

BK: 2026 PG: 2363
Recorded: 7/30/2026 at 1:27:56.0 PM
Pages: 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Trac: \$0.00
BRANDY L. MACLUMBER, RECORDER
Madison County, Iowa

INDEX/LEGEND
Location: LOT 2 OF LINDSEY FARM PLAT ONE
Requestor/Owner: FRANK LINDSEY
Surveyed/Land: 1/14/16 PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, IA 50322 (PH) 515-276-0467

PROPERTY DESCRIPTION:
(CORRECTED AND SUBSTITUTED WARRANTY DEED
BOOK 2021, PAGE 446)

LOT 2 OF LINDSEY FARM PLAT ONE, AN OFFICIAL
PLAT, IN MADISON COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL
EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 11.12 ACRES (482,963 SQUARE
FEET).

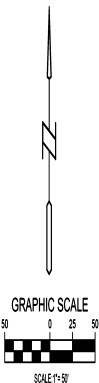
OWNER/PREPARED FOR:
FRANK LINDSEY

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

NOTE:
1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
TITLE OPINION. EASEMENTS MAY EXIST THAT ARE
NOT SHOWN.

2. BASIS OF BEARING OBTAINED FROM GPS
OBSERVATIONS, DATUM = NAD83, IOWA SOUTH

LEGEND:
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER - PLACED 5/8" IRON ROD
WITH YELLOW PLASTIC CAP (ID # M075
OR AS NOTED)
M MEASURED DISTANCE
() PREVIOUSLY RECORDED
ROW RIGHT OF WAY
OPC ORANGE PLASTIC CAP
YPC YELLOW PLASTIC CAP



GOVT. LOT 1
6-77-26

N00°34'58"E
1400.34± FT
(400.00' MEAS'D 1/16)

N00°35'59"E
2656.6± FT
(400.00' MEAS'D 1/16)

60' WIDE EXPRESS
EASEMENT FOR FUTURE STREET

10' PUBLIC UTILITY
EASEMENT

FOUND 1/2" IRON ROD
YPC 7058

N02°20'15"E
1116.30'W
(116.30' MEAS'D 2/16)

LINDSEY FARM
PLAT ONE

N03°22'52"E
1106.30'W
(116.30' MEAS'D 2/16)

LOT 2

791.57'W
N02°08'10"E
(116.30' MEAS'D 2/16)

LINDSEY FARM
PLAT TWO

LOT 1

PARCEL
B

(15.00' SP'W 42'W)
105.00'W
S89°47'20"E

FOUND 3/4" IRON PIPE

30' FUTURE PUBLIC
ROADWAY EASEMENT
REPLAT

10' PUBLIC
UTILITY EASEMENT

457.11± FT
(200.00' MEAS'D 1/16)

457.11± FT
(200.00' MEAS'D 1/16)

TIMBER BROOK AVE

FOUND 1/2" IRON ROD
YPC UNRECOVERABLE
5' WEST OF CORNER

457.11± FT
(200.00' MEAS'D 1/16)

FIELD WORK COMPLETED ON 5/13/2026



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
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: *Larry D. Hyler* DATE: 7/30/2026
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2028
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

BISHOP
ENGINEERING +



RETRACEMENT PLAT OF SURVEY
LOT 2 OF LINDSEY FARM PLAT ONE
1003 TIMBER BROOK AVE
BOONEVILLE, IOWA

REFERENCE NUMBER:

DRAWN BY:
TEB

REVISION DATE:

PROJECT NUMBER:
280230

SHEET NAME:

SHEET NUMBER: