

INDEX LEGEND

Location: NE1/4 SW1/4 Sec 29-76-26

Requestor: Dennis Gutenfelder

Proprietor: Dennis Gutenfelder

Project: 25006 Original Survey: 7/24/25

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242 Cell 515-911-9242

BK: 2025 PG: 2648

Recorded: 10/1/2025 at 11:59:20.0 AM

Pages 2

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.22

Combined Fee: \$15.22

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

BOUNDARY RETRACEMENT (from Warranty Deed Book 2025 Page 1990)

TRACT 1

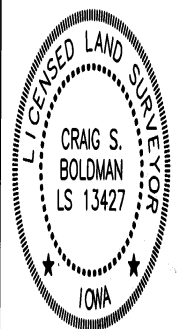
Part of the Northeast 1/4 (NE 1/4) of the Southwest 1/4 (SW 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE 1/4 SW 1/4 in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 251.05' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 29.09'; thence S 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 21.48'; thence S 89°55'52" W, along the North line of said Property, a distance of 126.30'; thence S 00°01'32" W, along the West line of said Property, a distance of 163.48'; thence S 89°55'52" W, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 130.45' to the West line of said NE 1/4 SW 1/4; thence N 00°01'32" W, along said West line, a distance of 203.48' to the Point of Beginning. Containing 34097 square feet or 0.78 acres.

TRACT 2

Part of the Northeast 1/4 (NE 1/4) of the Southwest 1/4 (SW 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE 1/4 SW 1/4 in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 822.38' to the Point of Beginning; thence N 89°55'52" E, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 220.11'; thence S 84°59'52" W, along the Northerly line of Burduss Subdivision, an Official Plat, a distance of 220.95' to the West line of said NE 1/4 SW 1/4; thence N 00°01'32" W, along said West line, a distance of 19.00' to the Point of Beginning. Containing 2091 square feet or 0.05 acres.

TRACT 3

Part of the Northeast 1/4 (NE 1/4) of the Southwest 1/4 (SW 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE 1/4 SW 1/4 in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 253.07' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 18.94' to the Point of Beginning; thence continuing S 11°28'42" E a distance of 182.27' to the Northeast Corner of Burduss Subdivision, an Official Plat; thence S 84°59'52" W, along the Northerly line thereof, a distance of 36.33'; thence N 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 181.79' to the Point of Beginning. Containing 3290 square feet or 0.08 acres.



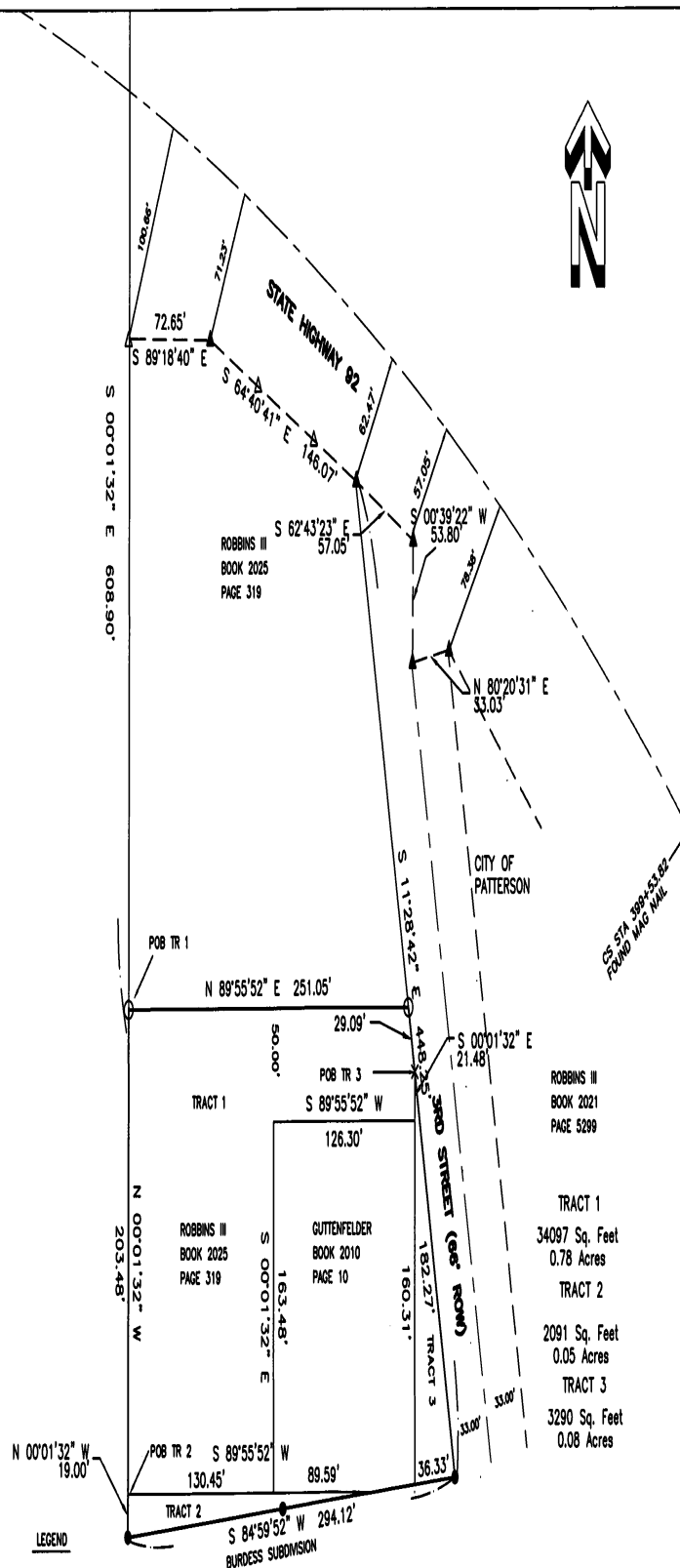
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: *Craig S. Boldman* Date: *9/5/25*

