

BK: 2024 PG: 48
Recorded: 1/4/2024 at 2:11:43.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PARCEL "C" SHALL BE PERMANENTLY ATTACHED TO PARCEL "A" AND NOT SOLD SEPARATELY THEREFROM. THE PURPOSE OF THIS SURVEY WAS TO ADD THE MACHINE SHED CONTAINED IN PARCEL "C" TO PARCEL "A". THIS IS A BOUNDARY ADJUSTMENT SURVEY.

PLAT OF SURVEY

INDEX LEGEND

LOCATION: PART OF SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 35
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: BETTE VANGUNDY
2292 VILLAGE LN., ST CHARLES IA 50240

SURVEY FOR: (OWNER)

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

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — Road Easement

— — — — Section line

— * — * — Fence line

Monuments

▲ - Found section corner

● - Set 1/2" red plastic capped rebar, #17532

○ - Set 12" spike w/ brass washer, #17532

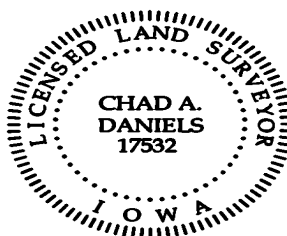
■ - Found 1/2" yellow cr #6808

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the Southeast Quarter of the Southwest Quarter of Section 35, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 86 degrees 32 minutes 26 seconds East, 213.00 feet along the South line of said Southeast Quarter of the Southwest Quarter; thence North 25 degrees 19 minutes 45 seconds East, 150.74 feet; thence North 06 degrees 29 minutes 24 seconds East, 79.01 feet to a corner of Parcel A, recorded in Book 2003 Page 6421; thence South 89 degrees 59 minutes 41 seconds West, 105.85 feet to a corner of said Parcel A; thence South 00 degrees 00 minutes 19 seconds East, 214.52 feet to a corner of said Parcel A; thence South 85 degrees 51 minutes 06 seconds West, 180.67 feet to the Point of Beginning, having an area of 0.39 Acres including 10 Square Feet of Road Easement.



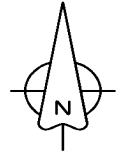
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels Date 4 JAN 24
Chad A. Daniels

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2

NW COR. NE 1/4
SW 1/4 SEC. 35
1/2" yellow plastic
cap rebar, #6808

0 60 120 FEET



CENTERLINE
WILDROSE AVE.

50'

P.T.

N 00°01'41" E 2618.65'

Parcel A
Bk 2003 Pg 6421

40'

S 89°59'41" W 105.85'

Parcel C
0.39 Acres

S 00°00'19" E 214.52'

N 06°29'24" E 79.01'

N 25°19'45" E 150.74'

Prior recorded
monument - not
accepted as corner.

N 00°38'36" E
18.70'

SW COR. SE 1/4
SW 1/4 SEC. 35
Nail in Lead Plug

S 85°51'06" W 180.67'

N 86°32'26" E 213.00'

N 86°32'26" E
1109.80'

S 1/4 COR.
SEC. 35