

BK: 2026 PG: 2141
Recorded: 7/16/2026 at 1:44:29.0 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

THIS AMENDED PATTERSON HILLS SUBDIVISION - FINAL PLAT AMENDS AND REPLACES THE FINAL SUBDIVISION PLAT RECORDED IN BOOK 2026 PAGE 1332. THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE NORTHERN TERMINUS OF THE BOUNDARY LINE BETWEEN LOT 1 AND 2, AND THEREFORE CHANGES THE AREA OF BOTH LOTS. THIS AMENDMENT DOES NOT CHANGE THE EXTERIOR BOUNDARY OF THE SUBDIVISION NOR ANY OTHER DOCUMENTS CONTAINED IN THE ORIGINAL FILING OF THE SUBDIVISION.

AMENDED

PATTERSON HILLS SUBDIVISION- FINAL PLAT

INDEX LEGEND

LOCATION: Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36
T 76N, R 27W, Madison County, Iowa

OWNER: Gregory S & Sherri D Broadbent
2170 Rolling Green Avenue, Winterset IA 50273

SURVEY FOR: Gregory S & Sherri D Broadbent

ASSOCIATED DOCUMENTS: Quit Claim Deed: Book 2015 Page 2499
Subdivision Plat: Book 2026 Page 1332

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
--- Fence line
--- Proposed Driveway
--- Building Setback line

Monuments

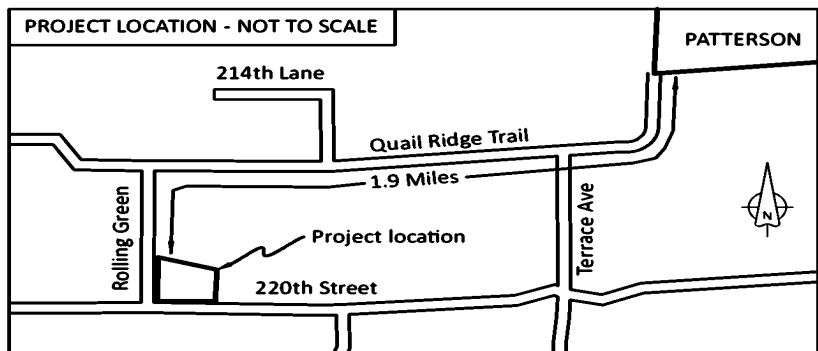
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" orange ir #13427

BASIS OF BEARINGS IS IA RCS ZONE 8

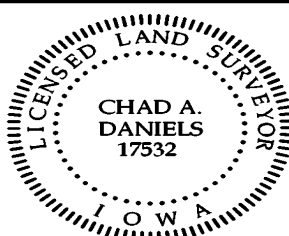
DESCRIPTION:

That part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the South Quarter corner of said Section 36; thence North 00 degrees 06 minutes 49 seconds West, 796.39 feet along the West line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 44 minutes 21 seconds East, 155.00 feet; thence South 00 degrees 06 minutes 49 seconds East, 288.92 feet; thence South 78 degrees 43 minutes 41 seconds East, 307.94 feet; thence North 70 degrees 32 minutes 40 seconds East, 154.18 feet; thence North 50 degrees 59 minutes 26 seconds East, 103.24 feet; thence North 20 degrees 02 minutes 28 seconds East, 138.97 feet; thence South 89 degrees 44 minutes 21 seconds East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005 Page 1497; thence South 00 degrees 15 minutes 55 seconds West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 44 minutes 21 seconds West, 955.00 feet to the Point of Beginning, having an area of 13.04 Acres including 1.20 Acres of Road Easement.

Current Zoning: A-1 (Agricultural)
Proposed Water - Rural Water
Proposed Septic - Individual System



TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	6.23	1.03	7.26
LOT 2	5.61	0.17	5.78
TOTAL	11.84	1.20	13.04



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 15 JUL 26
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

