

LOCATION: NW.1/4 SEC. 3 T75N R29W
WEBSTER TOWNSHIP
MADISON COUNTY IOWA

REQUESTOR: NICK SCAR

PROPRIETORS: DWAYNE D. & DIANA L. SCAR

SURVEYOR: JOEL R. ROMNEY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC
RETURN TO: 33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

POINT OF COMMENCEMENT
NORTHWEST CORNER
SEC. 3 T75N R29W
FOUND DOT DISK

[illegible]

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N73°30'05"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.30 FEET; THENCE N88°42'40"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 260.00 FEET; THENCE S43°48'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 244.22 FEET; THENCE S11°49'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 86.10 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.23 ACRES INCLUDING 1.26 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

THIS CORRECTED FINAL PLAT IS INTENDED TO REPLACE THE PLAT
AS SHOWN IN BOOK 2023 ZT PAGE 457 IN THE OFFICE OF THE
MADISON COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY
AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

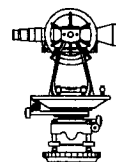
THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.

BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.

SW. CORNER NW. 1/4
SEC. 3 T75N R29W,
FOUND P-K NAIL

-  INDICATES USPLSS LAND CORNER
FOUND AS NOTED
-  INDICATES PLAT CORNER
FOUND 1/2" IRON ROD WITH
YELLOW PLASTIC CAP #6806
UNLESS OTHERWISE NOTED
-  INDICATES PLAT CORNER
PLACED 3/4" IRON PIPE WITH
ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- IR IRON ROD
- YPC YELLOW PLASTIC ID CAP
-  EXISTING FENCE LINE

PN:22060



Raccoon—Valley Land Surveying

33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED:

JOEL R. ROMNEY P.L.S. 12971

DATE:

03/10/2023

