



Document 2024 360
Book 2024 Page 360 Type 06 026 Pages 1
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INDX
ANNO
SCAN
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND
PLAT OF SURVEY
LOCATION: A PART OF BLOCK 3 OF ACADEMY
ADDITION TO THE TOWN OF EARLHAM,
MADISON COUNTY, IOWA
OWNER: ANDREW S. & KATHERINE L. JENCHEL
SURVEY FOR: ANDREW S. & KATHERINE L. JENCHEL
SURVEYOR: TYRONE L. ENDERSON, P.L.S.# 17350
PREPARED BY TY-END SURVEYING, L.L.C.
& RETURN TO: 1820 1ST ST., PERRY, IA. 50220
PHONE (515) 250-2833

PLAT OF SURVEY
PARCEL "E" IN BLOCK 3 OF ACADEMY ADDITION

SURVEYED: 6-27-23 - 8-2-23

N.W. 4TH STREET

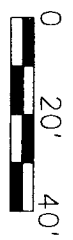
PARCEL "E" LEGAL DESCRIPTION:

A PARCEL OF LAND IN BLOCK 3 OF ACADEMY ADDITION, AN OFFICIAL PLAT IN THE TOWN OF EARLHAM, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

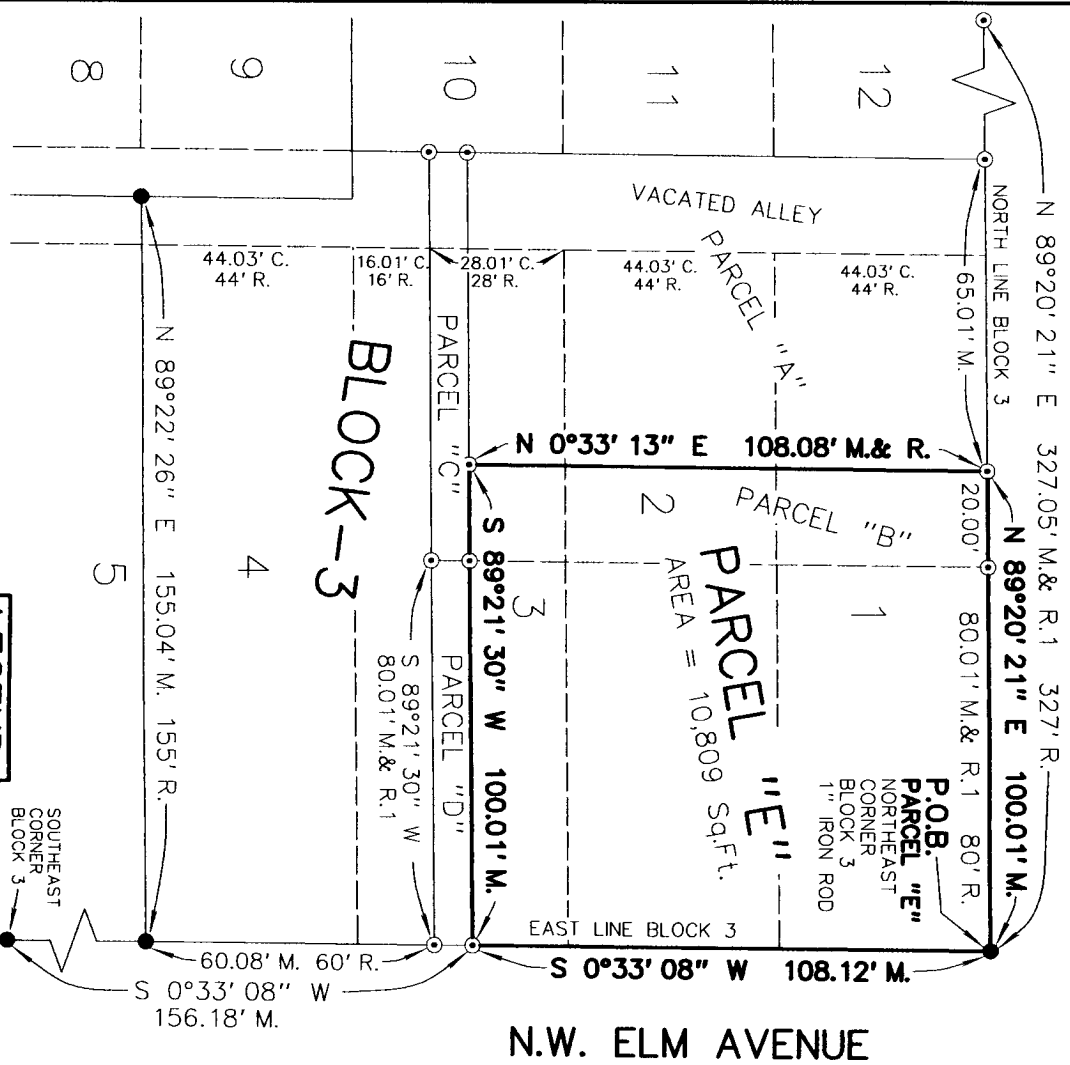
BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE S 0°33'08" W 108.12 FEET ALONG THE EAST LINE OF SAID BLOCK 3; THENCE S 89°21'30" W 100.01 FEET; THENCE N 0°33'13" E 108.08 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 3; THENCE ALONG SAID NORTH LINE N 89°20'21" E 100.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.248 ACRES (10,809 Sq.Ft.) MORE OR LESS.

SURVEYOR'S NOTE:

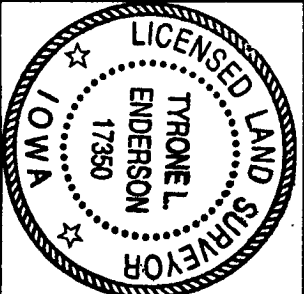
- 1) PARCEL "E" IS COMBINING PARCEL "B" RECORDED PLAT DOCUMENT# 2023-1797 AND THE DEED RECORDED IN BOOK-2021, PAGE-2331, EXCEPT PARCEL "D" RECORDED PLAT DOCUMENT# 2023-1798 AT THE MADISON COUNTY RECORDER'S OFFICE.
- 2) ACQUIRED LOCATIONS AND BEARINGS USING A 2012 SOKKIA GRX 1 G.P.S. NAD83 SOUTH IOWA DATUM
- 3) PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS APPARENT OR OF RECORD.



SCALE IN FEET
1" = 40'



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
TYRONE L. ENDERSON IOWA LIC. NO. 17350 DATE 2-16-24
M. LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES CERTIFIED ONE



TY-END SURVEYING, L.L.C.
1820 1ST ST. - PERRY, IOWA 50220
CELL - (515)250-2833
LEGEND:
● FOUND 1/2" REBAR WITH YELLOW CAP# 6808 (UNLESS NOTED)
○ SET 1/2" REBAR WITH ORANGE CAP# 17350
○ FOUND 1/2" REBAR WITH ORANGE CAP# 17350

P.O.B. POINT OF BEGINNING
M. MEASURED
C. CALCULATED
R. RECORDED
R.1 RECORDED BOOK-2021, PAGE-3775