BK: 2024 PG: 407

Recorded: 2/26/2024 at 1:12:26.0 PM

Pages 1

County Recording Fee: \$7.00 Iowa É-Filing Fee: \$3.00 Combined Fee: \$10.00 Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

LOT TIE AGREEMENT:

Parcel B and Parcel C shall be permanently tied together and not sold or transferred

separately therefrom. **SURVEY LEGEND** PLAT OF SURVEY () - Recorded Distance/Bearing **INDEX LEGEND** -· — Section line Part of PARCEL A OF SW 1/4 OF NE 1/4; Part of SE 1/4 OF NE 1/4 OF LOCATION: **Monuments** SECTION 15, T 74N, R 28W, MADISON COUNTY, IOWA - Found section corner - Set 1/2" red plastic **OWNER: RANDY & JOANN BERRY** capped rebar, #17532 1983 305TH ST., WINTERSET IA 50273 Found 1/2" red plastic capped rebar, #17532 - Found 5/8" orange cr #7995 SURVEY FOR: (OWNER) 150 **300 FEET CHAD A. DANIELS** PREPARED BY DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 **RETURN TO:** 515-577-2583 **BASIS OF BEARINGS IS IA RCS ZONE 8 NW CORNER** Parcel A **DESCRIPTION - PARCEL C:** Bk 3 Pg 202 South line of PARCEL A That part Parcel A of the Southwest Quarter NW 1/4 SE 1/4 N 04°39'51" E - 51.14' of the Northeast Quarter, recorded in Book 3 **NE 1/4** 654.14 Page 202, and that part of the Southeast S 89°30'06" E 523.26' **Quarter of the Northeast Quarter of Section** 15, Township 74 North, Range 28 West of the 372.64 S 03°45'04" W 5th P.M., Madison County, Iowa, described as 39.84 follows Beginning at the current Southwest corner of 115.83 S 30°56'53" W 04°39'51" E 314. said Parcel A; thence North 04 degrees 39 63.27 minutes 51 seconds East, 314.19 feet along Parcel C the West line of said Parcel A; thence South 2.96 Acres 89 degrees 30 minutes 06 seconds East, N 89°52'59" W 208.04' S 04°24'47" 523.26 feet to the West line of Parcel B, 120.52 recorded in Book 2019 Page 2306; thence South 03 degrees 45 minutes 04 seconds West, 39.84 feet to a corner of said Parcel B; thence South 30 degrees 56 minutes 53 seconds West, 63.27 feet to a corner of said S 88°52'24" W 377.19' Parcel B; thence North 89 degrees 52 minutes

Current SW Corner

Point of Beginning

Parcel B

422.99

S 89°09'43" E

Bk 2019 Pg 2306

of Parcel A &

04°39'51" F

	AREA BY		
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
PCL A SW NE	2.66	0.00	2.66
SE NE	0.30	0.00	0.30
TOTAL	2.96	0.00	2.96

904.62

S 89°09'43" E

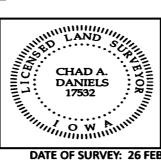
59 seconds West, 120.52 feet to a corner of said Parcel B; thence South 04 degrees 24

minutes 47 seconds West, 208.04 feet to a

degrees 52 minutes 24 seconds West, 377.19 feet to the Point of Beginning, having an area

corner of said Parcel B; thence South 88

5/8" orange plastic cap rebar, #7995



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.

SE 1/4

NE 1/4

SE COR. SW 1/4

NE 1/4 SEC. 15

1/2" red plastic cap rebar, #17532

SW 1/4

NE 1/4

26 FEB 24 Signed 3 Chad A. Daniels Date

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

of 2.96 Acres.

CENTER, SEC. 15

over stone