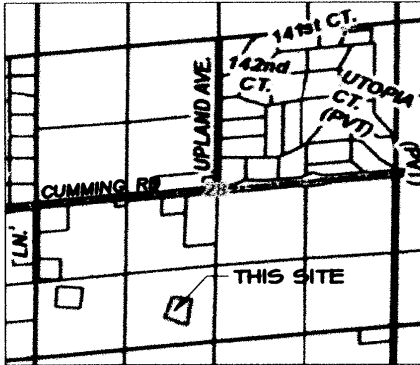


BK: 2024 PG: 1391  
 Recorded: 6/18/2024 at 1:09:52.0 PM  
 Pages 2  
 County Recording Fee: \$12.00  
 Iowa E-Filing Fee: \$3.22  
 Combined Fee: \$15.22  
 Revenue Tax: \$0.00  
 BRANDY L. MACUMBER, RECORDER  
 Madison County, Iowa

INDEX LEGEND	
LOCATION:	MADISON COUNTY, IOWA SECTION 28, T77N-R26W SE SW
REQUESTOR:	GARY W. PURDY 3032 CUMMING RD VAN METER, IOWA
PROPRIETOR:	RYAN PURDY 3030 CUMMING RD VAN METER, IOWA 50261
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131



VICINITY MAP OF SURVEY

\*ABOVE AREA FOR RECORDATION ONLY\*

AMENDED

# PLAT OF SURVEY

AMENDED FROM SURVEY IN BOOK 2002, PAGE 1396

## OWNERS INFO:

### ORIGINAL PARCEL E

RYAN PURDY  
3030 CUMMING RD  
VAN METER, IOWA 50261

AND

AREA NOT INCLUDED IN  
ORIGINAL PARCEL E

TERRY & RONALD D LYON  
1454 UNION LANE  
VAN METER, IOWA 50261

## SITE ADDRESS:

3030 CUMMING RD  
VAN METER, IOWA 50261

## ZONING:

A - AGRICULTURE

## FLOOD ZONE:

ACCORDING TO THE NATIONAL  
FLOOD HAZARD FIRM MAP  
WITH PANEL 19121C0200D,  
EFFECTIVE DATE 6/21/2017,  
THIS PARCEL FALLS IN ZONE X  
(AREA OF MINIMAL FLOOD  
HAZARD).

## LEGAL DESCRIPTION- AMENDED PARCEL "E"

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 28, TOWNSHIP 77 NORTH RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00°59'33" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 28, A DISTANCE OF 171.12 FEET; THENCE NORTH 89°00'27" WEST, A DISTANCE OF 455.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 73°53'11" WEST, A DISTANCE OF 340.69 FEET; THENCE NORTH 23°50'37" EAST, A DISTANCE OF 197.95 FEET; THENCE NORTH 54°03'36" EAST, A DISTANCE OF 83.27 FEET; THENCE NORTH 31°00'47" EAST, A DISTANCE OF 267.21 FEET; THENCE NORTH 01°40'40" EAST, A DISTANCE OF 44.70 FEET; THENCE SOUTH 84°50'23" EAST, A DISTANCE OF 63.09 FEET; THENCE SOUTH 01°00'01" WEST, A DISTANCE OF 67.57 FEET; THENCE SOUTH 10°10'11" EAST, A DISTANCE OF 72.33 FEET; THENCE SOUTH 17°26'00" EAST, A DISTANCE OF 136.25 FEET; THENCE SOUTH 01°31'02" EAST, A DISTANCE OF 137.64 FEET; THENCE SOUTH 82°05'44" WEST, A DISTANCE OF 28.33 FEET; THENCE SOUTH 15°19'29" WEST, A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

ROSS  
LAND SURVEYING  
Inc.  
PO Box 336,  
Johnston, Iowa 50131  
PH 515 254 2567  
rosslandsurveying.com

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed *[Signature]* Date 6/18/24  
 GREGORY L. ROSS, PLS  
 Iowa License No. 13286  
 My license renewal date is  
 December 31, 2024

NOTES:

- PARCEL WAS AMENDED TO FIT THE PHYSICAL IMPROVEMENTS OF LOT AREA, SUCH AS, HOUSE, TREES, FENCING AND AGRICULTURE.
- THE ADJOINING LANDOWNER HAS BEEN INFORMED AND AGREES TO THE AMENDMENT OF THE ORIGINAL LAND DIVISION.