Name: Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2026

Pages or sheets covered by this seal: *this sheet*



RESOLUTION 2025-04

RESOLUTION APPROVING PLAT SUREY FOR DENNY GUTTENFELDER

WHEREAS, the City of Patterson, State of Iowa, is a duly organized municipal corporation.

WHEREAS, there was filed with the City Clerk of the City of Patterson, Madison County, Iowa a registered land surveyor's plat of a proposed division of land constituting a plat of survey for Denny Guttenfelder.

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

TRACT 1

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 78 North, Range 26 West of the 5th P.M., Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 818.90' to the Point of Beginning; thence N 89°55'52" E a distance of 251.05' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 29.09'; thence S 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 21.48'; thence S 89°55'52" W, along the North line of said Property, a distance of 126.30'; thence S 00°01'32" W, along the West line of said Property, a distance of 163.48'; thence S 89°55'52" W, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 130.45' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 203.48' to the Point of Beginning. Containing .34087 square feet or 0.78 acres.

TRACT 2

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 78 North, Range 26 West of the 5th P.M., Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 822.38' to the Point of Beginning; thence N 89°55'52" E, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 220.11'; thence S 84°59'52" W, along the Northerly line of Burdess Subdivision, an Official Plat, a distance of 220.95' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 19.00' to the Point of Beginning. Containing .2091 square feet or 0.05 acres.


TRACT 3

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 78 North, Range 26 West of the 5th P.M., Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 818.90' to the Point of Beginning; thence N 89°55'52" E a distance of 253.07' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 18.94' to the Point of Beginning; thence continuing S 11°28'42" E a distance of 182.27' to the Northeast Corner of Burdess Subdivision, an Official Plat; thence S 84°59'52" W, along the Northerly line thereof, a distance of 36.33'; thence N 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 181.79' to the Point of Beginning. Containing .3290 square feet or 0.08 acres.

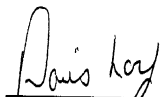
WHEREAS, the City Council of the City of Patterson, Iowa Madison County, Iowa, finds that the said plat should be approved by the City Council of the City of Patterson, Madison County, IA

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Patterson, Madison County, Iowa that the Plat Survey for Denny Guttenfelder located within the two-mile radius of City limits of the City of Patterson is hereby approved and the Madison County Recorder is authorized to record said Plat of Survey.

Passed and approved this 16th day of September 2025.


Rollie Robbins, Mayor

Attest


Doris Loy, City Clerk/Treasurer