BK: 2024 PG: 2221
Recorded: 9/13/2024 at 9:03:14.0 AM
Pages 1
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

RETRACEMENT SURVEY

INDEX LEGEND

LOCATION: Part of Half Block 1 of Sowder's Addition to the Town of St Charles, Madison County, Iowa

OWNER: Timothy & Dawn Flactiff
313 S Highland Street, St Charles IA 50240

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2017 Page 1661

PREPARED BY RETURN TO: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

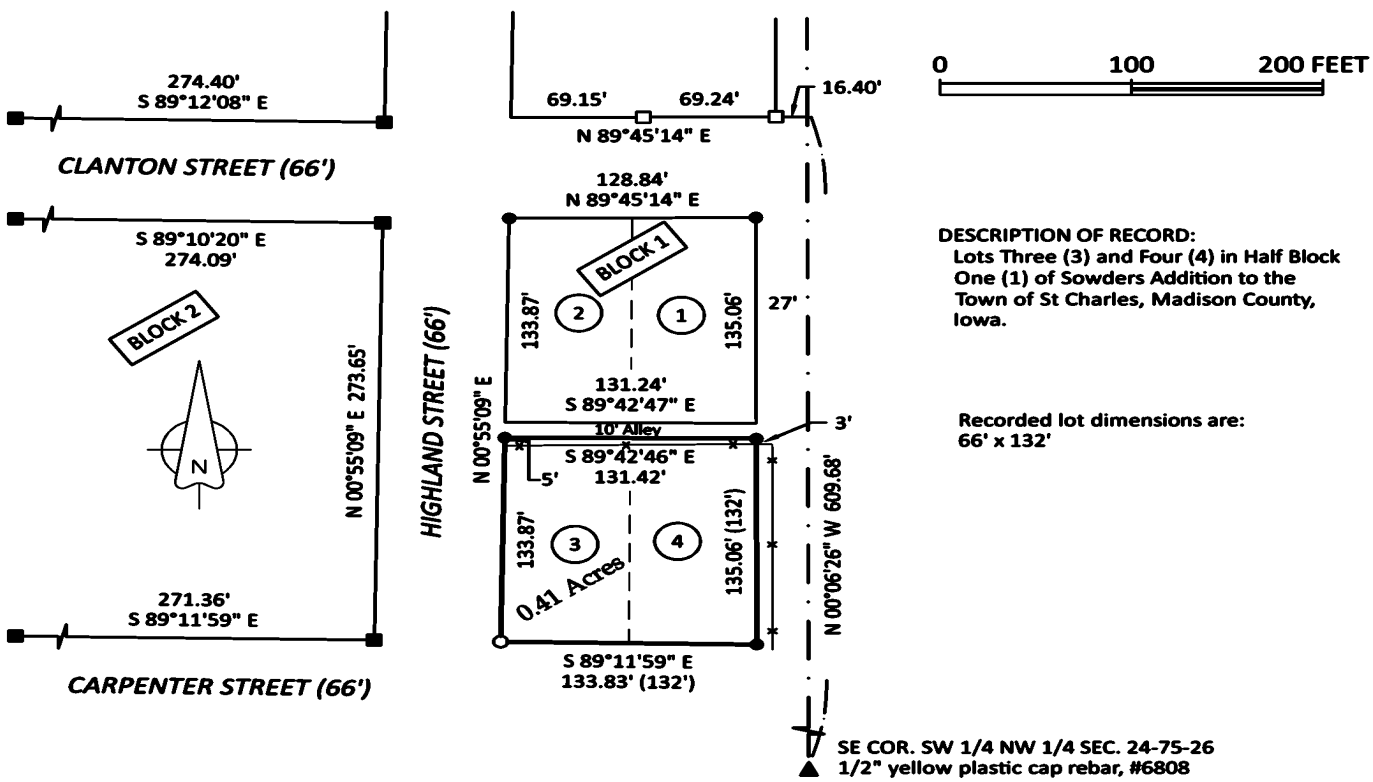
SURVEY LEGEND

( ) - Recorded Distance/Bearing
Interior Lot Line
Section line
Fence line

Monuments

- ▲ - Found section corner
- ● - Set 1/2" red plastic capped rebar, #17532
- ○ - Found bolt
- ■ - Found 1/2" red #17532
- □ - Found 1/2" yellow #5041

BASIS OF BEARINGS IS IA RCS ZONE 8



DESCRIPTION OF RECORD:
Lots Three (3) and Four (4) in Half Block One (1) of Sowders Addition to the Town of St Charles, Madison County, Iowa.

Recorded lot dimensions are:
66' x 132'

SE COR. SW 1/4 NW 1/4 SEC. 24-75-26
▲ 1/2" yellow plastic cap rebar, #6808

LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

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 _____ 13 SEP 24
Chad A. Daniels Date

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

PROJ. NO. 2312 | DATE OF SURVEY: 10 SEPTEMBER 2024 | PAGE 1 of 1