REVISIONS:
FIELD WORK: MAY 2024
BEARINGS: SPCS IA SOUTH
JOB NUMBER: 8857 POS
SHEET 1 OF 2

CUMMING RD. (CO HWY G-4R)

CENTER  
SEC 28-77-26  
FND "X"

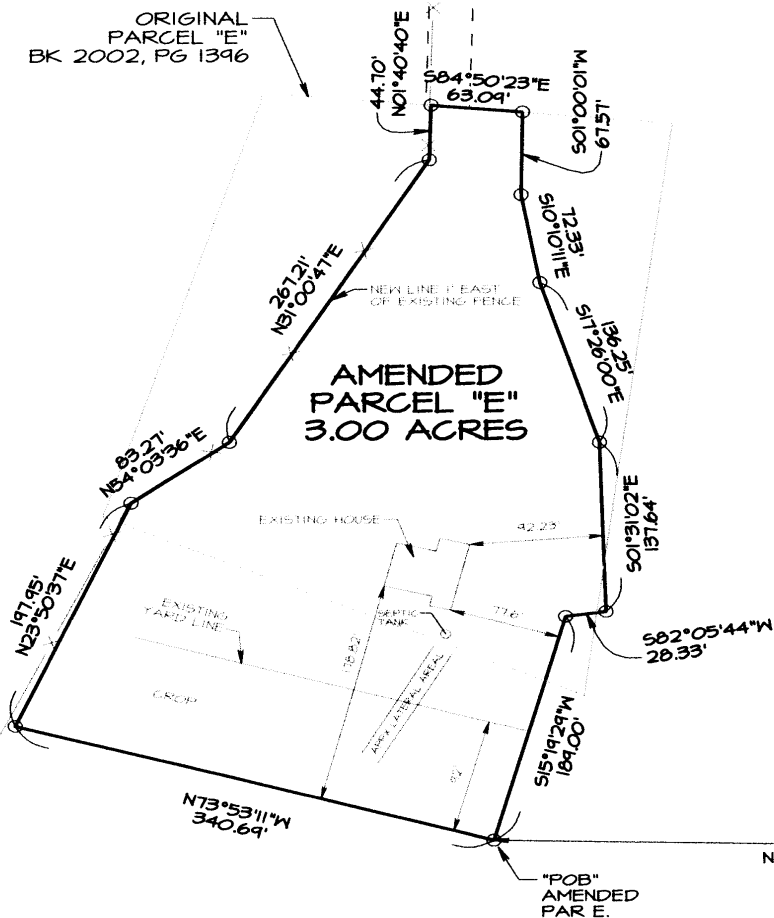
PT. NE 1/4 SW 1/4

- -- FOUND CORNER
- -- SET 1/2" IR  
with orange plastic cap #13286
- -- CALCULATED CORNER ONLY
- ✕ -- CUT "X"
- ▲ -- SECTION CORNER
- IP/GP -- IRON PIPE/GAS PIPE
- IR -- IRON ROD
- M -- MEASURED DISTANCE
- R -- RECORDED DISTANCE
- W/YPC [#] -- WITH [COLOR ABBREVIATION]  
PLASTIC CAP  
[SURVEYOR LICENSE NUMBER]

30' ACCESS AND UT. EASEMENT  
BOOK 2002, PAGE 1711

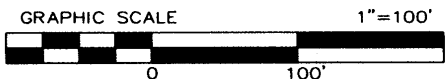
SE 1/4 SW 1/4

ORIGINAL  
PARCEL "E"  
BK 2002, PG 1396



R-81-B1449-R  
M-81-B1449-R  
264491-M, 26449-R

ROSS  
LAND SURVEYING  
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PO Box 336,  
Johnston, Iowa 50131  
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JOB NUMBER: 8857 POS  
SHEET 2 OF 2