

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of Lot 13 of Kephart's Addition to St Charles Plat Number 1, City of St Charles, Madison County, Iowa

OWNER: Dale E & Connie K Kephart
310 W Clanton Street, 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
--- Interior Lot Line

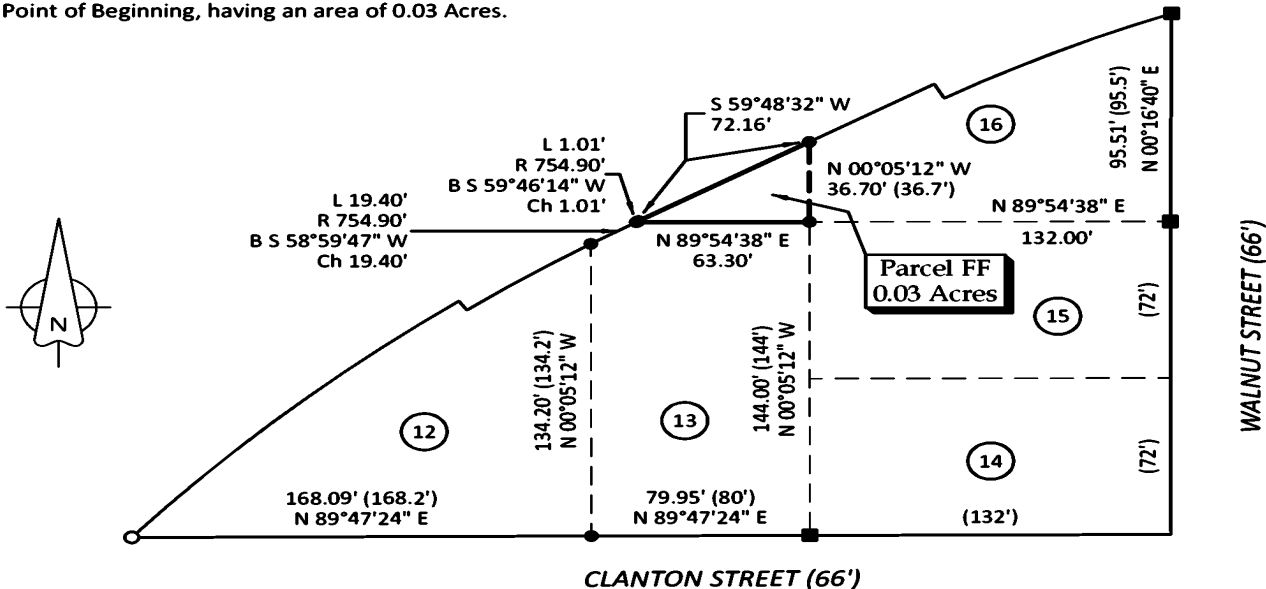
Monuments

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

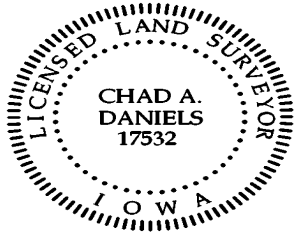
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL FF:

That part of Lot 13 of Kephart's Addition to St Charles Plat Number 1, Madison County, Iowa, described as follows; Beginning at the Northeast corner of said Lot 13; thence South 59 degrees 48 minutes 32 seconds West, 72.16 feet along the North line of said Lot 13; thence with a curve turning to the left with an arc length of 1.01 feet, with a radius of 754.90 feet, with a chord bearing of South 59 degrees 46 minutes 14 seconds West, with a chord length of 1.01 feet along said North line; thence North 89 degrees 54 minutes 38 seconds East, 63.30 feet to the East line of said Lot 13 with said point being the Southwest corner of Lot 16; thence North 00 degrees 05 minutes 12 seconds West, 36.70 feet to the Point of Beginning, having an area of 0.03 Acres.



0 70 140 FEET



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* 22 JUL 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1

RESOLUTION 8A-2025

RESOLUTION APPROVING PLAT OF SURVEY FOR KEPHART

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 Dale E & Connie K Kephart; and,

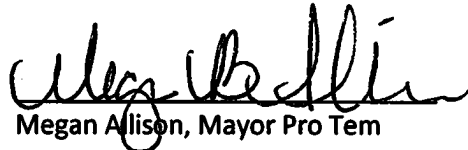
WHEREAS, the real estate comprising said plat is described as follows:

DESCRIPTION - PARCEL FF: That part of Lot 13 of Kephart's Addition to St Charles Plat Number 1, Madison County, Iowa, described as follows; Beginning at the Northwest corner of said Lot 13; thence South 59 degrees 48 minutes 32 seconds West, 72.16 feet along the North line of said Lot 13; thence with a curve turning to the left with an arc length of 1.01 feet, with a radius of 754.90 feet, with a chord bearing of South 59 degrees 46 minutes 14 seconds West, with a chord length of 1.01 feet along said North line; thence North 89 degrees 54 minutes 38 seconds East, 63.30 feet to the East line of said Lot 13 with said point being the Southwest corner of Lot 16; thence North 00 degrees 05 minutes 12 seconds West, 36.70 feet to the Point of Beginning, having an area of 0.03 Acres.

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 Dale E & Connie K Kephart located within 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 11th day of August, 2025.


Megan Allison, Mayor Pro Tem

ATTEST:


Tracy Kozak, City Clerk