

BK: 2024 PG: 981
 Recorded: 5/7/2024 at 3:25:08.0 PM
 Pages 3
 County Recording Fee: \$17.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$20.00
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the SW ¼ of the NW ¼ of Section 23
 T 75N, R 26W, Madison County, Iowa

OWNER: Carroll D Hayden Revocable Trust
 3244 St Charles Road, St Charles IA 50240

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2021 Page 3916

PREPARED BY: CHAD A. DANIELS
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

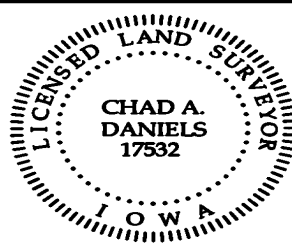
SURVEY LEGEND

- () - Recorded Distance/Bearing
 - — — — Road Right of Way
 - · — · — Section line
 - * — * — Fence line
- Monuments**
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Set Mag Nail w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL DD:

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Commencing at the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 14 minutes 53 seconds West, 50.19 feet along the East line of said Southwest Quarter of the Northwest Quarter to the South right of way line of St Charles Road and to the Point of Beginning; thence South 00 degrees 14 minutes 53 seconds West, 483.62 feet along said East line; thence South 85 degrees 11 minutes 51 seconds West, 294.27 feet; thence North 00 degrees 14 minutes 53 seconds East, 475.44 feet to said South right of way line; thence with a non-tangent curve turning to the left with an arc length of 66.98 feet, with a radius of 1205.92 feet, with a chord bearing of North 86 degrees 47 minutes 19 seconds East, with a chord length of 66.97 feet to a corner of said South right of way line; thence North 04 degrees 48 minutes 09 seconds West, 10.00 feet to a corner of said South right of way line; thence North 85 degrees 11 minutes 51 seconds East, 228.04 feet to the Point of Beginning, having an area of 3.24 Acres.

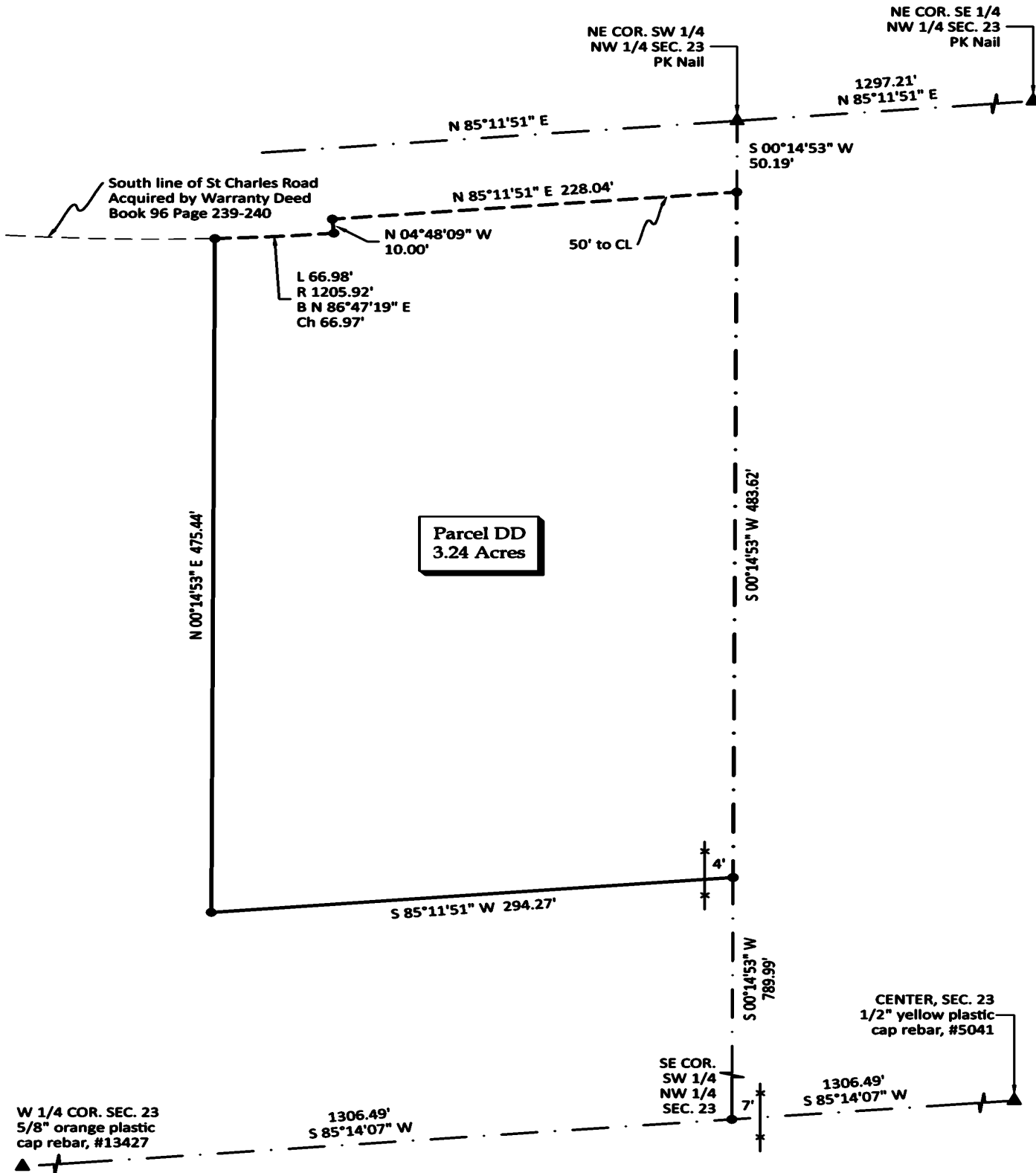
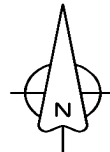


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels Date 6 MAY 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 and 2

0 80 160 FEET



Parcel DD
3.24 Acres

W 1/4 COR. SEC. 23
5/8" orange plastic
cap rebar, #13427

1306.49'
S 85°14'07" W

SE COR.
SW 1/4
NW 1/4
SEC. 23

1306.49'
S 85°14'07" W

CENTER, SEC. 23
1/2" yellow plastic
cap rebar, #5041

RESOLUTION 5B-2024

RESOLUTION APPROVING PLAT OF SURVEY FOR CARROLL D HAYDEN REVOCABLE TRUST

BE IT RESOLVED by the Council of the City of St. Charles, Iowa:

WHEREAS, there was filed in the Office of the City Clerk of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed division of land constituting a plat of survey for Carroll D Hayden Revocable Trust; and,


WHEREAS, the real estate comprising said plat is described as follows:

See Parcel Description on the attached Plat of Survey.

WHEREAS, THE City Council of the City of St. Charles, Madison County, Iowa, finds that said plat should be approved by the City Council of the City of St. Charles, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles, Madison County, Iowa that the Plat of Survey for Carroll D Hayden Revocable Trust located within the two mile radius south of the City Limits of the City of St. Charles is hereby approved and the Madison County Recorder is authorized to record said Plat of Survey.

PASSED AND APPROVED by the Council this 6th day of May, 2024.


Dennis Smith, Mayor

ATTEST:


Tracy Kozak, City Clerk