

BK: 2025 PG: 2899
Recorded: 10/28/2025 at 2:52:47.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

RETRACEMENT SURVEY

INDEX LEGEND

LOCATION: Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11
T 76N, R 27W, Madison County, Iowa

OWNER: Duane Harold Frey
2685 175th Street, Winterset IA 50273

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Court Officer Deed: Book 2021 Page 1610

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
— — — — 33' Road Easement
— · — · — Section line

Monuments

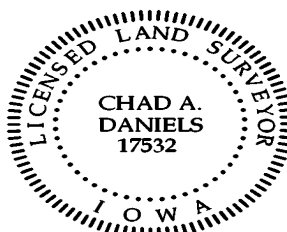
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" yellow ir #6808
- - Found 1/2" rebar
- - No monument set or found

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION OF RECORD:

The South Half of the Northeast Quarter of the Northeast Quarter of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
S 1/2 NE NE	19.57	0.51	20.08
TOTAL	19.57	0.51	20.08

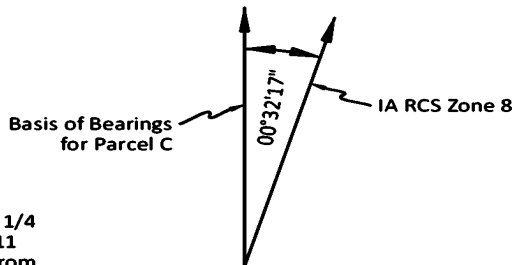
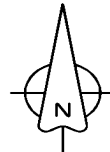


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 28 OCT 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 and 2

0 200 400 FEET



NW COR. NE 1/4
NE 1/4 SEC. 11
(Calculated from
recorded Parcel C)

NE COR.
SEC. 11
1/2" rebar

N 89°57'56" E 1318.59' (1318.48')

Parcel C
Bk 2 Pg 719

N 1/2 of NE 1/4 of NE 1/4
Section 11

Acreage South of Centerline:
1.80 Acres (Gross)
- 0.67 Acres (R.O.W.)
1.13 Acres (Net)

Acreage South of Centerline:
0.55 Acres (Gross)
- 0.33 Acres (R.O.W.)
0.22 Acres (Net)

Centerline County Road
(Quail Ridge Lane)

574.60'
S 00°43'45" W 662.95'

N 00°32'17" E 666.95' (666.83')

N 84°47'38" E
38.84'
Ch 317.20'
Brg N 87°26'18" E
L 317.32' R 3437.75'

429.10'
N 84°47'38" E

534.30'
S 89°55'03" E

37.31'
33'

426.98' (427.00')

74.68'

889.45'

88.35'

N 89°47'24" E 1316.43'

S 1/2 of NE 1/4 of NE 1/4
Section 11

S 00°43'45" W 662.95'

N 00°32'17" E 666.95' (666.83')

666.85'

33.00'

S 89°36'50" W 1314.28'

SW COR. NE 1/4
NE 1/4 SEC. 11
1/2" yellow plastic
cap rebar, #6808

SE COR. NE 1/4
NE 1/4 SEC. 11
1/2" yellow plastic
cap rebar, #15982