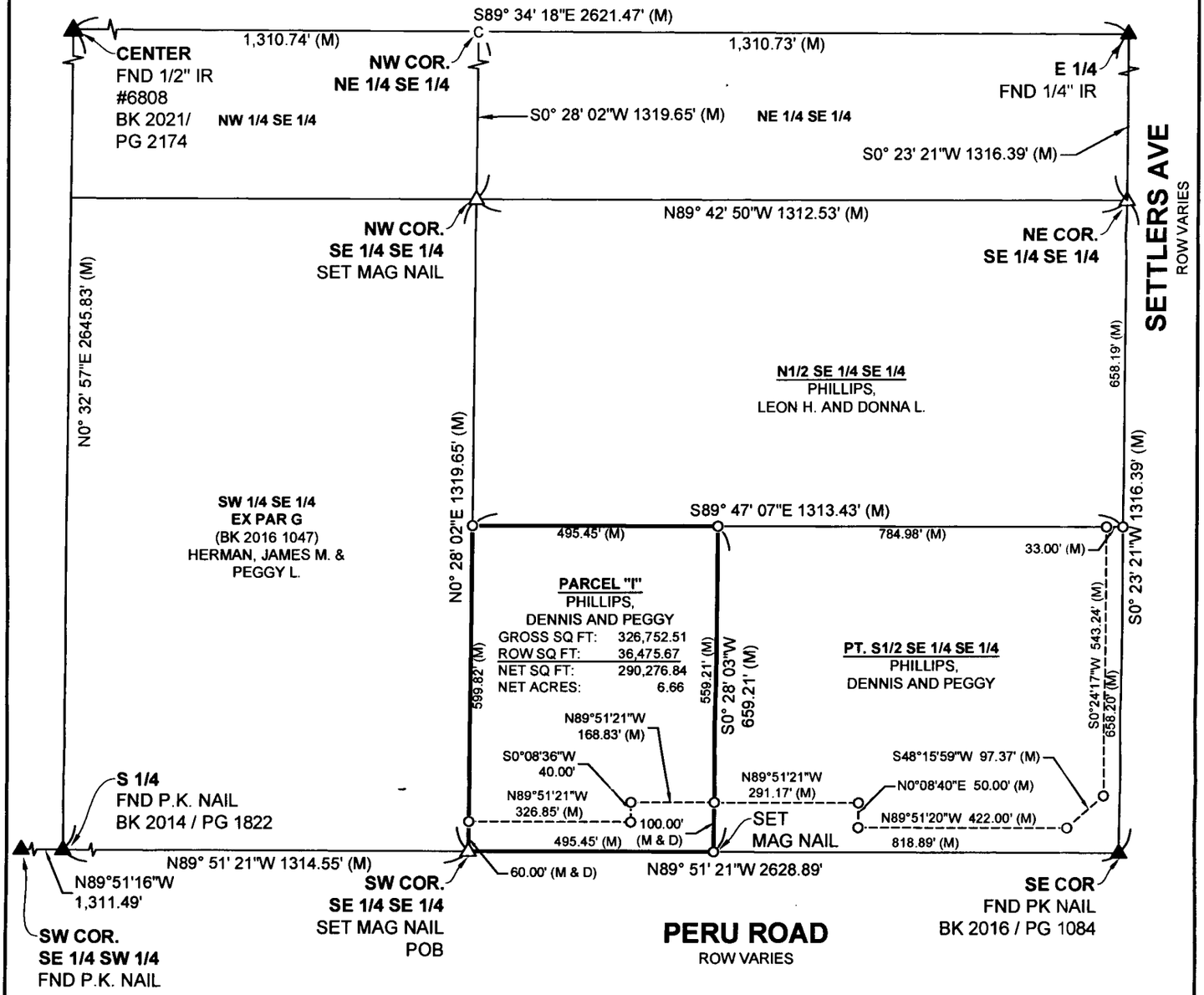
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, THENCE NORTH 0°28'02" EAST, ALONG THE SECTION LINE, 60.00' FEET TO THE NORTH RIGHT OF WAY LINE OF PERU ROAD; THENCE CONTINUING NORTH 0°28'02" EAST, 599.82' FEET; THENCE SOUTH 89°47'07" EAST, 495.45' FEET; THENCE SOUTH 0°28'03" WEST, 559.21' FEET TO THE NORTH RIGHT OF WAY LINE OF PERU ROAD; THENCE CONTINUING SOUTH 0°28'03" WEST, 100.00' FEET TO THE SECTION LINE; THENCE NORTH 89°51'21" WEST, 495.45' FEET TO THE POINT OF BEGINNING. CONTAINING 326,751.51 SQUARE FEET (7.50 ACRES) MORE OR LESS.

PROPERTY IS SUBJECT TO ANY EASEMENTS, COVENANTS, AND RESTRICTION RECORDED OR UNRECORDED.

N

0' 300'

SCALE: 1"=300'



FIELD WORK DATE: 12/11/2023 DRAWING DATE: 12/13/2023 DRAFTER: MS JOB NUMBER: #23232

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

12/22/23

SIGNATURE DATE

MERLIN L. DAVIS

PRINTED OR TYPED NAME:

IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

THIS SHEET ONLY

LICENSED PROFESSIONAL LAND SURVEYOR
MERLIN L. DAVIS
19440
IOWA

LEGEND OF SYMBOLS & ABBREVIATIONS

R	RECORDED DISTANCE	YC	YELLOW CAP
M	MEASURED DISTANCE	OC	ORANGE CAP
D	DEEDED DISTANCE	RC	RED CAP
C	CALCULATED DISTANCE	IP	IRON PIPE
O	CORNER MONUMENT FOUND	IR	IRON ROD
O	SET 1/2" IR OC 19440 UNLESS NOTED		
▲	SECTION CORNER FOUND		
△	SECTION CORNER SET		
POB	OC 19440 UNLESS NOTED		
POC	POINT OF BEGINNING		
YC	POINT OF COMMENCEMENT		